

TYRONE TOWNSHIP

MASTER PLAN

Kent County, Michigan

1998

TYRONE TOWNSHIP
Kent County, Michigan

1998 MASTER PLAN

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INTRODUCTION

Purpose of Plan

The purpose of this Plan is to guide policy and decision making for the future use of the land and expenditures of public funds for roads, utilities, and parkland, in Tyrone Township. To achieve this purpose, the Plan contains both general and specific goals and policies, maps depicting future land use designations and specific implementation measures.

The Plan derives its legal authority from the Township Planning Act, P.A. 168 of 1959 as amended which authorizes the Tyrone Township Planning Commission to prepare a "basic plan."

The Master Plan for Tyrone Township provides:

1. A long term program to preserve the prime, unique and valuable farmland as well as the farming heritage of Tyrone Township.
2. A comprehensive means of looking 10-15 years ahead to meet future needs regarding general and specific aspects of physical development throughout the Township.
3. An official, advisory policy statement for encouraging orderly and efficient use of the land for residences, businesses, industry, parks and recreation areas, and agriculture, and for coordinating these uses of land with each other, with streets and highways, and with other necessary public facilities and services.
4. A logical basis for zoning, subdivision design, public improvement plans and for facilitating and funding the work of the Planning Commission and the Township Board as well as other public and private endeavors dealing with the development of the Township.
5. A means for private organizations and individuals to determine how they may relate their building and development projects to official Township planning policies.
6. A means of relating the plans of Tyrone Township to the plans of adjacent Townships and the Villages of Kent City and Casnovia.

The Tyrone Township Master Plan is intended to be flexible. It is not necessarily intended to establish the precise boundaries of land use areas or the exact locations of individual future land uses. Its greater function is to serve as a decision making framework, by providing information valuable to land use decisions, and providing a sound rationale for recommended land uses.

One other purpose of the Master Plan needs to be noted here and that is the Planning Commissions' responsibility and authority to review public improvement projects once a Master Plan is adopted. Section 10 of the Township Planning Act states in part:

"Whenever the planning commission has adopted the basic plan of the township of 1 or more major section or districts thereof, no street, square, park or other public way, ground or open space, or public building or structure, shall be constructed or authorized in the township or in the planned section and district until the location, character and extent thereof shall have been submitted to and approved by the planning commission. The planning commission shall communicate its reasons for approval or disapproval to the township board, which shall have the power to overrule the planning commission by a recorded vote of not less than a majority of its entire membership."

This is reprinted here as a reminder of the important role which the Planning Commission needs to play in coordinating both large and small public improvement projects with the overall development of the Township.

Need to Update Plan

In July of 1989, the Tyrone Township Planning Commission adopted a Master Plan. Previous to this, the Master Plan for the Township was adopted in 1970. The 1989 Plan needed to be updated in 1997 for a number of reasons.

1. In the 1990's, there has been a statewide emphasis on farmland preservation. The 1994 report of the Michigan Farmland and Agriculture Development Task Force documented the tremendous loss of Michigan farmland (between 1982 - 1992, 10 acres per hour were lost, 854,000 total acres). The report made many recommendations to preserve farmland. Some of these were acted upon by the Michigan Legislature in 1996 and 1997 and included: amendments to P.A. 116, the Farmland and Open Space Preservation act, which provides an opportunity for farmers to reduce their enrollment period in this program or to terminate it altogether and adoption of a Purchase of Development Rights Act.

In 1996, Tyrone Township became active in the North Kent Townships Association (NKTA). This is a somewhat formal group of townships in northern Kent County and parts of Ottawa County whose mission is to preserve farmland. As a result of its efforts, the NKTA became an official advisory group to the Grand Valley Metro Council.

In light of these events, the Township Board and Planning Commission decided an update to the 1989 Master Plan would allow for an examination of the farmland preservation issue and determine if new policies and regulations were needed.

2. Several site condominium developments approved in 1997 illustrated the potential for continued growth due to Tyrone's proximity to Grand Rapids and its abundance of relatively low priced vacant land.

3. Developments which occurred or were proposed in the Villages of Kent City and Casnovia demonstrated the fact that the Villages and Township are one community with the same interests. The update of the Tyrone Master Plan provides an opportunity to coordinate the future development of Township lands with the Planning Commissions of both Casnovia and Kent City.

Plan Preparation Process

The update of the 1989 Master Plan began with a joint meeting of the Township Board and Planning Commission in August of 1997. This meeting was devoted to a training seminar on planning and zoning principles and a discussion of issues of concern to Township officials.

On October 20, 1997, the Planning Commission held a public workshop attended by about thirty Township residents. The purpose of the workshop was to explain specific farmland preservation techniques, and solicit opinions and comments on each technique. The workshop also allowed opportunity for public comment on the need for apartments, commercial and industrial land use in the Township. Results of the workshop are in Appendix A. The goals and objectives of the Plan were formulated in part from the results of the public workshop.

In order to coordinate future land use with Kent City the Planning Commissions of Tyrone Township and Kent City met on May 14, 1998 and discussed the Townships draft land use plan and agreed on future land uses for Township land adjacent to Kent City.

On June 11, 1998, the Planning Commission convened a meeting at Kent City High School to discuss the "Sliding Scale" farmland preservation zoning technique. Notices were mailed to all property owners within the area Master Planned for Agriculture Preservation. Approximately 30 residents attended although few were active farmers. A vote was taken to assess the preference of the audience for the proposed Agricultural Zoning regulations. The majority voted to retain the existing Agriculture zone rules requiring a two acre minimum lot area with 300 feet of width. Appendix B lists complete results with comments.

The public hearing on the Master Plan was held on September 10, 1998.

CHAPTER 1

GOALS AND OBJECTIVES

Planning goals are statements that express a community's long range desires and serve to provide direction for related planning activities such as zoning, development of infrastructure, and economic development. Goals are intended to provide a basic framework upon which long term development decisions may be made as well as day-to-day decisions made by public and private agencies. Goals are necessary in any planning effort as they encourage us to seek a better quality of life.

In updating the Master Plan, the Planning Commission reviewed the Development Goals adopted in the 1970 and 1989 Plans. The Commission largely retained these same goals but they are now identified by topic: i.e.: Residential Land Use. Objectives which further define the means to attain the goal have also been added.

GOAL: AGRICULTURE AND RURAL PRESERVATION

Encourage the continued use of the prime agricultural lands in the Township for farming purposes by minimizing the encroachment of residential, commercial and industrial uses into prime farming areas.

Objectives:

1. Through proper planning and transitional zoning techniques, prohibit the encroachment of non-farm development into prime agricultural areas in order to protect the farmers ability to farm.
2. Discourage the fragmentation of prime agricultural lands through land splits and the subdivision of parcels which render farming operations on those properties impractical.
3. Encourage the continued use of P.A. 116 agreements by area farmers.
4. Encourage farmers to form Agricultural Security Areas as a means to preserve large blocks of farmland on a voluntary basis.
5. Utilize property tax policies that assess farmland for its present use rather than its potential use.

GOAL: PRESERVATION OF RURAL CHARACTER

Protect those elements which contribute to the rural character of the Township including woodlands, wetlands, farmlands, open views, and architectural styles.

Objectives

1. Encourage residential development designs that utilize small lot, cluster development and which require that open space and existing roadside views be preserved.

2. Ensure that new development protects the integrity of environmentally sensitive areas through proper design and site planning techniques.

GOAL: NATURAL RESOURCES / ENVIRONMENTAL PROTECTION

Ensure that development takes place in a manner that minimizes or eliminates the potential for soil erosion and disturbances to the natural drainage network, that protects the quality of surface and groundwater, woodlands, wetlands, and wildlife habitat.

Objectives

1. Through site plan review, require approaches to development that take into account natural features such as soils, steep slopes, hydrology, vegetation and wildlife habitat.
2. Encourage runoff and sedimentation controls in all significant excavation activities.
3. Enforce landscape guidelines for new development intended to offset the loss of natural vegetation caused by development.

GOAL: RESIDENTIAL LAND USE

Create attractive, safe, and convenient residential environments providing a variety of housing opportunities with adequate schools, parks, utilities, and other facilities determined desirable or necessary for community development.

Objectives

1. Encourage the highest concentrations of residential development in locations where there are existing public utilities and where the greatest potential exists for public utilities and services.
2. Establish density standards that are consistent with the natural capacity of soils to handle on-site septic systems and which promote the preservation of the Township's natural resources and rural and suburban qualities.
3. Provide opportunities for construction of housing which is affordable in appropriate locations close to the Village of Kent City.
4. Provide incentives for the design of neighborhoods to enhance desirability by including sidewalks, bike paths, pedestrian paths, open space, parks, and playgrounds.

GOAL: COMMERCIAL LAND USE

Identify and provide for the service and shopping needs of the Township's residents in suitable locations which will provide a safe and efficient traffic circulation pattern.

Objectives

1. Discourage, through zoning, commercial development in areas that would lead to the need for public utilities and services that cannot be economically and efficiently provided in the foreseeable future.
2. Incorporate landscaping, design, and performance standards into the Township Zoning Ordinance that will achieve commercial development which is aesthetically appealing and which operates in a safe and efficient manner.
3. Work with the Village of Kent City and Casnovia to provide for commercial districts that reflect high quality development.

GOAL: INDUSTRIAL LAND USE

Locate industrial development in areas served by adequate transportation systems and which are or will potentially be served by public utilities and services.

Objectives

1. Encourage the extension of public utilities and services to those areas identified as desirable for industrial development in conjunction with officials from Kent City and Casnovia.
2. Promote the development of planned industrial plats rather than scattered single lot development.

GOAL: PARKS AND RECREATION

Plan for and develop active and passive outdoor recreation facilities to meet the needs of existing and future residents of the Township.

Objectives

1. Consider developing a Recreation Plan either alone or in conjunction with neighboring communities or local school districts.
2. Work with residential developers to set aside suitable portions of land for neighborhood parks, and road easements for pedestrian/bicycle paths.

GOAL: TRANSPORTATION

Provide for adequate transportation routes and for the appropriate maintenance of existing facilities.

Objectives

1. Work with the Kent County Road Commission to promote the effective improvement, maintenance and repair of existing roadways.

2. Maintain effective communication with the Kent County Road Commission to promote road improvement policies that are consistent with the goals of the Township.

GOAL: INTER-GOVERNMENTAL COOPERATION

Promote a coordinated approach between Tyrone Township and the Villages of Kent City and Casnovia regarding growth policies, land use utility extensions, and other issues that determine the development of both the Township and the Villages.

Objectives

1. Improve the area tax base and employment opportunities through increased coordination between industrial agencies, the local business community, and municipal governments.
2. Build local and regional support for growth management techniques and improved land use patterns.
3. Promote a coordinated approach between communities for the provision and expansion of public utilities.
4. Increase local funding resources through the coordination of efforts of local government to secure and efficiently spend grants, federal dollars, etc.
5. Establish a communications network among officials of local governmental units perhaps by annual meetings of the Planning Commissions of Tyrone Township and the Villages of Kent City and Casnovia.

CHAPTER 2

DESCRIPTION OF TYRONE TOWNSHIP

This section of the plan will discuss the significant physical and social characteristics of Tyrone Township. It will begin with a description of the natural resources within the Township followed by a discussion of soils, topography, drainage, water quality, and agricultural and forestry resources. A social and economic analysis, looking at the population, economy, and housing characteristics will also be examined. Utilities, transportation, recreation, and other public resources and facilities will then be reviewed. With this background, the planning process can be carried into the analysis phase.

Natural Resources

Natural features provide both opportunities for, and constraints on development. The following discussions will highlight the significant aspects of Tyrone Township's natural resources as they pertain to future land use planning for the Township.

Soils

The soils in Tyrone Township range from areas of sand to heavy loams, clays and mucks. The location of these soils are an important consideration for physical development and associated construction practices. In addition, because there are no public utilities in the Township, except within the Villages of Kent City and Casnovia, homes and businesses must use the soils to obtain a safe water supply and dispose of wastes. The suitability of the soils to accommodate human activities depends on their characteristics.

Map 1, Land Capability, for Agriculture divides the Township into four groups of soils according to their limitations for agriculture. This map was prepared by the R.B. Annis Water Resources Institute of Grand Valley State University based on the Kent County Soil Survey. A description of the soils classification is as follows:

Class I - Soils in Class I have few limitations that restrict their use.

Soils in this class are suited to a wide range of plants and may be used safely for cultivated crops, pasture, range, woodland, and wildlife. The soils are nearly level and erosion hazard (wind and water) is low. They are deep, generally well drained, and easily worked. They hold water well and are either fairly well supplied with plant nutrients or highly responsive to inputs of fertilizer.

The soils in Class I are not subject to damaging overflow. They are productive and suited to intensive cropping. The local climate must be favorable for growing many of the common field crops.

In irrigated areas, soils may be placed in Class I if the limitation of the arid climate has been removed by relatively permanent irrigation works. Such irrigated soils (or soils potentially useful under irrigation) are nearly level, have deep rooted zones, have favorable permeability and water-holding capacity, and are easily maintained in good tilth. Some of the soils may require initial conditioning including leveling to the desired grade, leaching of a slight accumulation of soluble salts, water table, overflow, or erosion are likely to recur, the soils are regarded as subject to permanent natural limitations and are not included in Class I.

Soils that are wet and have slowly permeable subsoils are not placed in Class I. Some kinds of soil in Class I may be drained as an improvement measure for increased production and ease of operation.

Soils in Class I that are used for crops need ordinary management practices to maintain productivity - both soil fertility and soil structure. Such practices may include the use of one or more of the following: Fertilizers and lime, cover and green-manure crops, conservation of crop residues and animal manures, and sequences of adapted crops.

Class II - Soils in Class II have some limitations that reduce the choice of plants or require moderate conservation practices.

Soils in Class II require careful soil management, including conservation practices, to prevent deterioration or to improve air and water relations when the soils are cultivated. The limitations are few and the practices are easy to apply. The soils may be used for cultivated crops, pasture, range, woodland, or wildlife food and cover.





Limitations of soils in Class II may include singly or in combination, the effects of (1) gentle slopes, (2) moderate susceptibility to wind or water erosion or moderate adverse effects of past erosion, (3) less than ideal soil depth, (4) somewhat unfavorable soil structure and workability, (5) slight to moderate salinity or sodium easily corrected but likely to recur, (6) occasional damaging overflow, (7) wetness correctable by drainage but existing permanently as a moderate limitation, and (8) slight climatic limitations on soil use and management.

The soils in this class provide the farm operator less latitude in the choice of either crops or management practices than soils in Class I. They may also require special soil-conserving cropping systems, soil conservation practices, water-control devices, or tillage methods when used for cultivated crops. For example, deep soils of this class with gentle slopes subject to moderate erosion when cultivated may need one of the following practices or some combination of two or more: Terracing, stripcropping, contour tillage, crop rotations that include grasses and legumes, vegetated water disposal areas, cover of green manure crops, stubble mulching, fertilizers, manure, and lime. The exact combinations of practices vary from place to place, depending on the characteristics of the soil, the local climate, and the farming system.












MAP 1

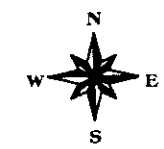
LAND CAPABILITY TYRONE TOWNSHIP KENT COUNTY, MICHIGAN

CAPABILITY CLASSES

-  LAND LIMITED IN USE -
GENERALLY NOT SUITED FOR CULTIVATION
-  LAND SUITED TO CULTIVATION WITH SOME LIMITATIONS -
CLASS II
Limitations Compared to Class I Soils,
Reduced Choice of Plants or May Require Moderate Conservation Practices
-  LAND SUITED TO CULTIVATION WITH SEVERE LIMITATIONS -
CLASS III
Reduced Choice of Plants or May Require
Moderate Conservation Practices or Both
-  LAND SUITED TO CULTIVATION WITH VERY SEVERE
LIMITATIONS - CLASS IV
Restricted Choice of Plants, Requires Very Careful Management, or Both

BASE FEATURES

-  TOWNSHIP & CITY LIMITS
-  SECTION LINES
-  SECTION NUMBERS
-  HIGHWAYS
-  COUNTY ROADS
-  MINOR STREETS/RESIDENTIAL ROADS
-  TWO TRACK ROADS
-  RAILROADS
-  RIVERS/STREAMS
-  DRAINS/INTERMITTENT STREAMS
-  LAKES/PONDS

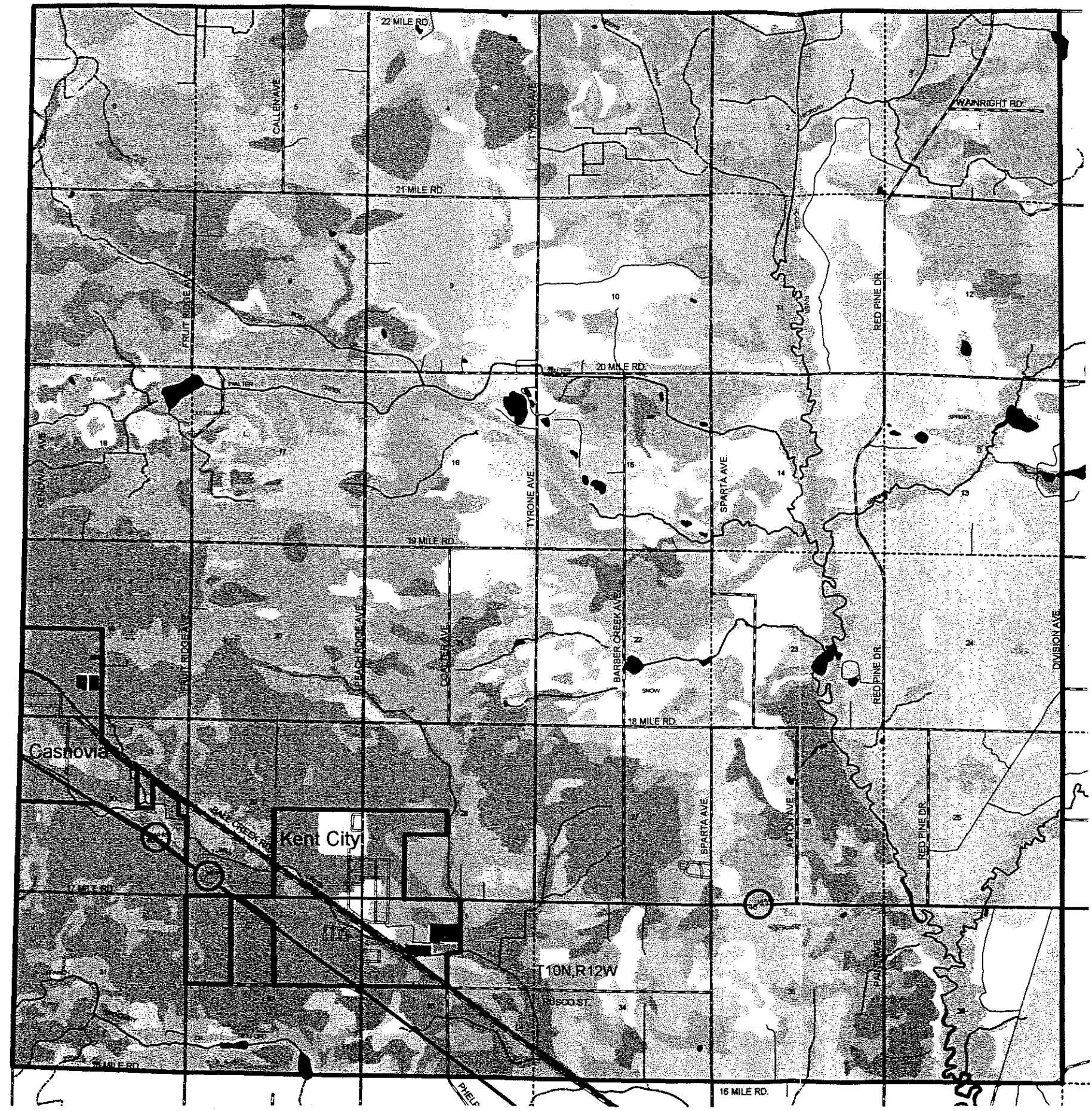


DATA SOURCES: BASE INFORMATION, MICHIGAN
DEPARTMENT OF NATURAL RESOURCES, MIRIS, 1978.
LAND CAPABILITY CLASSIFICATION, MICHIGAN
DEPARTMENT OF NATURAL RESOURCES,
NATURAL RESOURCES CONSERVATION SERVICE,
SOIL SURVEY OF KENT COUNTY, MICHIGAN.

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GRAND VALLEY STATE UNIVERSITY

MAP PREPARED: MARCH, 1998
FUNDED IN PART BY THE FREY FOUNDATION



Class III - Soils in Class III have severe limitations that reduce the choice of plants or require special conservation practices, or both.

Soils in Class III have more restrictions than those in Class II and when used for cultivated crops, the conservation practices are usually more difficult to apply and to maintain. They may be used for cultivated crops, pasture, woodland, range, or wildlife food and cover.

Limitations of soils in Class III restrict the amount of clean cultivation; timing of planting, tillage, and harvesting; choice of crops, or some combination of these limitations. The limitations may result from the effects of one or more of the following: (1) Moderately steep slopes; (2) high susceptibility to water or wind erosion or severe adverse effects of past erosion; (3) frequent overflow accompanied by some crop damage; (4) very slow permeability of the subsoil; (5) wetness or some continuing waterlogging after drainage; (6) shallow depths to bedrock, hardpan, fragipan, or claypan that limit the rooting zone and the water storage; (7) low moisture-holding capacity; (8) low fertility not easily corrected; (9) moderate salinity or sodium; or (10) moderate climatic conditions.

When cultivated, many of the wet, slowly permeable but nearly level soils in Class III require drainage and a cropping system that maintains or improves the structure and tilth of the soil. To prevent puddling and to improve permeability, it is commonly necessary to supply organic material to such soils and to avoid working them when they are wet. In some irrigated areas, part of the soils in Class III have limited use because of highwater table, slow permeability, and the hazard of salt or sodic accumulation. Each distinctive kind of soil in Class III has one or more alternative combinations of use and practices required for safe use, but the number of practical alternatives for average farmers is less than that for soils in Class II.

Class IV - Soils in Class IV have very severe limitations that restrict the choice of plants, require very careful management, or both.

The restrictions in use for soils in Class IV are greater than those in Class III and the choice of plants is more limited. When these soils are cultivated, more careful management is required and conservation practices are more difficult to maintain and apply. Soils in Class IV may be used for crops, pasture, woodland, range, or wildlife food and cover.

Soils in Class IV may be well suited to only two or three of the common crops or the harvest produced may be low in relation to inputs over a long period of time. Use for cultivated crops is limited as a result of the effects of one or more permanent features such as (1) steep slopes, (2) severe susceptibility to water or wind erosion, (3) severe effects of past erosion, (4) shallow soils, (5) low moisture-holding capacity, (6) frequent overflows accompanied by severe crop damage, (7) excessive wetness with continuing hazard of waterlogging after drainage, (8) severe salinity or sodium, (9) moderately adverse climate.

Many sloping soils in Class IV in humid areas are suited to occasional but not regular cultivation. Some of the poorly drained, nearly level soils placed in Class IV are not subject to erosion but are poorly suited to inter-tilled crops because of the time required for soil to dry out in the spring and because of low productivity for cultivated crops. Some soils in class IV are well suited to one or more of the special crops, such as fruits and ornamental trees and shrubs, but this suitability itself is not sufficient to place a soil in Class IV.

In sub-humid and semiarid areas, soils in Class IV may produce a good yields of adapted cultivated crops during years of above average rainfall, low yields during years of average rainfall; and failures during years of below average rainfall. During the low rainfall years, the soil must be protected even though there can be little or no expectancy of a marketable crop. Special treatments and practices to prevent soil blowing, conserve moisture, and maintain soil productivity are required. Sometimes crops must be planted or emergency tillage used for the primary purpose of maintaining the soil during years of low rainfall. These treatments must be applied more frequently or more intensively than on soils in Class III.

Due to poor percolation and wetness and in the other extreme, the inability of permeable soils to adequately filter effluent before it reaches the ground water supply, many areas in the Township must be considered unsuitable for intensive development unless public systems of water and/or sewer are provided. In Tyrone Township, such utilities are available immediately adjacent to the Villages of Kent City and Casnovia. Future utility extension beyond the Villages is feasible within the planning horizon depending upon capacity of the individual systems. In planning the future pattern and intensity of land uses, the ability of soils to naturally accommodate private on-site septic systems must still be given strong consideration.

Map 2, Septic Tank Suitability, illustrates those areas of the Township which exhibit characteristics of soil and topography which are considered to have the most severe limitations for the development and proper operation of septic systems. Slopes in excess of 18 percent and soils with poor percolation properties, severe wetness, and poor filtration properties in association with a permanent or seasonally high water table have been mapped and shown as composite areas being generally unsuitable for intensive development.

While sites with soils having generally unsuitable characteristics for building or septic use might be utilized with on-site modifications, significant development in these areas should be discouraged since such development is likely to increase the eventual need for public utilities.

Topography and Drainage

The topography of Tyrone Township varies considerably. The highest and most hilly terrain is found in the northwest and west central portions. The flatter and lower areas are in the east central and southeast portions. Lower elevations are reflections of a broad glacial outwash plain that now encompasses the Rogue River and its tributaries. The highest elevation is found east of Casnovia and exceeds 990 feet above sea level. The lowest elevation is located at the Rogue River as it exits the Township in Section 36. The elevation at this location is approximately 740 feet.

There are two major watersheds in the Township. The largest is the Rogue River basin. It drains over ninety percent of the community and encompasses at least six minor streams, including Ball Creek, Duke Creek, Spring Creek, Walter Creek and Geeres Drain.

The second major watershed is the Crockery Creek basin. Crockery Creek drain areas are located in the extreme northwest and extreme southwest corners of the Township. Both watersheds are part of the larger Grand River basin.

A number of formal county drains provide controlled drainage within the Township. The Kent County Drain Commission and the Township share in the maintenance of the established drainage system.

The Rogue River and its flood plain are significant features but flooding has not historically been a major problem. Over 90% of the Rogue River flood plain area is under the public ownership of the Michigan Department of Natural Resources.

There are a few small lakes and ponds in the Township and a number of small streams. In addition, there are several wetland areas. Most of the wetlands are associated with the drainage network and the most significant are located along the Rogue River, Duke Creek, Walter's Creek and Post Creek. Most are considered wooded marshes and are subject to seasonal flooding. The Rexford Lake Area in the southwest is also considered a woodland marsh. Other small pockets or depressions of wetland are scattered throughout the remainder of the Township. In total, there are over 650 acres of land that have been classified as wetland by the Michigan Department of Natural Resources.

Water Quality

At the present time, all residents and businesses within the Township derive their water supplies from ground water sources.

There are three major aquifers. The first is generally tapped at approximately 60 feet or less from the surfaces. According to the Kent County Health Department, several older, shallow wells in the Kent City area that use this aquifer have shown high concentration of nitrates.

The second aquifer is found at approximately 130 feet and the third at a depth in excess of 200 feet. The majority of modern wells are now drilled in these aquifers and no contamination problems have been reported.





Because of permeable soils, the scale and intensity of fertilizer use on modern day farms and the wide use of septic systems throughout the Township, there is a fairly high potential for additional nitrate contamination to the shallow aquifer. For this reason, it is advisable that shallow wells be closely monitored.

MAP 2

SEPTIC TANK SUITABILITY (BASED ON SOIL LIMITATIONS)












TYRONE TOWNSHIP
KENT COUNTY, MICHIGAN

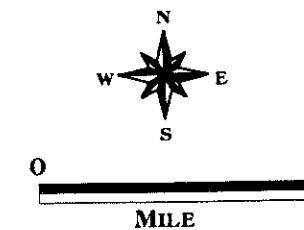
SOIL SEPTIC SYSTEM SUITABILITY RATING

-  UNCLASSIFIED SOILS
-  SLIGHT LIMITATIONS
-  MODERATE LIMITATIONS
-  SEVERE LIMITATIONS

LIMITATIONS ARE BASED ON THE FOLLOWING SOIL CHARACTERISTICS: WETNESS, POOR FILTER, FLOODING, PERCS SLOWLY, PONDING AND SLOPE.

BASE FEATURES

-  TOWNSHIP & CITY LIMITS
-  SECTION LINES
-  SECTION NUMBERS
-  HIGHWAYS
-  COUNTY ROADS
-  MINOR STREETS/RESIDENTIAL ROADS
-  TWO TRACK ROADS
-  RAILROADS
-  RIVERS/STREAMS
-  DRAINS/INTERMITTENT STREAMS
-  LAKES/PONDS

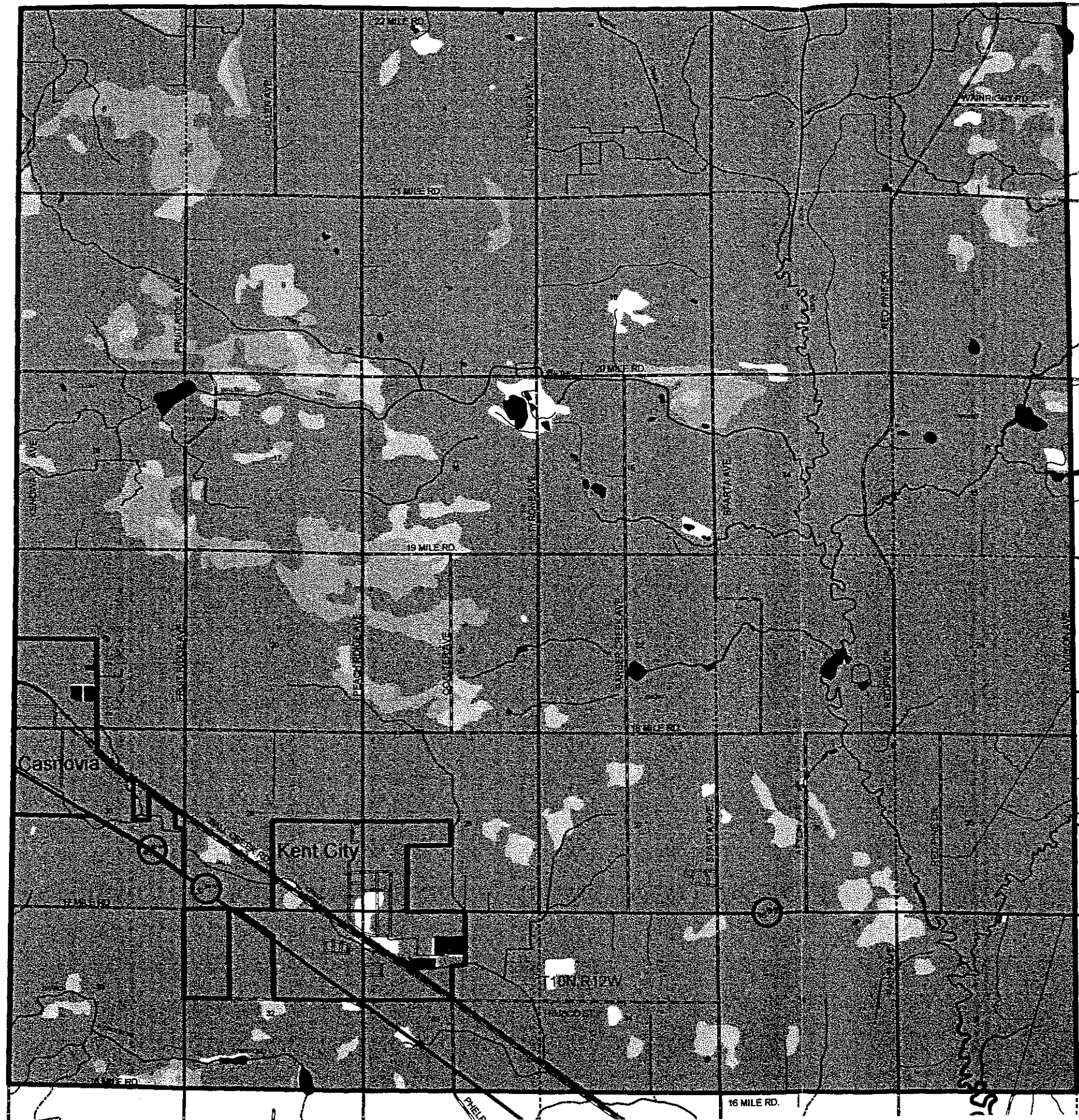


DATA SOURCES: BASE INFORMATION, MICHIGAN DEPARTMENT OF NATURAL RESOURCES, MIRIS, 1978. SOIL SEPTIC SYSTEM SUITABILITY RANKING, MICHIGAN DEPARTMENT OF NATURAL RESOURCES, NATURAL RESOURCES CONSERVATION SERVICE, SOIL SURVEY OF KENT COUNTY, MICHIGAN.

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Agriculture, Forestry and Mineral Resources

Farming is a major land use and the most significant economic activity within Tyrone Township. Actively cultivated fields and orchards cover 40% of the Township, and total almost 9,400 acres. Most of this acreage is classified as "Prime Farmland." Prime Farmland is land which is defined by the U.S. Department of Agriculture as "best suited to Food, Feed, Fiber and oilseed crops and has soil quality, growing season and moisture supply to produce sustained, high yield crops with minimal input of energy and economic resources, and when cultivated, it results in the least damage to the environment." In Tyrone, almost 6,000 acres (25% of total Township land) acres are classified as "Prime Agriculture Land." Areas of Prime Farmland are illustrated on Map 3.

There are over 7,800 acres of woodland in Tyrone. However, there are no major wood production activities and the majority of the woodlands are located within the Rogue River State Game Area. Almost all of the major stands are of the Lowland Hardwood variety, and are located on the low, wet soils prevalent in the easterly one-third of the Township and elsewhere along drainage courses.

Such areas are generally poorly suited for farming purposes and serve mainly as valuable habitat for wildlife and for recreational activities.

Gravel extraction has become a fairly significant activity in recent years. At the present time, mining sites occupy about 500 acres of land. Most have occurred in Sections 15 and 16 in the central portion of the Township. This general area is characterized by the glacial outwash plain which contains considerable quantities of gravel.

Existing Land Use

Map 4, Land Use/Cover illustrates the land use in Tyrone Township as of 1991. The land uses are arranged according to a classification system developed by the Michigan Department of Natural Resources as part of the MIRIS, Michigan Resource Information System. The land use information is based on 1978 infra-red photography, and interpretation of 1991 aerial photographs by personnel from the Water Resources Institute of Grand Valley State University (WRI).

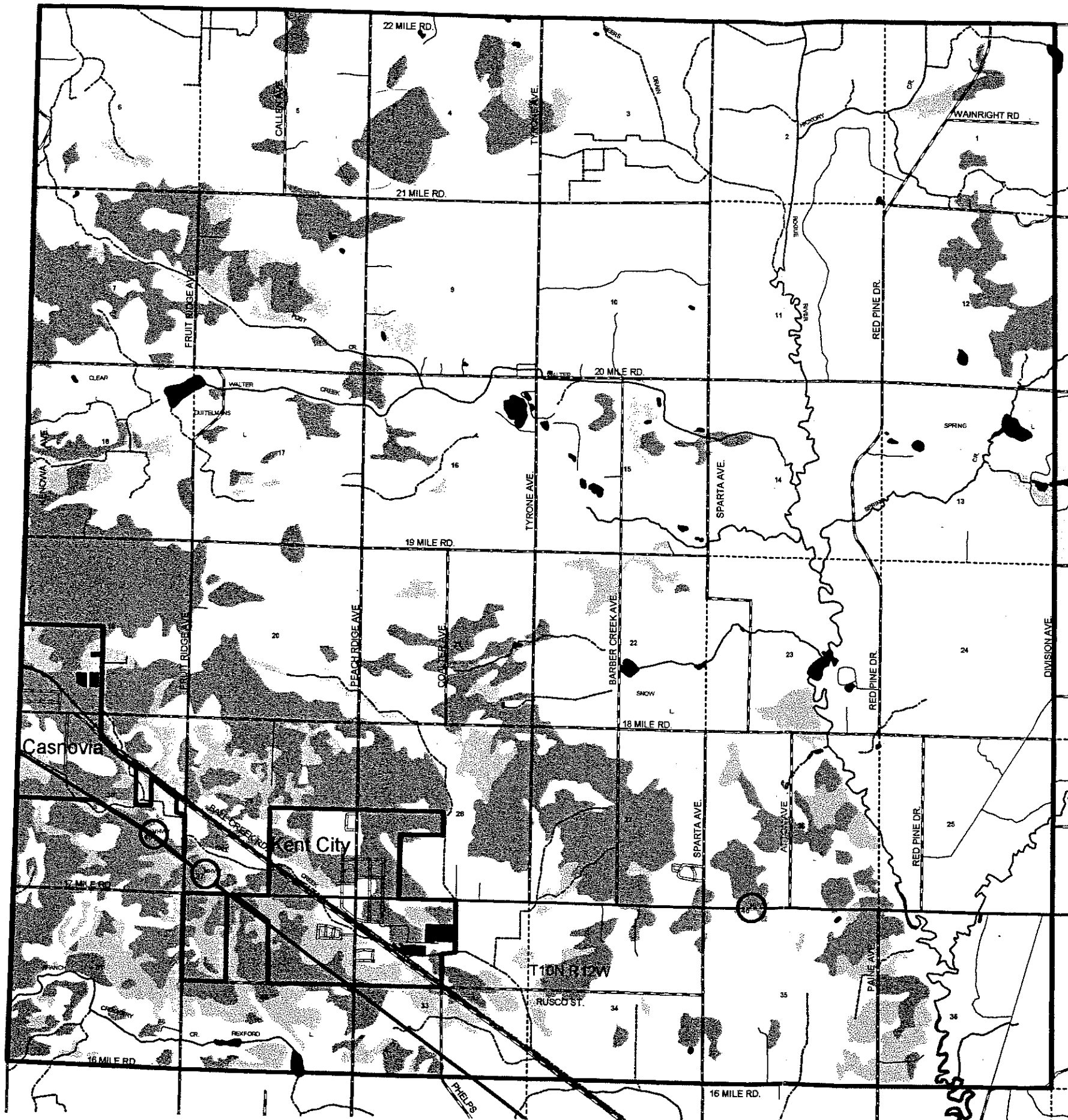
The following is an explanation of the land uses illustrated on Map 4 as provided by WRI.

LAND USE AND COVER CLASSIFICATION SYSTEM

Residential - Residential land uses range from high density, multiple unit structures to low density, where houses are on lots of more than an acre on the periphery of urban expansion. Included in this category are multi-family units, single family units, duplex units, and mobile home parks.

MAP 3

PRIME FARMLAND SOILS TYRONE TOWNSHIP KENT COUNTY, MICHIGAN



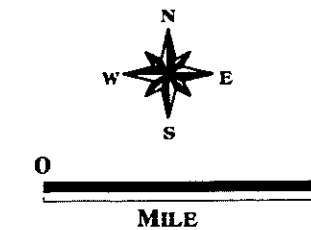
PRIME FARMLAND SOIL RANKING

- NOT PRIME FARMLAND SOIL, UNCLASSIFIED, OR WATER
- PRIME FARMLAND SOIL IF DRAINED
- PRIME FARMLAND SOIL

PRIME FARMLAND IS LAND THAT HAS THE BEST COMBINATION OF PHYSICAL AND CHEMICAL CHARACTERISTICS FOR PRODUCING FOOD, FEED, FORAGE, FIBER AND OILSEED CROPS.

BASE FEATURES

- TOWNSHIP & CITY LIMITS
- SECTION LINES
- SECTION NUMBERS
- HIGHWAYS
- COUNTY ROADS
- MINOR STREETS/RESIDENTIAL ROADS
- TWO TRACK ROADS
- RAILROADS
- RIVERS/STREAMS
- DRAINS/INTERMITTENT STREAMS
- LAKES/PONDS



DATA SOURCES: BASE INFORMATION, MICHIGAN DEPARTMENT OF NATURAL RESOURCES, MIRIS, 1978. PRIME FARMLAND SOIL RANKING, MICHIGAN DEPARTMENT OF NATURAL RESOURCES, NATURAL RESOURCES CONSERVATION SERVICE, SOIL SURVEY OF KENT COUNTY, MICHIGAN.

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Commercial: - Commercial land uses are those used predominantly for the sale of products and services. The main buildings, secondary structures, and areas of supporting the basic use are all included - office buildings, warehouses, driveways, sheds, parking lots, landscaped areas, and waste disposal areas.

Industrial - Industrial areas include a wide array of uses from light manufacturing and industrial parks to more intensive manufacturing plants.

Other Urban Areas - This land use includes institutional facilities such as schools and churches. Other uses include transportation (roads), communication, or utilities, extractive operations such as sand pits, open land such as recreation facilities and cemeteries.

Cropland - Land used to produce crops such as small grains, hay or row crops including vegetables. For example, corn, dry beans, wheat, oats, barley, rye, potatoes, tomatoes, pickles and peppers.

Orchards or Other Specialty Crops - This land use includes orchards, vineyards, and bush-fruits, horticultural areas include nurseries, floricultural producers, and seed/sod producers.

Confined Feeding or Permanent Pastures - Feeding operations are family farm livestock-production facilities, chiefly beef, dairy, and cattle feedlots and large poultry farms. Hog, buffalo and fur bearing animal farms are also included. Permanent pasture is land which produces grasses and certain types of legumes which are grazed by animals.

Other Agricultural Lands - Other agricultural land not included in the preceding three categories or combinations of agricultural land that cannot be clearly defined are included here. Land with greenhouses or land associated with agricultural production such as barns, cold storage and controlled atmosphere storage buildings, silo's, migrant housing and out buildings, grain storage buildings, and the family farm house are in this category.

Open Field - Areas of open field support early stages of plant succession consisting of plant communities characterized by grasses or shrubs. In cases where there is obvious evidence of seeding, fertilizing or other cultural practices, these areas are mapped as permanent pasture.

Forest - Forest lands are lands that are at least ten percent stocked by deciduous and/or coniferous tree species.

Water - This category includes all areas which are predominantly or persistently water covered.

Wetland - Wetlands are those areas where the water table is at, near, or above the land surface for a significant part of most years. The hydrologic regime is such that aquatic or hydrophytic vegetation usually is established.

TABLE 2-1

TYRONE TOWNSHIP - LAND USE / COVER CHANGE 1978 TO 1991

LAND USE/ COVER TYPE	1978 ACRES	% OF TOTAL	1991 ACRES	% OF TOTAL	CHANGE IN ACRES
Residential	515.08	2.21	738.62	3.17	+223.54
Commercial	83.72	.36	93.19	.40	+9.47
Industrial	61.92	.27	8.16	.04	-53.76
Other Urban Areas	145.95	.63	146.07	.63	+.12
Cropland	8525.92	36.63	6730.01	28.92	-1795.91
Orchards and Other Specialty Crops	1813.9	7.79	2319.83	9.97	+505.93
Confined Feeding or Permanent Pastures	320.24	1.38	272.81	1.17	-47.43
Other Agricultural Lands	22.33	.10	65.20	.28	+42.87
Open Field	3225.2	13.86	4385.84	18.84	+1160.64
Forest	7851.4	33.73	7805.83	33.54	+45.57
Water	58.14	.25	58.09	.25	-.05
Wetlands	650.91	2.80	650.06	2.80	-.85
Total Acres	23,140.9	100	23,140.9	100	

1978 Data from the Michigan Department of Natural Resources, MIRIS. This data resulted from photo interpretation of 1:24000 scale color infrared photographs.

1991 Data from GVSU, Water Resources Institute. This data resulted from photo interpretation of true color aerial slides (provided by the USDA - Consolidated Farm Services Agency) of approximately 1:17900 scale.

A brief description of the major land use categories follows.

Agricultural Land Use

Farming is the most prevalent form of land use in Tyrone Township with about 9,387 acres of land presently in agricultural use according to 1991 estimates. Of this amount, approximately 7,067 acres are devoted to field crops and pasture, with 2,320 acres devoted to fruit orchards and processing.

Only the eastern one-third of the Township can be categorized as not being primarily devoted to agricultural use. Even within the limits of the Villages of Kent City and Casnovia, large areas of farmland can be found.

According to Table 2-1, the amount of land devoted to Orchards or Other Specialty Crops increased by 505 acres between 1978 and 1991. Cropland for this same period decreased by 1796 acres, while the amount of Open Fields increased by 1160 acres. It is likely that some of the land in the Open Field category was used as cropland in 1991 but had not been planted or was not visible at the time the land use survey was completed in 1991.

According to information provided by the Water Resource Institute, approximately 1469 acres of farmland was converted to other uses between 1978 and 1991. Table 2-1 illustrates the nature of this land use change.

TABLE 2-2
FARMLAND CONVERSION 1978 - 1991

<u>Land Use</u>	<u>Acreage</u>
Residential	114.35
Commercial	13.84
Other Urban Areas	27.70
Open Field	1293.12
Forest	20.31
Total Land Converted	1469.32

According to this table, farmland was converted to other uses at a rate of about 105 acres per year. If the 1293 acres of Open Field is not considered to be loss of farmland, as it could still be farmed, then farmland loss occurred at a rate of only 12 acres per year between 1978 and 1991.

MAP 4

LAND USE / COVER - 1991

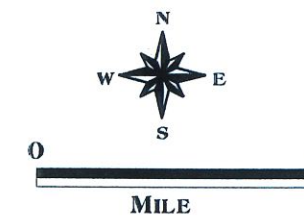
TYRONE TOWNSHIP KENT COUNTY, MICHIGAN

LAND USE/COVER TYPES

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- OTHER URBAN AREAS
- CROPLAND
- ORCHARDS OR OTHER SPECIALTY CROPS
- CONFINED FEEDING OR PERMANENT PASTURES
- OTHER AGRICULTURAL LANDS
- OPEN FIELD
- FOREST
- WATER
- WETLAND

BASE FEATURES

- TOWNSHIP & CITY LIMITS
- SECTION LINES
- SECTION NUMBERS
- HIGHWAYS
- COUNTY ROADS
- MINOR STREETS/RESIDENTIAL ROADS
- TWO TRACK ROADS
- RAILROADS
- RIVERS/STREAMS
- DRAINS/INTERMITTENT STREAMS
- LAKES/PONDS

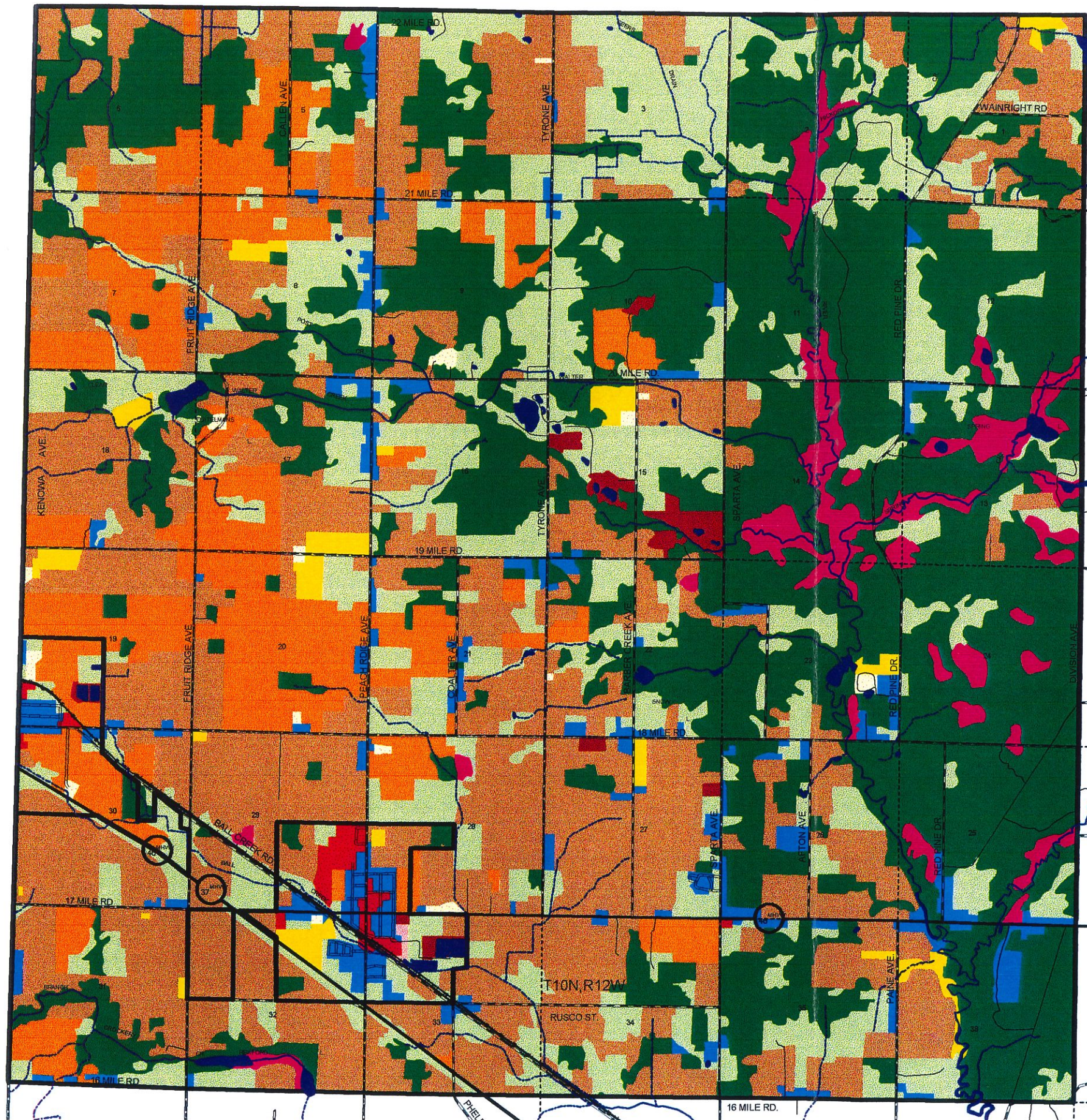


DATA SOURCES: BASE INFORMATION, MICHIGAN DEPARTMENT OF NATURAL RESOURCES, MIRIS, 1978. LAND USE INFORMATION, BASED ON AERIAL PHOTO INTERPRETATION BY WRI, 1991.

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There are twenty to twenty-five major farm operations within the Township and the majority of these operations have enrolled some or all of their acreage in the Farmland Open Space Preservation Program (P.A. 116). Under this State of Michigan program, property owners agree to relinquish their non-farm development rights for periods in excess of ten years in exchange for tax credits. In early 1998, there were over 3,900 acres of land in Tyrone Township enrolled in this program. It is estimated that over fifty percent of the Township's "prime farmland" is enrolled and protected from non-farm development under P.A. 116.

In 1998, two Tyrone Township farm property owners were in the process of selling their development rights to the State of Michigan. Once this sale is complete, this land can no longer be sold for non-farm use. This is an excellent example of Tyrone Township's commitment to preserve its prime farmland. Two more land owners have applied to the State PDR program and their applications are pending.

Map 5 illustrates those areas enrolled in the P.A. 116 program and the Purchase of Development Rights Program. Because agricultural lands are typically very susceptible to pressures for development, the amount of land enrolled in the P.A. 116 program is significant. This enrollment helps to ensure that during the period of enrollment (typically 10-20 years) non-farm development is not likely to occur.

Residential Land Uses

Lands occupied for residential purposes total approximately 738 acres according to the 1991 Existing Land Use Map. In 1978, this figure was 515 acres, an increase of 223 acres. As in most rural areas, most homes are scattered through the Township along section line roads. Over time, much of this type of growth has resulted in several pockets of relatively concentrated development.

Several site condominium projects have developed along Sparta Avenue in Section 26. Map 6 illustrates where building permits for single family dwellings have been issued since 1990. Much of the residential growth has occurred in Sections 5, 8, 9, 16, 17, 26 and 33. Several site condominium projects were approved in 1996 and 1997 in Section 26 off Sparta Avenue. The number of permits in Section 33 is high as a portion is within Kent City where a new subdivision was established.

There is one mobile home park situated in Tyrone Township. It is located on a 20 acre site and contains approximately 60 home sites.

The majority of single family residential development has occurred on parcels of property ranging in size from one-half to ten acres in size. Most properties used for residential purposes have been the result of metes and bounds property splits versus land subdividing (platting).

Commercial Land Uses

The majority of commercial activity that has occurred in the area is located within the boundaries of the Village of Kent City. That which has occurred in the Township since 1978 accounts for approximately nine acres of land. Existing commercial uses within the Township are located at the intersection of 17 Mile Road and Sparta Avenue and on 17 Mile Road just east of Kent City.

Industrial Land Use

Several industrial uses are scattered in the south portion of the Township. An individual warehouse is located adjacent to the Kent City Village boundaries on 17 Mile Road. Several smaller industrial uses exist on Peach Ridge Avenue south of Rusco Road and on 17 Mile Road west of Fruit Ridge.

Public/Semi-Public Land Uses

Public/Semi-Public uses are those facilities and land which are available for use by the general public. In Tyrone Township, this category of uses include churches, cemeteries, recreation areas, state game areas, school facilities, civic organizations, and a licensed airport. The Rogue River State Game Area owned by the State of Michigan comprises 4621 acres or almost 20 percent of Tyrone Township.

Open Land



Open lands include fallow grass land, scrub land, and forest. These are areas generally left in a non-productive state but which from time to time support some forestry or recreational activity. Also included are the vacant portions of large (two acres or more) residential parcels of land that are not actively cultivated.

MAP 5












LANDS ENROLLED IN THE STATE FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

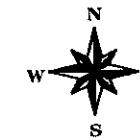
TYRONE TOWNSHIP
KENT COUNTY, MICHIGAN

LANDS ENROLLED IN THE STATE FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

-  LANDS ENROLLED IN PA 116
-  LANDS WITH APPLICATION PENDING FOR THE PURCHASE OF DEVELOPMENT RIGHTS PROGRAM (ALSO IN PA 116)

BASE FEATURES

-  TOWNSHIP & CITY LIMITS
-  SECTION LINES
-  SECTION NUMBERS
-  HIGHWAYS
-  COUNTY ROADS
-  MINOR STREETS/RESIDENTIAL ROADS
-  TWO TRACK ROADS
-  RAILROADS
-  RIVERS/STREAMS
-  DRAINS/INTERMITTENT STREAMS
-  LAKES/PONDS

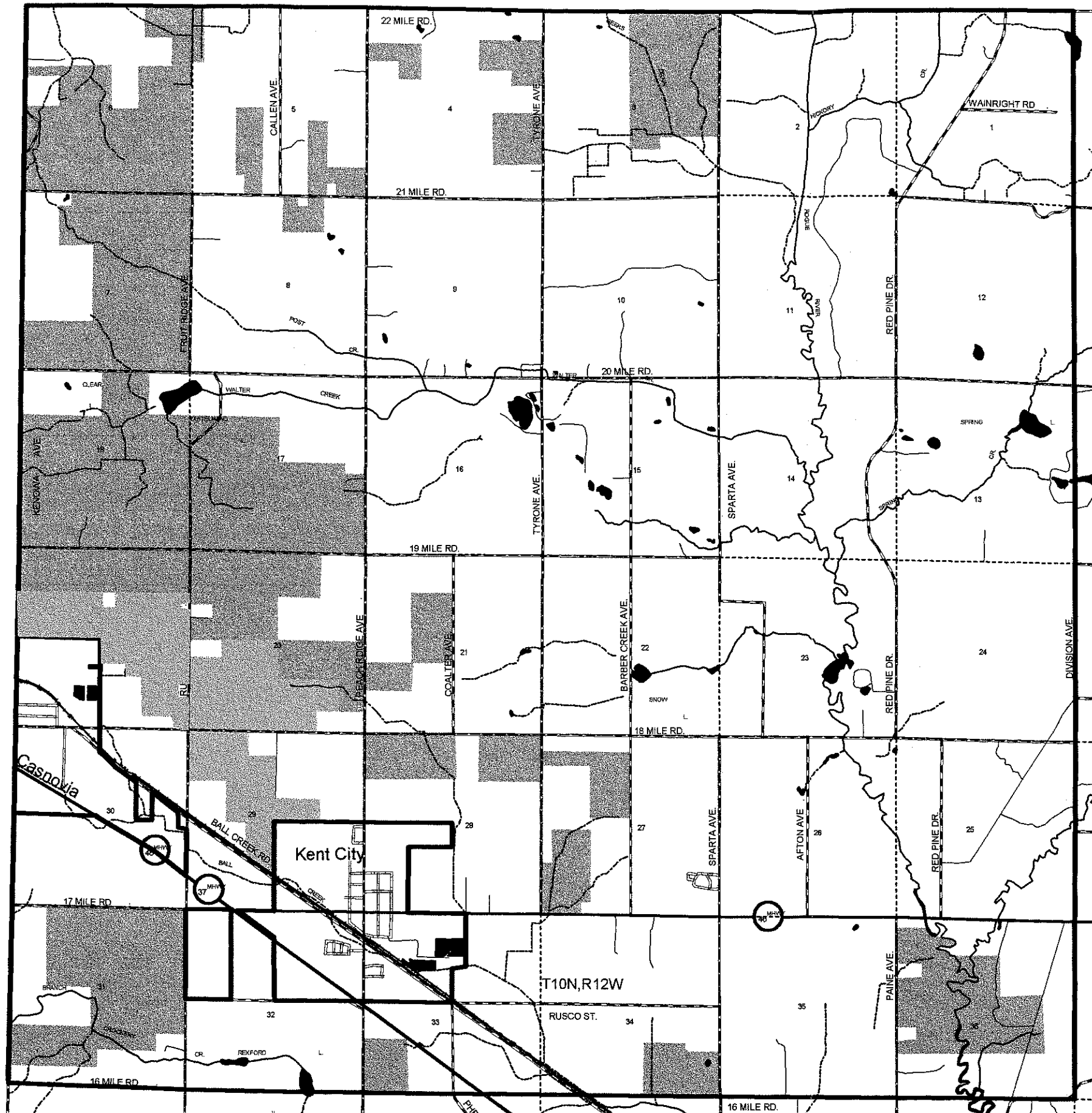


DATA SOURCES: BASE INFORMATION, MICHIGAN DEPARTMENT OF NATURAL RESOURCES, MIRIS, 1978. LANDS ENROLLED IN THE STATE FARMLAND AND OPEN SPACE PRESERVATION PROGRAM, TYRONE TOWNSHIP.

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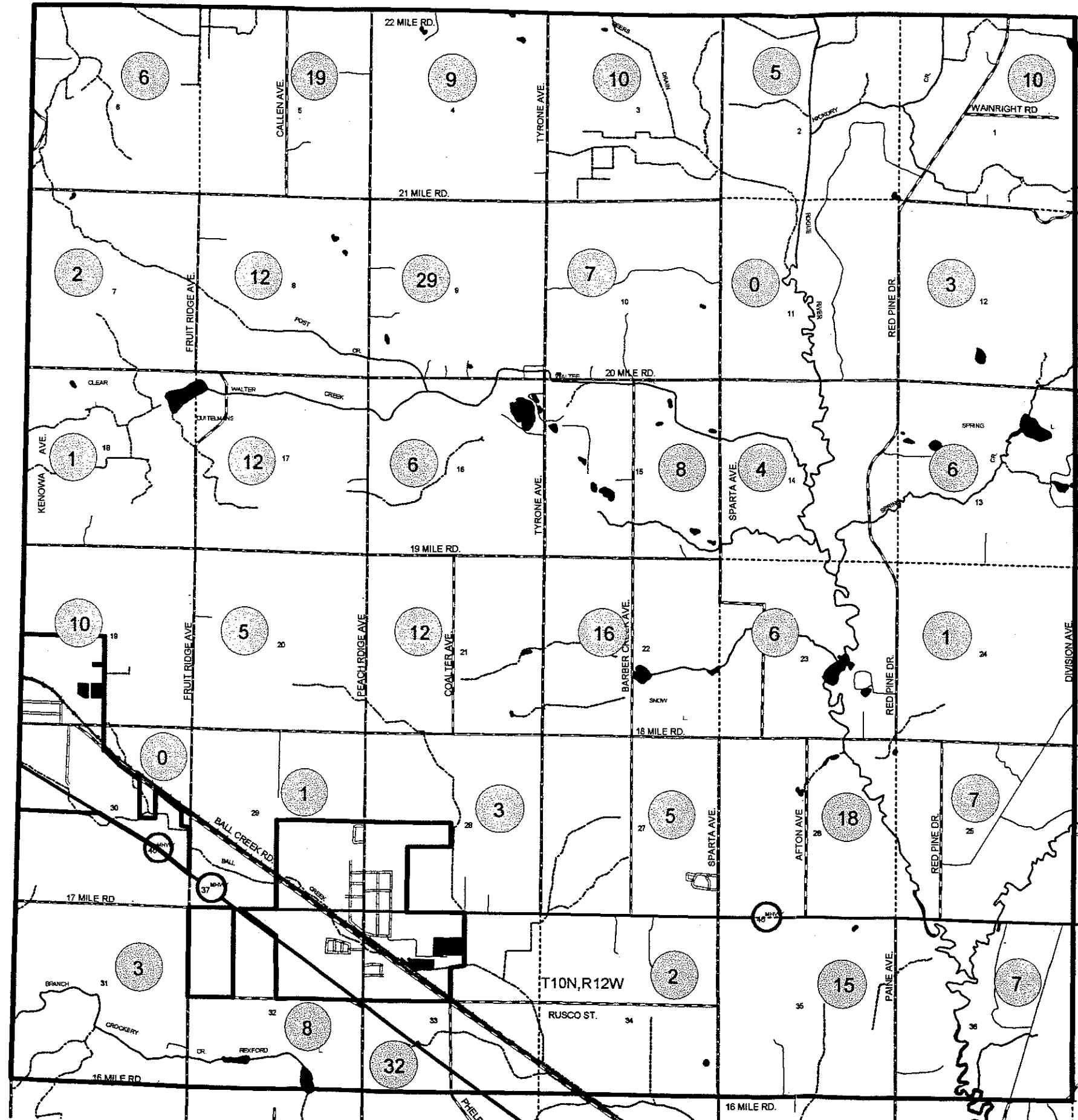
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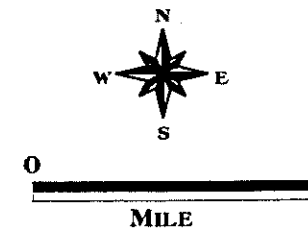
MAP 6

RESIDENTIAL BUILDING PERMITS BY SECTION TYRONE TOWNSHIP KENT COUNTY, MICHIGAN



RESIDENTIAL BUILDING PERMITS
NUMBER OF BUILDING PERMITS BY SECTION

- BASE FEATURES
- TOWNSHIP & CITY LIMITS
 - SECTION LINES
 - SECTION NUMBERS
 - HIGHWAYS
 - COUNTY ROADS
 - MINOR STREETS/RESIDENTIAL ROADS
 - TWO TRACK ROADS
 - RAILROADS
 - RIVERS/STREAMS
 - DRAINS/INTERMITTENT STREAMS
 - LAKES/PONDS



DATA SOURCES: BASE INFORMATION, MICHIGAN DEPARTMENT OF NATURAL RESOURCES, MIRIS, 1978. RESIDENTIAL BUILDING PERMIT INFORMATION, TYRONE TOWNSHIP.

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CHAPTER 3

POPULATION AND ECONOMIC CHARACTERISTICS

Population Characteristics

Table 3-1 illustrates past population growth of Tyrone Township relative to nearby communities. The information is presented to show the Township's population including the Villages of Kent City and Casnovia. It also shows the population of the unincorporated portions of the Township.

**Table 3-1
Population Change**

	<u>1960</u>	<u>1970</u>	<u>Change 60-70</u>	<u>1980</u>	<u>Change 70-80</u>	<u>1990</u>	<u>Change 80-90</u>	<u>% Change 60-90</u>
Tyrone Twp. (Total) (includes Kent City and Casnovia)	2,388	2,638	250	3,220	582	3,757	537	57.3
Tyrone Twp. *	1,587	1,747	160	2,193	446	2,669	476	68.2
Sparta Twp.*	2,498	3,372	874	3,561	189	4,479	918	79.3
Algoma Twp.	2,485	3,088	603	4,411	1,323	5,496	1,085	121.2
Kent City	617	686	69	860	174	899	39	45.7
Casnovia Village (Kent Co. only)	184	270	86	167	-103	189	22	2.7
Kent County	363,187	411,044	47,857	444,506	33,462	500,631	56,125	12.6

Source: U.S. Census Data and GVSU/WRI Report: Kent County 2020 Project Report.

*Excludes Village Populations

The table shows that during the period 1960 to 1990, Tyrone Township alone added a total of 1,082 persons.

Since 1970 the rate of population growth in the unincorporated areas of Tyrone Township has been more rapid than the Villages of Casnovia and Kent City. However, the growth rate in some nearby communities has been considerably higher.

Age Distribution

The age of the population is a useful indicator for planning because it can be used to determine the need for schools, social programs, housing and other community facilities and services. Table 3-2 illustrates 1990 U.S. Census data regarding age distribution for Tyrone Township, adjacent municipalities and Kent County.

**TABLE 3-2
AGE OF COMMUNITY
AGE AS PERCENT OF POPULATION BY MUNICIPALITY**

Location	Under 5	5-17	18-24	25-44	45-65	65+	Median Age
Tyrone Twp.*	8.8	25	8	34	17.4	6.5	31.4
Alpine	8.1	18.0	11.6	34.4	19.4	8.5	31.2
Plainfield	8.0	21.4	9.2	34.2	18.9	8.2	32.0
Sparta	9.5	21.8	9.5	33	17.8	8.2	29.4
Kent City	10	23.3	10	34	14.3	8.2	27.9
Kent County	8.7	19.5	10.9	33.7	16.4	10.8	30.7

*Excludes the Villages of Casnovia and Kent City

Economic Characteristics

Review of available 1990 Census Data allows several important conclusions to be drawn concerning the overall economic characteristics of Township residents. These include:

- There were 1,740 employed workers in 1990. The mean travel time for workers residing in Tyrone Township was 26.2 minutes. This means that many of those living in Tyrone travel to Grand Rapids or Muskegon for their jobs.
- Roughly 40% of workers were employed in manufacturing jobs, 8% in construction, transportation and communications, 6% in sales, 4% in farming and 31% in such areas as finance, insurance, real estate and professional and related administrative services.

From the above factors, it can be concluded that Tyrone Township is a community highly dependent on manufacturing and skilled trade employment opportunities in the Grand Rapids and Muskegon areas.

Housing Characteristics

**TABLE 3-4
RESIDENTIAL BUILDING PERMITS
1989 - 1997**

Total in 1989*	1990	1991	1992	1993	1994	1995	1996	1997	Total Dwellings
842	31	17	24	26	27	32	22	26	1,047

**Total Dwellings
Added Since 1989: 205
Annual Average 90 - 97: 25.6 dwellings/year**

The 1989 Tyrone Township Master Plan noted that building permits for single family dwellings averaged 14.4 dwellings per year from 1970 to 1989. According to Table 3-4, this average has increased to 25.6 dwellings per year in the 1990's, an indication of increased population growth for the Township.

**TABLE 3-5
SELECTED HOUSEHOLD CHARACTERISTICS
TYRONE TWP. AND ADJACENT MUNICIPALITIES
1990***

Municipality	# Households	Persons per Household (PPH)	Single Person Household	% of Total
Tyrone Twp.	1,200	3.13	59	4.9
Alpine Twp.	3,686	2.67	753	20.4
Sparta Twp.	1,519	2.95	229	15.1
Plainfield Twp.	8,884	2.80	1,702	19.2
Kent County	181,740	2.69	41,781	23.0

*1990 U.S. Census

Tyrone Township is higher than the Kent County average of 2.69 persons per household (PPH) and is also higher than the nearby Townships of Sparta and Plainfield and Alpine. This may be due to the fact there are very few apartments in Tyrone Township which typically attract single renters. **A household is defined as an occupied dwelling unit.**

Information on the number of single person households is also provided here. For Tyrone Township only 4 percent of all households are occupied by a single person. This again is reflective of the low number of apartments in the Township. Higher figures are found in Alpine and Plainfield Townships which have a high number of rental units.

CHAPTER 4

COMMUNITY FACILITIES

This section describes the facilities and services which Tyrone Township offers to its residents. These include police, fire and ambulance services, library, roads, cemeteries, and parks.

Township Offices

The Township offices are located at 43 South Main Street in Kent City. These facilities were enlarged and improved in recent years with the use of Federal Community Development funds.

Public Safety

Police service is provided throughout the Township by the Kent County Sheriff's Department. A Sheriff's Department substation is located at Paine and 17 Mile Road. The Township entered into the Cop Universal Program with three other northwest Townships and the Village of Kent City to provide additional coverage to the area.

Fire protection is provided by Tyrone Township to both Tyrone Township and Kent City and the east half of Casnovia. In 1984 a four bay station was constructed on 17 Mile Road just east of the Village of Kent City and is owned by the Township. Equipment consists of one rescue truck, one rescue rig, one grass rig, two tankers and two pumpers. The all volunteer fire department has 21 firefighters; four EMT, seven first responders and ten state certified fire fighters.

Ambulance service is also available to Village and Township residents by privately funded agencies. One ambulance is based in Sparta and one in Kent City. The Township and Village provide garage space and utilities for that unit based in Kent City.

Library

The Township library is located adjacent to the Township offices on Main Street in Kent City. This library is part of the Kent District library system and is funded by Tyrone Township citizens, through the county wide millage rate passed on November 8, 1994.

Cemeteries

The Township operates and maintains two cemeteries. Idlewild is located on 18 Mile Road west of Barber Creek Avenue and Chubbuck or Pinewood is located at the southeast corner of 21 Mile and Peach Ridge Avenue.

Roads

All public roads on the Township are maintained by the Kent County Road Commission. Tyrone Township does allocate a portion of its general fund budget to help pay for road paving/gravelling and dust control. The Road Commission recommends to the Township those roads which need to be paved or improved. There are 19 miles of gravel roads in the Township which need to be or are planned for paving in the future. These are Coalter Avenue, Rusco Road and Peach Ridge and to Ball Creek and Rusco Road, Ball Creek to Sparta Avenue; 20 Mile Road from Kenowa to Peach Ridge; Sparta Avenue from 18 Mile to 20 Mile Road, and 19 Mile Road, Kenowa to Sparta Avenue.

Parks

The Township does not have any park land but a small park is located within Kent City which is available for use by Township residents. The Kent Intermediate School District operates a nature center with educational buildings at 21 Mile Road and Red Pine Drive which is open to the public. Also, the Rogue River State Game Area is open to the public for hunting, fishing and hiking. Kent City High School has several ball fields within Kent City which also provides recreational opportunities for Township residents.

In 1997, the Township Board purchased about 10 acres of land on the southeast corner of 18 Mile Road and Tyrone Avenue next to Idlewild cemetery. The Board has discussed this as a possible site for a Township park.

Utilities

Currently public sanitary sewer service is located only within the Villages of Kent City and Casnovia. Both of these are lagoon systems and have sufficient capacity to serve the ultimate growth of each Village. The irrigation fields for the Kent City system are located within the Township east of the Village.

Current Kent City policy requires that sewer extensions outside of the Village limits be accompanied by annexation of the land to be served by their sewer lines.

Public water is currently not provided anywhere in the Township and all residences are served by private wells.

CHAPTER 5

PLANNING ANALYSIS

This chapter analyzes population projections, the existing land use mix, growth trends and community characteristics in order to determine the future land use needs for Tyrone Township. Based on Tyrone Township's growth over the last two decades, the availability of undeveloped land and the current desire for rural living opportunities, it is reasonable to expect that Tyrone Township will continue to grow. The future land use needs of the Township will serve as a guide toward future land use recommendations.

POPULATION PROJECTIONS

When making population projections, assumptions are based on a combination of historical trends and judgments made with a knowledge of the local area. Projections are only refined estimates of future conditions and it is impossible to precisely forecast the end result of the actions of individual and public decisions.

While recognizing the uncertainties in forecasting future population growth, it is reasonable to assume that many of the forces at work in the past may continue in the future.

Table 5-1 illustrates population projections for the years 2000, 2005 and 2010 using four different methods to calculate these projections.

**TABLE 5-1
TYRONE TOWNSHIP*
POPULATION PROJECTIONS**

	1990 Census	2000	2005	2010
Method A	2,669	3,437	3,727	4,017
Method B	2,669	3,029	3,209	3,389
Method C	2,669	3,340	3,737	4,181
Method D	2,669	3,268	3,557	3,862

*Excludes Villages.

Method A: Average of 25.6 dwellings/year from 1990-2000 and 3 persons per household; for 2000-2010 assume 20 dwellings per year at 2.9 persons per household.

Method B: Assume average yearly growth of 36 people based on average yearly increase between 1960 and 1990. $(1,082 \text{ people} \div 30 = 36)$

Method C: Assumes in migration will continue to sustain the average yearly growth rate of 2.27% between 1960 and 1990.

Method D: Average of Methods A, B and C.

For planning purposes, Alternative D has been selected as it represents the average of three projections and provides reasonable population projections based on historical growth data. Based on Alternative D, the Township could be expected to experience an increase of 599 people by 2000 (22.4%), 888 (33%) by 2005 and 1,193 people (44.7%) by the year 2010.

However, in light of the growth rate which took place between 1990 and 1997, the population may well increase at a more rapid rate over the next five years than it has historically. The Township should continue to monitor building permit data to assess the growth.

Residential

The population of Tyrone Township is expected to increase by 1,193 people by the year 2010. Assuming an average of three persons per household, this would result in 397 new dwelling units than currently exist in the Township.

It is assumed here that these 397 new dwelling units will be single family detached units due to the lack of public sanitary sewer which is necessary to support multi-family developments and which is not likely to be extended much beyond the current Kent City boundaries.

It is also assumed here that the average lot size for each future dwelling unit will be between one and two acres. This assumption is based on several considerations.

1. The current minimum lot size in the Agricultural Zoning District is two acres and one acre in the RA, Rural Agriculture Zone which make up most of the zoning in the Township.
2. Much of the soil in Tyrone Township is unsuitable for septic systems requiring a lot larger than 20,000 square feet which is the minimum lot size for the Residential zoning districts in the Township.
3. The land divisions for new houses in recent years have mostly been for parcels over one acre in size.

Based on these assumptions, that amount of land needed to accommodate the projected number of new homes can be determined as follows:

$$397 \text{ units} \times 1\text{-}2 \text{ acre/unit} = 397 \text{ to } 794 \text{ acres}$$

Thus, approximately 397 - 497 acres of land will be needed to accommodate the projected residential growth by the year 2010. Based on the amount of vacant land in the Township, it appears that there is sufficient land available to handle this projected growth.

Commercial

Currently there are only a few commercial uses scattered around the Township which do not satisfy the convenience or comparison shopping needs of Township residents. Kent City, Sparta, Muskegon and to a lesser extent, Grand Rapids, provide shopping opportunities and retail services needed by Township residents.

Because commercial uses generally need sanitary sewer service, it is felt that Kent City will continue to provide the commercial uses necessary to serve the Tyrone Township community in future years. However, it is also recognized that there may be a need for convenience shopping opportunities in those areas where the population would warrant such a use. The need for some commercial uses in the Township is supported by the results of the citizen workshop held in October of 1997 when participants voiced a need for more commercial uses. The location of future commercial uses should be close to Kent City.

Industrial

Workshop participants also stated that there is a need for more industrial areas in the Township and that the best location is close to the Village of Kent City which can provide sanitary sewer. In 1997, the Village annexed 75 acres on the south east corner of Fruit Ridge Avenue and 17 Mile Road. The north portion of this property is intended for industrial use and sanitary sewer will be extended to serve this site.

Also in 1996, the Township zoned property on 17 Mile Road east of Kent City to Industrial.

Parks and Recreation

The following national standards for parks provide some guidance in determining future recreation needs for Tyrone Township residents.

ACRES NEEDED PER 1000 POPULATION

.5

TYPE
Mini Park (specialized facilities that serve a limited population on groups such as the elderly or small children.)

2.00

Neighborhood Playground (tot-lot, swings, field & court game area picnicking, ball fields, wading pools, toilet facilities, etc.)

5 - 8

Community Park-Playfield (athletic field, area of court games, swimming pools, etc.)

Total 10.5 Acres / 1000 people

Source: Recreation Park and Open Space Standard Guidelines - 1983, National Recreation and Park Association.

Based on a year 2000 population estimate of 3,268 people in the Township, about 35 acres of Township land is currently needed to satisfy the above recreation standards. As noted previously, the Township does not have any parkland although there are other recreation opportunities available to Township residents such as the Rogue River State Game Area.

By the year 2010 with a projected population of 3,862, approximately 39 acres of park land will be needed to meet these standards. These standards, however, are based on a national average, and Tyrone Township should choose to provide recreation facilities based on the needs and demands of its own residents.

The public workshop resulted in a split vote on the need of the Township to provide recreation facilities for Township residents. As noted, about 10 acres has been purchased by the Township as a possible park. Township officials therefore, have recognized the need for some Township based recreational facilities.

CHAPTER 6

LAND USE RECOMMENDATIONS

This chapter contains descriptions and recommendations for future land use in Tyrone Township. These recommendations will provide an overall framework for the management and regulation of future development and also serve as the basis for evaluating zoning request.

The Future Land Use Plan is general in scope. It is not intended to establish precise boundaries of land use or exact locations of future uses. It is also important to note that there is no schedule to implement the recommendations contained here. The timing of a particular land use is dependent upon a number of factors such as availability of public utilities, provisions for adequate roadways, affect on public services and the demand for a particular land use vs. the available land zoned for this use. Those plus other factors must be considered when reviewing a request for rezoning a particular parcel of land.

Future Land Use Designations and Descriptions

The Future Land Use Map recommends a number of different future land use classifications. The following descriptions of these classifications explain the type, intensity and location of the proposed uses.

These future land use classifications will not automatically change the zoning for that area. The property owner will still need to apply to the Township for a zoning change if the Future Land Use designation does not match the current zoning.

A property owner is still permitted to use the land as it is currently zoned even if the zoning is different from the Future Land Use designation.

The names of the Future Land Use designations do not always match the names of the zoning districts. The Future Land Use designations are intended to describe the type of land use recommended. For example, Low Density Residential (LDR) means the land is proposed for single family houses at low density. The zoning category, however, is R-1, Single Family Residential. The term, R1, however, does not tell us by itself how the land is proposed to be used so a more descriptive term is used.

AGRICULTURAL PRESERVATION (AP)

The purpose of this category is the long term preservation of farmland in Tyrone Township. The principal land use is agriculture and agriculture support services which help to enhance and stabilize the farming industry.

These types of uses would include farm markets, hayrides, demonstration farms and petting farms. Other agriculture support services are farm implement repair, chemical sales and storage, apple packing houses and storage.

Single family dwellings for farmers, children of farmers and migrant workers are also allowed.

Much of the land within the agricultural areas has been identified as prime farmland by the Kent County Soil Conservation Service. Other factors considered in recommending long term agricultural areas were the size of existing farm parcels, the number of parcels enrolled in Public Act 116 and the proximity to non-farm land uses.

Additional zoning regulations are recommended to preserve farmland yet still provide some flexibility to land owners to sell portions of their property.

- Prohibit private roads in AP areas.
- Allow shared driveways in the AP areas for parcels over 40 acres which would serve no more than two lots. Such lots would have their frontage on the shared driveway easement and not the public road. The shared driveway would have minimal requirements for easement width and driving surface
- Any lot splits allowed above the two splits on the shared driveway would need to have frontage on a public road.
- Lots on the shared driveway would need to have 150 feet of lot width and a minimum of one acre so that less active farmland is not converted to residential use.

Agricultural land use areas are recommended primarily for the west one third of the Township outside the Rogue River State Game area. These recommendations are based on the fact that these areas are currently in agriculture production, contain prime agricultural soils as determined by the 1986 Soil Survey of Kent County and many parcels are enrolled in Public Act 116.

Also, there are four applications from Tyrone Township farmers in Sections 19, 20 and 29 being considered for Purchase of Development Rights by the State of Michigan. Some new lands north and east of Kent City are being proposed for Agricultural Preservation due to the size of the farms, their value as prime fruit growing parcels and the land owners desire to continue to farm.

RURAL AGRICULTURAL (RA)

The lot size and permitted uses within this category are intended to satisfy a demand for a rural life style but on land which is not considered to be prime agricultural due to soil type or proximity to existing or planned residential areas. The Rural Agricultural classification is recommended also for those areas in the Township which contain many active farms but have also attracted a number of non-farm residences in recent years precluding these areas as long term Agricultural Preservation Zones. The Plan recommends Rural Agricultural for those areas to encourage continuance of these farms. The RA classification would also allow more

residential uses in these areas due to lot widths which are smaller than proposed in Agricultural area.

The minimum lot size would be one acre with 150 feet of lot width. The one acre minimum lot size would provide adequate area for septic system placement and would place fewer residents next to active farms than would the Low Density Residential classification. Agricultural activities would be permitted within the classification regardless of the size of the parcel.

LOW DENSITY RESIDENTIAL (LDR)

This land use classification, which is analogous to the R1 zoning district, would provide for single family detached houses at a density of 2.17 to 3.63 units per acre. Two family dwelling units would also be allowed as a special use. The intent of this classification is that existing agricultural activities would be phased out over time to avoid the nuisance affects which such activities can have on traditional single family residential areas. Agricultural activities would not be permitted in this classification.

The predominant use would be detached single family houses developed with or without public water and sanitary sewer. The current zoning regulations allow for a minimum lot size of 20,000 square feet with a 100 feet lot width is proposed if public utilities are not provided. **The Plan recommends that this minimum lot size be increased to 30,000 square feet with 132 feet of lot width.** For those areas where public water and sewer service is provided, a minimum lot of 12,000 square feet, 80 feet wide is recommended. The Plan recognizes that provision of public utilities to these areas would likely result in those areas being annexed by Kent City.

The area just east and north of Kent City is recommended for Low Density Residential land use as the proposed uses allowed would be compatible with the low density residential land use and Residential Zoning district within the adjacent Kent City area.

MEDIUM DENSITY RESIDENTIAL (MDR)

The classification is designed to accommodate mobile home parks and multi-family dwelling units up to a density of six dwelling units per acre. Due to soil types adjacent to the Village, which are somewhat prohibitive to septic systems, medium density residential areas should be served by either a public or community sewer system. The Plan recognizes the existing mobile home park in Section 27 as a Medium Density Residential land use.

Medium density residential areas should be located on paved streets close to public services such as fire and police. The types of dwelling units envisioned in the category can serve as a transition zone between non-residential uses and low density residential areas. Because public sewer is necessary to assure long range public health, MDR areas should not be zoned or developed until proper service and roadways can be provided to serve this type of use.

Within the short range planning horizon, the conditions necessary to accommodate medium density residential do not appear feasible. Therefore, no MDR areas are being proposed here. The Plan does recommend, however, that the need and location for medium density residential uses be re-examined periodically (i.e. every five years) as growth in and adjacent to the Village occurs.

OPEN SPACE NEIGHBORHOOD (OSN)

This classification applies to the residential land uses planned within the Township illustrated on the Future Land Use Map as Rural Agriculture and Low Density, Residential. Open Space Neighborhoods are proposed as a different solution to controlling growth and urban sprawl than the methods utilized over the past 40 years.

Under OSN rules, the density (number of dwellings per acre) would be controlled by the zoning (RA or R1) of the land. The dwelling units permitted, however, would be clustered in a few selected areas on the parcel while the remainder of the land would be set aside as permanent open space for use by residents. Lots sizes would not need to adhere to the minimums required by a particular zoning district, but could vary depending upon the availability of public utilities and County Health Department requirements for private well and septic systems. This open space, if large enough, could also be used or kept as active farmland. This open space is protected by legal mechanisms such as deed restrictions or conservation easements to ensure that it remains undeveloped.

This concept could be permitted as a Planned Unit Development (PUD) zone, an overlay zone or a Special Land Use. Guidelines for establishing an Open Space Neighborhood should be carefully designed and be based upon the concepts of the publications "Conservation Designs for Subdivisions", "Site Planning and Community Design" and "Best Development Practices."

The principals of open space design are the preservation of natural lands as building blocks in a community-wide network of open space and the preservation of rural character. The design principals of "Neo-Traditional Town Planning," however, would also apply to Open Space Neighborhoods. These principals focus on designing streets, lots, and pedestrian walkways and other elements to create a sense of neighborhood which is missing from contemporary subdivision design.

There are a number of considerations to achieving this sense of neighborhood and community.

- A variety of housing prices and types.
- Pedestrian walkways to link civic spaces, small scale shopping areas and open space.
- Preservation of natural features.
- A street system which disperses traffic and provides conditions for slower vehicle speeds such as narrower street widths.
- Street trees and lights.
- Smaller lots and reduced setbacks for dwellings.

Zoning regulations which will be adopted to permit this land use technique should be based on incentives which encourage developers to utilize this method.

COMMERCIAL (C)

This classification includes both retail/service uses as well as office uses. The Plan proposes that commercial uses in the Township be located at key intersections to serve the convenience shopping needs of Township residents and not be scattered along the main section line roads.

The Plan recognizes that the Village of Kent City will continue to provide shopping opportunities and services for many Township residents. Therefore, there is not a need to plan for large commercial areas. However, as the Township population grows, retail uses may be necessary to provide for the convenience shopping needs of Township residents. These commercial uses should be permitted in areas where the population warrants such use but only if specific standards can be met and approved as a special use. Specific site criteria should be developed to insure that such commercial areas do not proliferate and are allowed only as needed.

These criteria could include minimum and maximum site size, soil suitability, type of retail use paved roads, population with certain radius of the site, adjacent land uses, buffering, etc.

In recent years, commercial land within Kent City has been developing particularly on 17 Mile Road at the western Village limits. Although there is still some vacant commercial land within the Village, exposure to heavily traveled M-37 is an important consideration in locating future retail uses.

In anticipation of commercial land use needs, the Plan recommends additional commercial areas on the north side of M-37 just east of Fruit Ridge Avenue. This area has good exposure to M-37 with access from Fruit Ridge. It is close to a planned 293 unit senior modular housing project proposed to the west in the Village of Casnovia and can be served by public sanitary sewer from Kent City. Ball Creek and the adjoining low lands provide a good separation from the RA area planned nearby.

A second new commercial area is proposed on the south side of Rusco Road just east of Peach Ridge. This area contains about 17 acres, has M-37 visibility and can logically provide retail uses to support Kent City residents who can reach it by foot or bicycle. Rusco Road serves as a buffer from these nearby residential areas.

A small area at the corner of Phelps Avenue and M-37 is proposed for Commercial due to the current and past retail activity on this site, its exposure to M-37 and the fact that the parcel size does not permit a sufficient setback from M-37 to make it attractive for residential use.

INDUSTRIAL (I)

Industrial uses are proposed in several locations. A large area is recommended on 17 Mile Road east of Kent City. This area abuts the Villages sewage treatment lagoons which make this land unattractive for housing. Access is excellent from 17 Mile Road (M-46) which connects to U.S. 131 to the east. The land is flat to rolling and requires no clearing as it is used for pasture or field crops. There are only a few houses nearby. Sewer could be available from Kent City due to its proximity to the treatment lagoons. In 1996, the Township Board rezoned a portion of this area for industrial use.

One other area proposed for industrial use is on the south side of M-37 about one quarter mile east of Fruit Ridge Avenue. This area abuts land which was annexed into Kent City in 1997, the north portion of which is proposed for industrial. Sewer will be extended to this annexed land which could allow for a possible extension to the Township land on the east planned for industrial. Access is available through the annexed parcel or along or upon the M-37 right-of-way.

NATURE CONSERVANCY (NC)

This land use classification recognizes those areas in the Township which should be preserved or retained due to their unique or sensitive environmental conditions. This would primarily include the Rogue River State Game Area and the Rogue River flood plain area. The uses within these areas should be compatible with and designed to protect the unique environmental characteristics of these areas.

The results of the 1988 Citizens Survey found that the preservation of the rural character of the Township is a high priority among residents. One important aspect of the community's rural character is the natural features found in the Township. These include hills, woodlands, water resources and soils. Taken collectively, these features form an interrelated, high quality and well-balanced environments that should be protected from potentially disruptive development practices and land uses.

In order to preserve the rural character of the Township and protect the quality of the environment, the Plan makes the following recommendations:

1. Administer and enforce the Rogue River Natural River Zoning District regulations to restrict development along the banks of this designated "natural river."
2. Through site plan review, subdivision regulations and a public education program:
 - Encourage the construction of roads that follow contours rather than running against them.
 - Encourage minimum grading and cut fill activities on steep slopes.
 - Encourage the concealment of buildings located on prominent hillsides.
 - Discourage the filling of wetlands not regulated by the State of Michigan.

- Evaluate soil suitability for the proposed use.
 - Discourage the over improvement of building sites in rural areas that would replace natural vegetation with large manicured lawns, and other forms of urban landscaping.
 - Encourage the use of natural drainageways versus channelization or underground drains.
3. Cooperate with the Kent County Road Commission to ensure strict enforcement of the Soil Erosion and Sedimentation Control Act. If necessary, adopt and enforce a local ordinance.
 4. Inform residents and farmers of the problems of over fertilization of lawns and fields near water bodies and drainageways.
 5. Inform residents of measures that should be taken for proper septic tank and drainfield maintenance and operation.
 6. Inform residents with livestock and other domesticated animals of the hazards of locating feeding areas and animal runs where nutrients from animal waste can readily enter surface waters in the form of runoff.
 7. Support State and County laws and administrative programs which help to protect natural resources. The following list of State and County approvals is directed toward the major environmental protection needs of the area.

Feature of Concern

Agency or Approval Requirement

Wetlands

State wetlands permits are required for alteration of any wetland contiguous to lakes, streams, and other water bodies, and for wetlands which are five acres or more in size.

Proper septic system location and installation for surface water and groundwater quality protection.

Permit required from the Kent County Health Department.

Erosion control during construction.

An earth change which is within 100 feet of a lake or stream or is one or more acres in size, requires a permit from the Kent County Road Commission. This agency presently administers the provisions of the Michigan Soil Erosion and Sedimentation Control act within Tyrone Township.

Adequate drainage facilities minimize

The Kent County Drain Commissioner

flooding.

reviews all subdivision plats to assure adequate drainage facilities. Proposals for developments with storm water outlets to county drains, as well as mobile home park proposals, are also subject to approval by the Drain Commissioner's office. On-site retention of stormwater is often required.

Roadside drainage.

The Kent County Road Commission reviews all subdivisions for conformance with Road Commission standards. For large lot developments, surface drainage to roadside ditches is allowed.

If the development is not a subdivision but results in a drainage discharge to a roadside ditch, approval from the County Road Commission is required. Runoff must be restricted and retained on-site to assure an agricultural rate of runoff.

Spill prevention plans at industrial sites.

The Michigan Department of Natural Resources reviews and approved Pollution Incident Prevention Plans submitted by businesses. Businesses are required to submit such a plan if they store or use critical materials on the "Critical Materials Register," salt, or large quantities of fuel.

Wastewater treatment systems with discharges of more than 10,000 gallons/day of sanitary sewage.

The Michigan Department of Natural Resources issues groundwater discharge permits when discharges of more than 10,000 gallons/day of sanitary sewerage (or other discharges) are proposed. The provisions apply to large-scale septic systems and other types of wastewater facilities. Proposed discharges must meet requirements of the Part 22 Rules of the Water Resources Commission Act.

Wastewater treatment systems which discharge into lakes and streams require a federal NPDES permit (National Pollutant Discharge Elimination System permit), which is issued by the Michigan Department of

Natural Resources.

8. Developers should be encouraged to contact state and county agencies at the earliest possible point in the site plan preparation process and to incorporate state and county agency requirements for resource protection into site plans presented to the Township.

PUBLIC - SEMI PUBLIC (P)

The Plan recognizes that these types of non-residential uses need to be located in agricultural or residential zones. However, in permitting such uses, measures must be taken to ensure compatibility with any nearby residential uses. Traffic, noise, lighting and trespass should be carefully controlled in order to mitigate the negative impacts on residential uses.

The public, semi-public uses illustrated on the Future Land Use Map represent Kent City lagoon irrigation fields, the Township cemeteries and the Kent Intermediate School District Nature Center on Red Pine Drive.

TRANSPORTATION

The street system forms the framework for growth and development of the community. By providing a means for internal and external circulation, it serves the community by helping shape the intensity of land use.

STREET CLASSIFICATION

The street system serving Tyrone Township can be classified as follows:

Major Arteries

This class of street serves major movements of traffic within or through the area. Mainly designed to move traffic, the secondary function is to provide land service. M-37 and 17 Mile Road (M-46) are major arteries in Tyrone Township.

Minor Rural Arteries

This class of street serves primarily local or shorter distance traffic and provides a limited degree of continuity. Their principal function is providing local land access in connection with major arteries. Roads such as Peach Ridge and Tyrone Avenues are examples of Minor Rural Arteries.

Paved Rural Collector Streets

These streets serve the internal traffic movement within specific areas and connect those areas with the major and minor arterial system. Generally, they are not continuous for any great length. Afton Avenue is considered to be this type of street.

The collector street is intended to supply abutting property with the same degree of access as a local street, while at the same time serving local traffic movement. Traffic control devices may be installed to protect and facilitate movement of traffic; however, these devices would not be as elaborate as those on arterial streets.

Unpaved Rural Collectors and Local Streets

The sole function of these streets is to provide access to immediately adjacent property. There are a number of these roads in the community, but they carry a small proportion of the vehicle miles of travel.

CHAPTER 7

IMPLEMENTATION

In order for the Master Plan to serve as an effective guide to the continued development of Tyrone Township, it must be implemented. Primary responsibility for implementing the Plan rests with the Tyrone Township Board of Trustees, the Planning Commission, and the Township staff. This is done through a number of methods. These include ordinances, programs, and administrative procedures which are described in this chapter.

It is important to note that the Master Plan itself has no legal authority to regulate development in order to implement the recommendations of the Plan. This implementation must come from the decisions of the Township Board and Planning Commission to provide needed public improvements and to administer and establish regulatory measures relative to the use of the land. The private sector, including individual home and land owners, is also involved in fulfilling the recommendations of the Master Plan by the actual physical development of land uses and through the rezoning of land. The authority for this, however, comes from the Township. Cooperation between the public and private sectors is therefore important in successful implementation of the Master Plan.

Zoning

Zoning represents a legal name for the Township to regulate private property to achieve orderly land use relationships. It is the process most commonly used to implement community Master Plans. The zoning process consists of an official zoning map and zoning ordinance text.

The official zoning map divides the community into different zones or districts within which certain uses are permitted and others are not. The zoning ordinance text notes the uses which are permitted and establishes regulations to control densities, height, bulk, setbacks, lot sizes and accessory uses.

The zoning ordinance also sets forth procedures for special approval regulations and controls over signs. These measures permit the Township to control the quality as well as the type of development.

The Plan recommends that the following changes be made to the Township Zoning Ordinance in order to implement the recommendations of the Master Plan.

1. Adopt zoning ordinance regulations to prohibit private roads in the Agricultural Preservation areas.

2. Amend the zoning ordinance to allow shared driveways which would serve no more than two lots as recommended by Chapter 6.
3. Amend the minimum lot size in the AP areas to require a minimum of one acre with 150 feet of lot width for lots served by a shared driveway.
4. Amend the ordinance to more clearly define how lot width will be measured.
5. Amend the R-1 zoning chapter to require a minimum lot size of 30,000 square feet with 132 feet of lot width for those parcels not served by public utilities as recommended by Chapter 6.
6. Develop regulations for open space neighborhoods. These should be based on incentives to encourage developers to use this technique.
7. Develop new regulations for cellular towers.
8. Consider developing new zoning district for the Elmdells subdivision and the nearby area of Red Pine and 17 Mile Road in order to correct the non-conforming status of this residential area and to reduce variance requests.
9. Consider a separate site condominium ordinance which would allow site condominiums in all zoning districts as a use by right instead of a special use permit.
10. Consider new zoning regulations for land adjacent to Kent City which would have minimum and maximum lot sizes in order to ensure these areas are available for future residential growth in an orderly manner.

SUBDIVISION ORDINANCE

Currently the Township does not have its' own subdivision control ordinance. Thus, any requests to plat property or create a subdivision will be done so according to the provisions of the State Land Division Act. In order for the Township to better regulate subdivisions, the Plan recommends that the Township adopt its' own subdivision control regulations. This will allow the Township to regulate development within subdivisions regarding drainage, sidewalks, street trees, number of lots on a public street, and enable the Planning Commission to better review the designs of subdivisions.

Rezoning to Agricultural.

In order to carry out the recommendations of the Plan, the property owners north of and east of Kent City which have land designated for long term agricultural use but are zoned otherwise should be contacted to determine their willingness to rezone their property to Agricultural. The Township could act as a sponsor of this rezoning and waive any fees associated with a normal rezoning process. If the property owner does not wish to rezone the land back to

Agricultural, the Planning Commission will need to decide if it is appropriate to rezone the property on its' own.

Cooperation with Villages

The future development of Tyrone Township is tied in some respects to the growth of the Village of Kent City and to a lesser extent the Village of Casnovia. Both villages have their own sewage lagoon systems. Current Kent City policy requires that areas served by its sewer lines be annexed into the Village. This will have a significant impact on the use of land adjacent to the Kent City border.

This Master Plan process has involved Kent City officials in order that the planning for each municipality's common border can be done cooperatively. The Plan recommends that this spirit of cooperation be continued by periodic meetings between elected officials and the Planning Commission from each municipality.

Planning Education

Planning Commissions should attend planning seminars to keep themselves informed of planning issues and learn how to better carry out their duties and responsibilities as Planning Commissioners. These seminars are regularly sponsored by the Michigan Society of Planning Officials (MSPO) and the Michigan Township Association (MTA) and are a valuable resource for Planning Commissions. There are also several planning publications which are a useful information tool for Planning Commissioners. The main publications are *Planning and Zoning News* and *Michigan Planner Magazine*.

Public Information

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

Revisions to the Master Plan

The Master Plan should be updated periodically (minor review every one to two years, major review every five to ten years) in order to be responsive to new growth trends and current Township attitudes. As growth occurs over the years, the Master Plan goals, land use information, population projections, and other pertinent data should be reviewed and revised as necessary so the Plan can continue to serve as a valid guide to the growth of the Township.

Appendix A

**RESULTS OF 10/20/97
PUBLIC WORKSHOP**

I. *Preserve Farmland*

- a. Currently a minimum of 2 acres with 300 feet of lot width is required to build a house in Tyrone Township in the Agricultural zoning district. Do you believe this zoning regulation preserves farmland?

Yes: One table split vote No: 4

- b. Should the Master Plan recommend other methods to preserve farmland?

Yes: 3 No: 0

- c. Some farmland preservation methods are described below. Which one do you think will work best?

1. *SLIDING SCALE (ZONING ORDINANCE)*

Yes: 1 No: 4

- Limits number of lot splits allowed in agricultural areas for non-farm dwellings depending upon size of parcel. For example:

<u>If you own</u>	<u>You may have</u>
0-10 acres	No splits
10-20	1 split for a non-farm dwelling
21-40	2 splits
41-80	3 splits
81 - over	4 splits

- Once these splits are taken, no more splits are allowed unless the zoning changes.
- Sets maximum and minimum lot size usually one to two acres with minimum lot width.
- Sets width to depth ratio for lots.
- Can prohibit private roads.

- Allows farmers some flexibility in sale and division of land.

2. ***QUARTER/QUARTER (ZONING ORDINANCE)***

Yes: 2 No: 3

- For each 40 acres of farmland, one lot split for a non-farm dwelling is allowed - once lot has been created, no more splits permitted.
- Works best in areas with large farming operations and with lot sizes averaging over 40 acres.
- Require new lot(s) to be on non-prime farm land area; establish maximum and minimum lot sizes with width to depth ratio.
- New lots can be clustered.

3. ***AGRICULTURAL SECURITY AREAS (VOLUNTARY)***

Yes: 4 No: 1

Landowners, representing 250 acres or more, would have the opportunity to voluntarily petition the township to designate the area as an Agricultural Security Area (ASA).

This main focus of an ASA is to maintain large blocks of agricultural land in production, thus protecting valuable farmland and minimizing the impact of non-farm uses on the farming activities within the ASA. Agricultural operations are easier with a larger number of adjacent farm neighbors. This provides greater security for the continued operation of any farm within the ASA area.

- Minimum 7 year enrollment period subject to renewal.
- Enrollment procedure similar to PA 116. (Farmland and Open Space Preservation Act)
- Greater PA 116 property tax credit for longer term enrollments.
- Minimum amount of acreage (250 acres) may be required to enroll in an ASA.

- Landowners may band together to form Agricultural Security Areas.
- Township would have to hold a public hearing on the request.
- Township could require nearby proposed non-farm developments to be designed to minimize their impact on the farming activity.
- If land is also enrolled in PA 116, new building improvements would be temporarily exempt from ad valorem taxes during the enrollment period.

NOTE: **The State of Michigan must first pass a law to allow the establishment of Agricultural Security Areas before townships could approve them.**

4. ***PURCHASE OF DEVELOPMENT RIGHTS (VOLUNTARY)***

Yes: 1 No: 4

This program would allow farmers to sell the development rights of their land to the state, the township or a conservation group. The landowner retains ownership. **Once the development rights are sold, the landowner would no longer have the right to use the land for any use except farming, although the land could still be sold for farming purposes.**

- The landowner is paid a one time amount for the value of the development rights.
- The money for the purchase of development rights may come from a variety of sources such as a township wide special millage, the State PA 116 Lien Fund, conservation groups, a special tax on building permits or other sources as deemed appropriate (and legal) by township officials.
- The value of the development rights is the difference between the fair market value of the land for non-farm development and its' value solely for agricultural purposes. These values are determined by professional appraisers. For example:
 - Fair market value of property for non-farm development purposes: \$100,000
 - Fair market value of property for farming only: \$60,000

- Value of development rights: (paid to farmer) \$40,000

If a landowner is considering enrolling in a PDR program, an appraisal on the value of the development rights would be done as a first step. Once this value is determined, the landowner knows how much money to expect and then makes the final decision on whether or not to enroll in the program.

d. Should additional policies or regulations be adopted by Township officials to protect the farmer's ability to continue to farm such as:

- allowing the sale of marginal or poor farmland for non-farm houses.

Yes: 4 No: 0

- assessing all farmland based on the *actual* not potential use.

Yes: 4 No: 0

- allowing private roads in long term agricultural areas, but only if allowed as a Special Land Use by the Planning Commission.

Yes: 3 No: 0

- allowing commercial agriculture uses such as farm markets, craft demonstrations, animal petting farms, hay rides, mountain bicycle races, all of which allow the farmer to market the farm environment.

Yes: 3 No: 0

II. *Preserve Rural Character*

- a. Would you consider either encouraging or requiring clustering of home sites on smaller lots with large areas retained as open space (rather than just having individual homes on large lots)? This is known as Open Space Zoning, a zoning technique which permits a land owner to develop property in a manner which clusters houses in a select area leaving the remainder of the land to be kept as open space or farmed. The number of houses permitted by conventional zoning would stay the same or even be allowed to increase.

Yes: 111 No: 1

Only if sewer is available

Some features of Open Space Zoning:

- Participation is voluntary. Landowner would need to request a rezoning from Township.
 - Private roads would be allowed.
 - Home sites would be situated away from prime farmland soils, wetlands or steep slopes.
 - Farming could still be permitted on those areas not used for housing.
 - The open space areas are permanent through deed restrictions, conservation easements or other legally binding methods.
- b. In what parts of the Township would Open Space Zoning work best?

Leave this to Planning Commission
RA zone

- c. Do you envision well-planned subdivisions as part of the future of Tyrone Township?

Yes: 1
One table had a split vote

- d. Where do you think future subdivisions would be located?

RA Zoned land: 2

- e. The Township has a Rural Agricultural (RA) zoning district which is designed to provide for both farming and a rural setting for non-farm dwellings. **The minimum lot size is one acre with 150 feet of width at the building line.** Is this lot size acceptable or should it be bigger or smaller?

Acceptable: 2
Smaller: 1
One table split vote for 1 acre or 2 acre minimum

III. a. Is there a need for more apartments in Tyrone Township?

Yes: 2 No: 3
In Village

b. Is there a need for senior citizen or retirement housing?

Yes: 4 No: 1
Affordable; condominiums; in village

IV. ***Industrial and Commercial Use***

a. Is there a need for more industry in Tyrone Township?

Yes: 3 No: 0
Light industry

b. Where should it be located?

Industrial parks; around village
Along M-37 and 17 Mile Road

c. Is there a need for more commercial uses?

Yes: 4 No: 0

What types?

All types; restaurant; services, professional

d. Where should new commercial uses be located?

In or near village; the 4 square miles around the village

V. ***Recreation***

a. Should the Master Plan identify locations for additional recreational facilities for Tyrone Township residents?

Yes: 2 No: 2

b. What type of facilities are needed?

Bike trails, cross country ski trails, soccer fields, others as demand dictates.

c. Where should the facilities be located?

In areas not suited for development.

***USE THIS SPACE TO LIST ANY OTHER COMMENTS OR CONCERNS YOU HAVE
RELATIVE TO THE TYRONE TOWNSHIP MASTER PLAN AND HAND IN THIS EVENING:***

- ***More workshops needed***
- ***Fix non-conforming lots***
- ***Limit rate of growth of cluster development and mobile homes to reflect rate of growth of single family homes in residential areas 2 acres or greater.***

Appendix B

SUMMARY VOTING SHEET 6-11-98

- 21 I prefer Existing Agricultural Zoning Regulations
- 4 I prefer Proposed Agricultural Zoning Regulations
- 3 I am uncertain at this time.

Other Ideas for Farming Preservation/Comments

1. I think we should look at more commercial/industrial areas.
2. The proposal needs re-thinking, especially no time limit after splits.
3. Size of splits should be smaller and along existing roads like one or two acres.
4. I hope the Board realizes that creating new homes by the dozen without industry only compounds the school problem, the need for more school and the increase in taxes (property) to support this.
5. A dwelling on a lot of less than 5 acres should be required to be connected to city (or other) sewer system. Too many septic and well systems present serious water contamination problems.
6. Smaller lots with private roads.
7. Leave things along.
8. Do the voting Township Board own farms? I don't think so.
9. I feel every Township land owner should be sent a ballot to vote.
10. Smaller lots with private roads to give better use of land and higher tax base.
11. Leave it to individual farmers.

Appendix C

**Results of Survey taken at
Farmland Preservation Conference held 11-4-96
(20 Surveys Returned)**

QUESTIONNAIRE

1) In which Township do you live? TYRONE

2) Are you a farmer? 14

If "yes", do you . . . (Check all that apply)

- 8 a) own your farm?
- 2 b) lease your farm to others?
- 3 c) rent the land you farm?
- 11 d) farm more than 40 acres?
- 2 e) raise beef cattle?
- 1 f) operate a dairy farm?
- 8 g) raise crops for sale?
- 4 h) operate an orchard?
- 1 i) manage a farm for others?
- 9 j) operate your farm as a family?
- k) other (please specify)

Yes No Maybe

3) Do you think that ongoing residential and commercial development will diminish the long-term viability of agriculture in the Township? 11 3 1

4) Should a primary goal of Township land use planning be to maintain the agriculture industry for this Township's future? 13 3 4

5) Should land in the Township, well suited to agriculture and currently utilized in agriculture, be preserved exclusively for this purpose by township regulation? 6 7 7

Yes No Maybe

- 6) Would you support the establishing of "Agricultural Security Areas" within the township for participation in regional or statewide incentive programs to preserve these areas for agriculture? 6 6 6
- 7) Are you interested in working with your Township Planning Commission on a Farmland Preservation Plan? 5 9 7

If "yes" please provide name & phone:

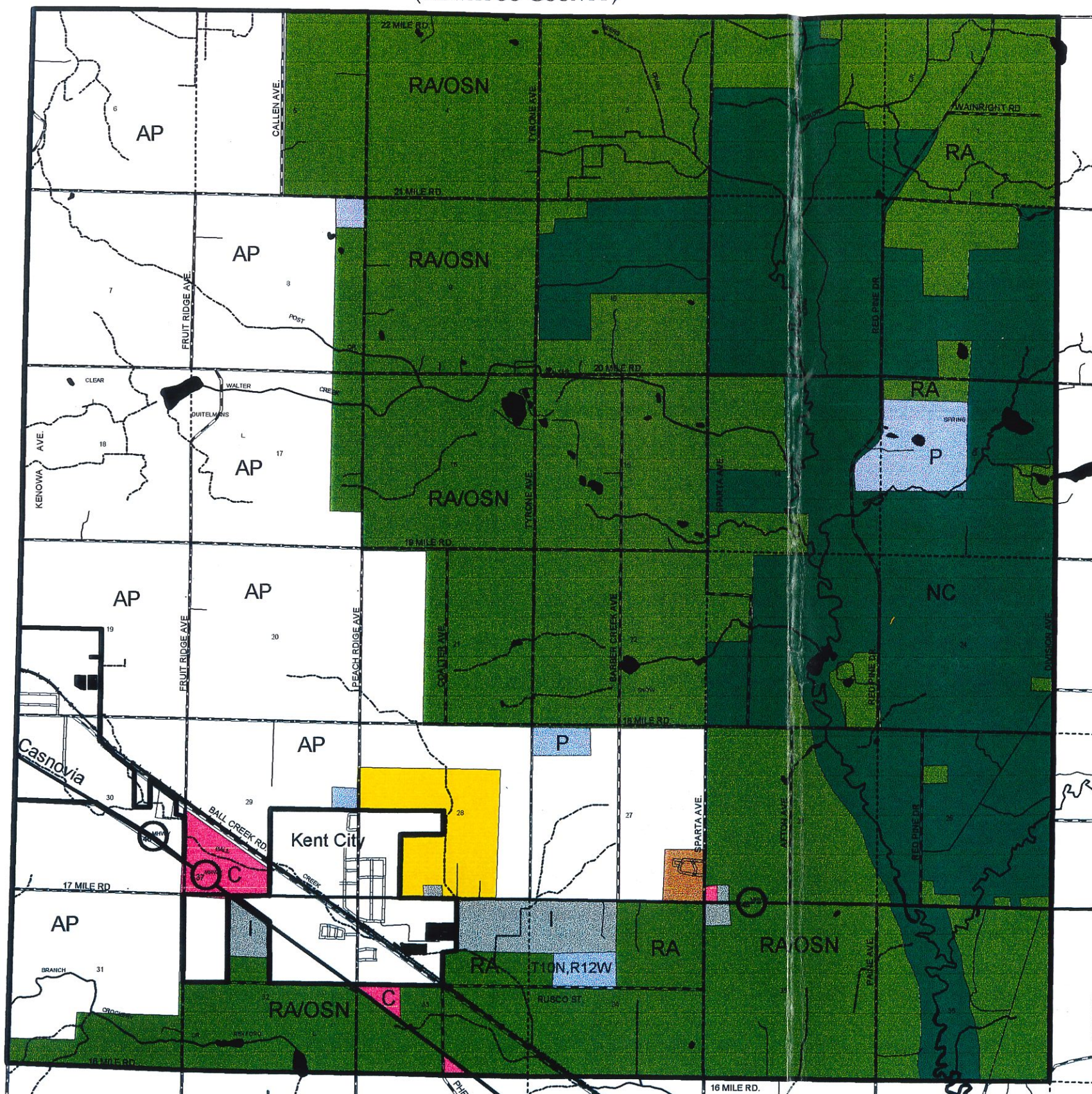
- 8) Comments:

GRANT TOWNSHIP
(NEWAYGO COUNTY)

MAP 7

FUTURE LAND USE
TYRONE TOWNSHIP
KENT COUNTY, MICHIGAN

CASNOVIA TOWNSHIP
(MUSKEGON COUNTY)



SOLON TOWNSHIP

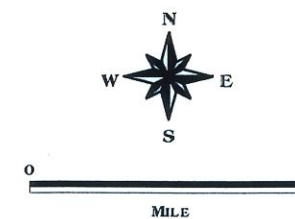
SPARTA TOWNSHIP

FUTURE LAND USE CATEGORIES

- AP AGRICULTURAL PRESERVATION
- RA RURAL AGRICULTURAL
- LDR LOW DENSITY RESIDENTIAL
- MDR MEDIUM DENSITY RESIDENTIAL
- C COMMERCIAL
- I INDUSTRIAL
- NC NATURE CONSERVANCY (ROGUE RIVER STATE GAME ARE.)
- P PUBLIC, SEMI-PUBLIC
- OSN OPEN SPACE NEIGHBORHOOD

BASE FEATURES

- Township & City Limits
- Section Lines
- Section Numbers
- Highways
- County Roads
- Minor Streets/Residential Roads
- Two Track Roads
- Railroads
- Rivers/Streams
- Drains/Intermittent Streams
- Lakes/Ponds



ADOPTED BY THE TYRONE TOWNSHIP
PLANNING COMMISSION ON SEPTEMBER 10, 1998.

DATA SOURCES: BASE INFORMATION, MICHIGAN
DEPARTMENT OF NATURAL RESOURCES, MIRIS, 1978.
FUTURE LAND USE CATEGORIES, TYRONE TOWNSHIP
AND MAINSTREET PLANNING, 1998.

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