

## DRAFT 2

**Note that most pictures will be replaced and the entire document redesigned after the language of the Master Plan is adopted and after the revisions to the Future Land Use Map have been adopted.**

### **Proposed Master Plan text revisions:**

Chapter 1 Introduction to remain the same.

Chapter 2 Snapshot of the Past and Present **is already updated with current information.**

Chapter 3 Natural Features to remain the same.

#### Chapter 4 Public Utilities

Page 21 - The text is still accurate and will remain the same.

Page 22 – The sewer map has been updated to the 2020 version.

Page 23 – The water map has been updated to the 2020 version.

Page 24 – The Sanitary Sewer Master Plan dated May 2015 is still accurate and remains the same.

Page 25 – The Ottawa County Water Resources map of drains and culverts has been added.

#### Chapter 5 Traffic and Vehicular Circulation

Page 27 – The text is still accurate and will remain the same, except add Chicago Dr. to be listed as a major street.

The streets listed in Chapter 24 of the Georgetown Township Zoning Ordinance, footnote (b) **and Chicago Dr.** are to be considered as Major Arterials, Minor Arterials, and Collectors.

**Please note that the 48<sup>th</sup> Ave. Corridor Study and maps have already been on the Township website under the Building and Zoning Department. [Building & Zoning Department | Georgetown, MI - Official Website \(georgetown-mi.gov\)](http://www.georgetown-mi.gov/Building%20and%20Zoning)**

#### Chapter 6 Goals and Policies

Pages 29 and 30 are still accurate and will remain. New pictures will be added.

Page 31 – The consensus of the Planning Commission was to remove the following statement:

- To prepare and protect options for alternate means of mass transit.

Page 32 – Chicago Dr. was added – “Access to major roads (**Chicago Dr. and** those listed in the Zoning Ordinance)...”

Pages 33 and 34 are still accurate and will remain.

#### Chapter 7 Future Land Use

Page 36 – There will be a new date for the revised Future Land Use Map after it is completed and printed by Ottawa County GIS.

Other than that, the rest of the pages containing descriptions of the zoning designations are still accurate and will remain the same.

#### Chapter 8 Rationale and Highlights of the Future Land Use Map

Page 41 – Leave this language in the Master Plan text, except remove **or mass transit.**  
As requested by the Planning Commission to add the following language:

## Chicago Dr. Corridor

No major changes in the existing land use pattern along the Chicago Dr. corridor are anticipated. The character of the retail uses at the east end should be maintained; however, a mix of commercial and residential uses are appropriate for the south side. Much of the undeveloped land on the south side of Chicago Dr. is subject to wetland, floodplain or unstable soils constraints **and will remain undeveloped unless a plan is presented to mitigate the floodplain with proper engineering for compatible uses.** In the 12<sup>th</sup> Ave. area, any development should include combined parcels if possible. Reuse of the DeWent Gravel property for industrial use is anticipated. Much of the land

Page 42 – Revised to reflect what currently exists. Office uses are allowed with commercial uses anyway. **Discussion is provided in the document titled Future Land Use Map Proposed Revisions 2 about continuing to maintain residential uses along Baldwin where non-residential uses have not already been established. Note that the sections highlighted in green have been in the Master Plan since the 1990s.**

Page 43 – New 2010 Bend in the River cover added.

Page 44 – Delete references to mining because it is complete and the water storage tank has been constructed. The language has been changed to reflect the completed mining in the Edson/VanBuren area and the completed elevated water storage facility on 36<sup>th</sup> Ave. north of Baldwin.

Page 45 – The Bricks Gas Station has been completed.

Page 45 – The Township no longer owns the ice rink. Also, construction is completed on a Veteran's Plaza at the corner of Main St. and Baldwin, waterfall identification sign at the corner of Main St. and Chicago Dr. and an identification sign on the south side of Baldwin near the off-ramp of I-196 at the east end of Baldwin. A list of completed goals was added.

Page 45 – Rewrite the language as follows:

**The Township has built an ice rink at the corner of Bauer and 48<sup>th</sup> Ave. The property with the ice arena at the corner of Bauer Rd. and 48<sup>th</sup> Ave. is designated as commercial and this area** The area near this site could be developed with neighborhood commercial uses near 48<sup>th</sup> Ave. and attached and detached single family residential uses to the east. **A residential PUD is currently being developed in this area.** Special consideration should be given to good access management along this corridor, as well as to larger setbacks. Commercial uses are located west of 48<sup>th</sup> Ave. in this area in Blendon Township. No neighborhood commercial uses should expand to the south of the intersection of Bauer Rd. and 48<sup>th</sup> Ave.

Page 46 – As requested by the Planning Commission, reference to the possibility of Allendale providing services is made which may provide an opportunity for development of uses that would be compatible with the surrounding area. Also language has been added about the accomplishment of previously stated goals.

### **Northwest Corner of the Township**

**Although Allendale Township has provided a minimal amount of public services to some developments near GVSU, the lack of public sewer service currently constrains development in the area. If public utilities become available, an opportunity may exist for development**

**that would be compatible with the surrounding area. In such instances where appropriate, GVSU would have to provide the sewer to the property through a utility agreement.**

To the paragraph about gateways, the following has been added: **and signage has been installed.**

Page 47 – Add language for the Greenway Trail and show maps and legend

### **Ottawa County Grand River Greenway Trail**

**Through adoption of the Master Plan, the Township commits to participating with the Grand River Greenway Trail as opportunities arise.**

**The Grand River Greenway will provide a network of **connected park and open space lands along the river**. These linked lands provide greater benefit to wildlife and also creates the land base needed for linear regional trails. Ottawa County Parks has been acquiring land to establish the greenway since 1996, when the county parks millage was first approved. Over 2,600 acres and 13 miles of river shoreline have been purchased.**

Chapters 9 and 10 to remain the same except for the addition of the adoption by reference of the Reliability Study of **2017**.