

03



IMPLEMENTATION PLAN

Implementation Plan

This section identifies and describes actions and tools available to implement the vision of this Plan.

Key	
Priority	
A	Most Important
B	Very Important
C	Important

Timeframe

Timeframe is measured as a range of years extending from the adoption of this plan, with the first year being the beginning of implementation actions, and the second year being project completion. Timeframes that include an asterisk are recommendations that are dependent on Township growth. As in, certain actions and amenities may become necessary only as development occurs.

Responsibility (Color)

	Project Lead
	Key Participant
	Contributor

In the table above:

"Priority" indicates the level of importance of a given action task. While all tasks are important, in the event limited resources dictate a choice between actions, higher priority actions should be undertaken first.

"Timeframe" indicates approximately when, in the years following the adoption of the plan, an action should take place, as described above.

"Responsibility" indicates the organizations and individuals that will need to be involved to successfully carry out the action steps listed.

Responsibility (Abbreviation)	
BO	Business Owners
CCS	Corpus Christi Catholic School
CM	Community Members
COH	City of Holland Staff
CSX	CSX Railroad
ECA	Eagle Crest Charter Academy
HAAC	Holland Area Arts Council
HBPW	Holland Board of Public Works
HCS	Holland Christian Schools
HCVB	Holland Convention and Visitor's Bureau
HO	Home Owners
MACC	Macatawa Area Coordinating Council
MAX	Macatawa Area Express
MD	Master Developer (a private developer chosen to partner with the Township in the redevelopment of multiple contiguous partners)
MDOT	Michigan Department of Transportation
MSU	Michigan State University
OAISD	Ottawa Area Intermediate School District
OC	Ottawa County
OCPPI	Ottawa County Planning & Performance Improvement
OCPRC	Ottawa County Parks & Recreation Commission
OCRC	Ottawa County Road Commission
OCWRC	Ottawa County Water Resources Commission
ODC	Outdoor Discovery Center
PC	Planning Commission
PR	Parks and Recreation
PTS	Park Township Staff
RD	Residential Developers
SD	Sub-developer (a private developer chosen by the Township and Master Developer to partner in the redevelopment of specific part of an overall redevelopment plan)
SM	State of Michigan
TB	Township Board of Trustees
TS	Township Staff
WOPS	West Ottawa Public Schools
ZPS	Zeeland Public Schools

Funding	
Public	Includes public funds from the Township operating budget, County, and State funding. May also include local government bonds and grants.
Private	Includes funds from private sources such as grant monies, corporate funding, or property owners.
DDA/TIF	Tax increment financing provided by an authorized body. The Township does not currently have any TIF districts, but this plan envisions the creation of Corridor Improvement Authorities for Douglas in the Beechwood Area and 8th Street in the Federal Street.

Transportation

Geography	Project	Priority	Timeframe (Years)	Responsibility			Funding			Maintenance Responsibility
				Township	Other Gov't	Private	Public	Private	TIF/DDA	
Township-Wide	Explore opportunities, such as conducting Corridor Plans, and safety audits for traffic congestion relief, future road design, and safety improvements on routes listed in this Plan.	A	1-5	TB PC TS	OCRC MACC MDOT		●			
Federal District	Engage OCRC and the City of Holland on the reconfiguration of E. 8th Street as described in the Federal District sub-area plan.	A	1-3	TS	OCRC COH		●			OCRC
Township-Wide	Engage OCRC on ways to improve traffic safety, including the potential for roundabouts or other creative designs at the intersections indentified in this plan.	B	1-5	TS	OCRC		●			OCRC
Township-Wide	Engage OCRC on the feasibility of adding pedestrian safety improvements in the areas identified by this plan.	B	1-5	TS	OCRC		●			
Township-Wide	Work with the OCRC to develop road connections for new residential developments and require development plans, as applicable.	B	On-going*	TS	OCRC	CM DEV	●			OCRC HO CM
Township-Wide	Work with Ottawa County Road Commission (OCRC) to develop and adopt a Right-of-way (ROW) improvement plan, to include sidewalk additions and improvements, as well as street tree implementation schedule, focused especially on the sub-areas in this plan.	B	1-5	TS	OCRW	MD	●			TS
Township-Wide	Engage the Outdoor Discovery Center and the City of Holland to explore extensions of the Macatawa Greenway, including the connection to Windmill Island.	B	1-5	TS	COH ODC		●			TB TS ODC
Township-Wide	Work with MAX to assess future bus routes and stops near community nodes (especially sub-areas), employment centers, and residential areas. Consider direct lines on major corridors, rather than one way loops.	B	2-10*	TS TB	MAX		●			MAX

Transportation, continued

Geography	Project	Priority	Timeframe (Years)	Responsibility		Funding			Maintenance Responsibility
				Township	Other Gov't	Private	Public	Private	
Township-Wide	Foster relationships with transit agencies to assess future locations for public transit stops or hubs in Holland Township for the BRT and West Michigan Express.	C	3-10	TS	MAX NC MDOT		●		
Township-Wide	Assess corridors for potential truck routes, where applicable.	C	2-4	TS	OCRC MDOT		●		OCRC
Township-Wide	Amend the Zoning Ordinance to encourage electric charging stations for automobiles in certain developments	C	3-5	TS PC				●	

Non-Motorized

Geography	Project	Priority	Timeframe (Years)	Township	Responsibility		Funding			Maintenance Responsibility
					Other Gov't	Private	Public	Private	TIF/DDA	
Township-Wide	Revise the Zoning Ordinance to require sidewalks and/or bike paths in new and/or redeveloped commercial and industrial developments.	A	1-2	TB PC TS			●			
Township-Wide	Revise the Zoning Ordinance to require sidewalks in new residential neighborhoods.	A	1-2	TB PC TS	DEV HO		●			
Federal District	Coordinate with regional partners to ensure the 8th Street Corridor is bicycle friendly to reflect both the ongoing bicycle infrastructure development process for that corridor and also the Federal Square vision.	B	1-5	TB TS	DEV HO		●			TB PC TS
Township-Wide	Work with the OCRC, the City of Holland, and MACC to plan and develop a series of paved shoulders and bike paths envisioned by this Plan; by means such as identifying priority routes, creating a funding plan, and conjoining road improvement schedule projects.	B	On-going*	TS	OCRC MACC MDOT	CM	●	●		TB TS OCRC MACC CoH MDOT
Federal District	Engage stakeholders and property owners along E. 8th Street to explore access management and street frontage improvements to pave the way for a more walkable corridor.	B	1-5	TS	OCRC COH	BO	●			
Township-Wide	Work with Ottawa County Road Commission to develop and adopt a Right-of-Way ROW improvement plan, to include sidewalk additions and improvements as applicable, as well as street tree implementation schedule or area landscape plan. Encourage the selection of tree species to promote unique or themed identities of the various corridors.	B	1-5*	TS	OCRC					TS TB OCRC
Township-Wide	Target utility corridors for future non-motorized trails.	C	4-6		DNR MDOT NC OC		●	●		TB TS

Non-Motorized, continued

Geography	Project	Priority	Timeframe (Years)	Responsibility			Funding			Maintenance Responsibility
				Township	Other Gov't	Private	Public	Private	TIF/DDA	
Township-Wide	Continue to expand the pedestrian infrastructure throughout the Township by implementing sidewalks on both sides of major corridors for enhanced pedestrian safety and include protected crossings where appropriate.	C	On-going*	TS TB			●			TB TS
Township-Wide	Continue relationships with Ottawa County, neighboring communities, and the Outdoor Discovery Center to assess key regional non-motorized connections, such as expanding the Macatawa Greenway. Determine feasible routes and phases.	C	On-going	TS	NC OC		●			TB TS COH ODC
Beechwood/ North River	With input from CSX, conduct a Feasibility Study for rail-to-trail conversion for rail Right-of-way (ROW) north of Douglas Ave. and west N River Ave. If Study results indicate feasibility, implement the conversion.	C	4-10	TS	CSX	MD/SD	●			TB TS PC CSX
Beechwood/ North River	Engage with Soccer Stop to explore "trailhead" connection, as well as the implementation of recreation space integrated with stormwater management at the rear of property.	C	4-6	TS		BO	●	●		TB TS
Federal District	Engage CSX (Holland-Hamilton Line) and the Outdoor Discovery Center to explore the potential for pedestrian crossings and rail-to-trail conversion.	C	4-10	TS	CSX ODC		●			TB TS
US-31 Corridor	Engage MDOT and the Ottawa County Road Commission to explore the feasibility of constructing pedestrian / bicyclist bridges across US-31	C	5-15*	TS	MDOT OCRC		●			TB TS

Placemaking and Beautification

Geography	Project	Priority	Timeframe (Years)	Responsibility		Funding			Maintenance Responsibility
				Township	Other Gov't	Private	Public	Private	
Township-Wide	Develop community gateways into the Township to create a sense of unique identity with decorative design and landscape elements and assess areas where wayfinding signage may be appropriate (such as the sub-areas identified in this plan).	A	On-going	TB TS	HCVB		●		TB TS
Beechwood/ North River Federal District	Explore opportunities to promote cooperation among stakeholders to oversee and coordinate beautification in key sub-areas. This may or may not result in the creation of new TIF districts.	A	1-2	TB TS	OC COH	BO	●	●	
Federal District US-31 Corridor	Engage MDOT and the City of Holland to revisit the possibility of improving the aesthetics and function of US-31 through improved landscaping.	B	4-6	TB TS	MDOT /COH		●		
Federal District	Engage MDOT and OCRC to implement improvements to Chicago Drive, especially those envisioned by the Federal District sub-area plan.	B	2-6	TS	OCRC		●		TB TS
Township-Wide	Engage the Ottawa County Road Commission to explore enhancements to neighborhood streets, especially within the sub-areas envisioned in this plan.	B	2-10	TS	OCRC		●		OCRC
Federal District US-31 Corridor	Engage the Ottawa County Road Commission and the City of Holland to explore enhancements to the Waverly Road/120th Avenue corridor, especially as envisioned in the Federal District and U-31 sub-area plans.	B	1-5	TS	OCRC		●		OCRC
Beechwood/ North River	Facilitate the disposition of all new public spaces described in the sub-area plan (i.e. Adams Green, Pedestrian Promenades, mid-block connectors, small chamfered plazas, public parking areas, etc.). Determine their new managing entities (i.e. Parks & Rec., Master Developer, etc.) and proposed improvements.	B	4-8*	TS		MD	●	●	

Placemaking and Beautification, continued

Geography	Project	Priority	Timeframe (Years)	Responsibility			Funding			Maintenance Responsibility
				Township	Other Gov't	Private	Public	Private	TIF/DDA	
Township-Wide	Implement beautification measures as described in this Plan, such as landscaped corridors, street trees, wayfinding signage, etc.	B	3-5*	TB TS	HCVB		●			TB TS
Township-Wide	Explore funding arrangements or programs to incentive property owners to enhance landscaping on site.	B	1-5	TB TS			●			
Beechwood/North River	Conduct Marina Feasibility Study for marina project at Dunton Park.	B	2-4	TS			●			TB TS
Township-Wide	Engage future possible waterfront park stakeholders and potential partners, including ODC, HBPW, Holland Area Arts Council, others, to determine target amenities and features.	B	On-going	TS			●			
Beechwood/North River	Relocate all overhead lines underground along vacated Howard Ave. section, coordinating new utility easement with re-platting.	B	4-6	TS	HBPW	MD	●	●	●	
Beechwood/North River	Engage City of Holland (CoH) to coordinate Van Bragt Park plans with Boardwalk and Meadow project envisioned in Beechwood/North River sub-area plan.	B	1-3	TS, PR	CoH	HBPW ODC	●			TB TS CoH
Beechwood/North River	Implement Boardwalk and Meadow along Lake Macatawa Waterfront, as envisioned in Beechwood/North River sub-area plan.	B	4-6	TS	CoH	MD	●	●	●	TB TS
Federal District	Engage the HBPW on the scheduled utility enhancements in the Federal District to explore the burying of overhead power lines underground. This should also include discussions of increased and distinctive street lighting.	C	5-10	TS	HBPW		●			
Township-Wide	Develop specific design elements for the three sub-areas in this Plan. Create a special identity for each sub-area for placemaking elements (e.g. color schemes for signage, lamp post decorations, etc.)	C	2-4	TS			●	●		TB TS

Placemaking and Beautification, continued

Geography	Project	Priority	Timeframe (Years)	Responsibility			Funding			Maintenance Responsibility
				Township	Other Gov't	Private	Public	Private	TIF/DDA	
Township-Wide	Continue to foster relationships with neighboring communities, such as the City of Holland, to market the "greater Holland area" for year-round tourism.	C	On-going	TB TS	NC OC HCVB		●	●		
Township-Wide	Assess the applicability, establish partnerships, develop a budget and timeline, and review potential locations for a Holland Charter Township community/civic center.	C	On-going	TB PC TS	NC OC	CM DEV BO	●	●		TB TS

Agricultural/Natural Preservation

Geography	Project	Priority	Timeframe (Years)	Responsibility		Funding			Maintenance Responsibility
				Township	Other Gov't	Private	Public	Private	
Township-Wide	Prohibit planned unit developments in those areas classified as Agricultural Preservation in the Future Land Use Plan.	A	1-2	TB PC TS			●		
Township-Wide	Limit public water/sewer extensions into those areas classified as Agricultural Preservation in the Future Land Use Plan.	A	On-going	TB PC TS			●		
Township-Wide	Consider opportunities for open space/natural space in all newly proposed developments, as applicable.	A	On-going	TB PC TS	DEV		●		
Township-Wide	Engage the Ottawa County Water Resources Commission and the Ottawa County Parks and Recreation Commission to enhance / clean up existing drainage areas.	B	1-5	TS	OCWRC OCPRC		●		OC PR
Township-Wide	Consider the implementation of various agricultural preservation techniques such as a Townshipwide Purchase of Development Rights (PDR) Program, Transfer of Development Rights (TDR) Program, or others.	B	On-going	TB PC TS	NC OC		●		
Township-Wide	Foster relationships with local producers and identify other methods in which the Township can assist with supporting local farming, such as weekly farmers market events, support and engagement in community gardens, establish and maintain partnerships with MSU-E and 4-H programs, and more.	C	On-going	TS PC	NC	CM	●	●	

Economic Development

Geography	Project	Priority	Timeframe (Years)	Responsibility		Funding			Maintenance Responsibility
				Township	Other Gov't	Private	Public	Private	
Township-Wide	Continue partnerships with local economic development agencies, such as Lakeshore Advantage and the Michigan Economic Development Corporation (MEDC), to foster and support business maintenance and growth in the Township.	A	On-going	TS				●	
Township-Wide	Identify redevelopment priority sites in the Township, outside of the Sub-Areas in this plan, and develop strategies for redevelopment.	A	1-3	TB PC TS			●	●	
Township-Wide	Identify State and local funding opportunities to redevelop priority sites, such as the Ottawa County Brownfield Redevelopment Program, Smart Zone Development, MEDC programs (Redevelopment Ready Communities), and more.	A	1-3	TB PC TS	MEDC OC		●		
Beechwood/ North River Federal District US-31 Corridor	Explore financial incentives to encourage redevelopment and enhancement efforts for the sub-areas, including but not limited to: <ul style="list-style-type: none"> Existing SmartZone The creation of a Commercial Rehabilitation District (PA 554 of 2006) The Commercial Redevelopment Act (PA 227 of 2008) 	A	1-3	TS			●		
Beechwood/ North River	Develop evaluative criteria for "Master Developer" selection via RFP for Pfizer site. Require re-platting strategies for small and medium scale incremental development to be carried out by coordinated sub-developers. Encourage diversity in sub-developer size, expertise, and financing source / approach.	A	1-3	TS PC TB	MEDC OC		●		

Economic Development, continued

Geography	Project	Priority	Timeframe (Years)	Responsibility			Funding			Maintenance Responsibility
				Township	Other Gov't	Private	Public	Private	TIF/DDA	
Federal District	Engage OAISD and Huntington Bank in seeking historic designations for the Federal School Building (OAISD) and Huntington Bank Branch as architecturally significant buildings to bookend Federal Square.	A	1-3	TS	OAISD	BO	●			
US-31 Corridor	Engage US-31 stakeholders and property owners to understand their (re)development plans, if any, and to share the opportunities available through the US-31 Corridor Sub-area plan.	A	1-3	TS		BO, CM	●	●		
Beechwood/ North River	Conduct Brownfield Remediation Opportunity Study to identity funds and grants which might be leveraged in further clean-up and redevelopment of Pfizer land.	B	2-4	TS			●			
Beechwood/ North River	Vacate Howard Ave. between Jefferson and North River Avenue	B	2-4	TS	OCRC		●			
Beechwood/ North River	Re-plat the Beechwood area, to create the road network in the sub-area plan, and develop a phasing plan for the redevelopment of the parcels within the new plat.	B	3-5	TS		MD	●	●		
Beechwood/ North River	Engage with MSU regarding property at Adams Green area to determine whether the property can integrate under Master Development scope – OR – Pursue purchase and development to be carried out in parallel by coordinated developer(s), including MSU as an institutional partner.	B	1-3	TS			●			

Economic Development, continued

Geography	Project	Priority	Timeframe (Years)	Responsibility			Funding			Maintenance Responsibility
				Township	Other Gov't	Private	Public	Private	TIF/DDA	
Beechwood/ North River	Facilitate one or more of the following options (not mutually exclusive): <ul style="list-style-type: none"> • Acquisition of MSU property • Land-swap with MSU to shift parking to south of Bioeconomy Institute • Partial acquisition and redevelopment to allow MSU to remain involved as redevelopment partner if desired 	B	2-4	TS	MSU	MD/SD	●	●	●	
Beechwood/ North River	Engage with property owners between Van Dyke St. and Aniline Ave. to understand future plans, redevelopment plans / interests, receptivity to beautification, landscaping, and other possible interventions.	B	1-3	TS		BO	●	●	●	
Federal District	Establish a fund for potential property acquisition and short-list of stakeholder engagement needed to create a neighborhood park and Federal Square—the two-block stretch of re-development between Walnut Street and Clover Street.	B	1-5	TS/ TB			●	●	●	TB TS
Township-Wide	Focus on repurposing underutilized parking areas (e.g. big box stores) in the Township, especially those located within the three sub-areas.	B	On-going	TB PC TS		CM DEV	●	●		
Township-Wide	Continue to foster relationships with local business owners, large employer business owners, and educational institutions to assist with growth and development where needed.	C	On-going	TS		CM	●	●		
Beechwood/ North River	Engage restaurant owners in between N River Ave. and Adient, such as Russ', to explore interest in the development of townhomes toward the rear of lots.	C	4-6	TS		RD, BO	●			

Economic Development, continued

Geography	Project	Priority	Timeframe (Years)	Responsibility		Funding			Maintenance Responsibility
				Township	Other Gov't	Private	Public	Private	
Beechwood/ North River	Engage owners at Lakewood Plaza (Serrtil Limited LP) to explore the enhancement of property including conversion to a mixed use development featuring retail and housing.	C	4-6	TS		RD, BO	●	●	●
Beechwood/ North River	Explore purchase of Quality Car Wash and OK Time sites for conversion into site for residential redevelopment and neighborhood park. This park would serve as intersection enhancement in addition to the provision of active and passive green space.	C	6-8	TS		RD, BO	●	●	●
Beechwood/ North River	Explore purchase of Florence St. ROW and adjacent properties for use in a new housing development to be coordinated with the project at Lakewood Plaza.	C	6-8	TS		RD, BO	●	●	●
Beechwood/ North River	Convene property owners and businesses at Railside Center, Pompa Vidals townhomes, and East Lakewood office condos to discuss a coordinated space redefinition (Lakewood Circle enhancement) and beautification project for enhanced connectivity.	C	6-8	TS		RD, BO	●	●	TS TB

Zoning Plan

Relationship Between Future Land Use and Zoning Categories

The table at right shows the Holland Charter Township Zoning Districts that would appropriately implement the vision of the Future Land Use Categories. Rezoning requests should be reviewed against this table to determine whether the requested district is supported by this Plan. In some cases, a new zoning district may be the most effective way to implement the vision of the Future Land Use Plan.

Future Land Use Categories	Zoning Districts
Agricultural Preservation	AG Agricultural
Low Density Residential	R-1 Low Density Residential District R-2 Moderate Density Residential District
Medium Density Residential	R-2 Moderate Density Residential District R-2A Medium Density Residential District
High Density Residential	R-3 High Density Residential District
Neighborhood Commercial	C-1 Neighborhood Commercial District
Community Commercial	C-2 Community Commercial District
Highway Commercial	C-3 Highway Commercial District
Mixed use	New District
Light Industrial	I-1 Light Industrial District
General Industrial	I-2 General Industrial District
Public/Quasi Public	All Districts
Park/Open Space	All Districts

Residential Densities and Typologies

The following chart should be used to determine the appropriate Zoning Districts for different typologies and densities of housing.

Future Land Use Category	Appropriate Density Range (Units Per Acre)	Typologies				
		Single Family Detached	Duplex/ Two-Family	Single Family Attached	Multi-Family (<8 units per building)	Multi-Family (No limit per building)
Low Density Residential	1-5	R-1, R-2*	N/A	N/A	N/A	N/A
Medium Density Residential	5-10	R-2	R-2, R-2A	R-2A	R-2A	N/A
High Density Residential	10-15	N/A	N/A	R-3	R-3	R-3

*R-2 zoning in the Low Density Residential Future Land Use category should retain open space to keep the gross density below 5 units per acre.

This plan also envisions that the Township's residential zoning districts be realigned in the following way, in order to more clearly implement the vision of the three residential Future Land Use categories.

- Constantly monitor market trends to determine if the minimum lot size is appropriate and responsive to the housing market and best development and planning practices.
- Permit duplexes in the R-2 district, but only at a maximum density 10 dwelling units per acre.
- Permit attached single family units in the R-2A district, but only at a maximum density 10 dwelling units per acre.
- Limit multi-family buildings in the R-2A District to a maximum of 8 units per building, and limit the total multi-family dwelling units on a site in the R-2A District to 10 units per acre.
- Prohibit duplexes in R-3.
- Maintain and reinforce minimum dwelling unit size for studio apartments of 550 square feet to ensure appropriate minimum living space for all residents. All other minimum unit sizes in the Zoning Ordinance should also remain as they are.

Promoting Mixed Use

In order to promote mixed use development in the Mixed Use and Neighborhood Commercial Areas, the following changes to the Zoning Ordinance are recommended.

- Create a new Zoning District to implement the vision of the Mixed Use Future Land Use Category.
- Consider a Form Based Overlay for 8th Street in the Federal District and/or appropriate parts of the North River/Beechwood Sub-Area, or other areas as appropriate.
- Amend the Zoning Ordinance to allow residential units on upper floors within the C-1 District by right, giving developers an interim option to create mixed commercial-residential developments before the Mixed Use Zoning District is adopted.
- Prior to the creation of the new Mixed Use Zoning District, rezoning proposals within the Mixed Use Future Land Use Category should be evaluated against the following criteria:
 - » Whether or not the proposal advances the implementation of the US-31 Sub-area Plan, Federal District Sub-area Plan, and the North River/Beechwood Sub-area Plan (unless the site does not fall within the boundaries of one of those plans). Only rezoning requests that further the implementation of those plans should be approved.
 - » Development proposals within the Mixed Use category should generally contain a residential use, plus one or more of the following:
 - Retail Space
 - Office Space
 - Institutional or Research Space

However, single use developments may be appropriate in some areas designated as Mixed Use. Single use development could be appropriate in the following circumstances:

- When a Sub-Area Plan designates a particular type of development, in order to achieve the broader goal of a walkable and vibrant district. Examples may include the following. None of these should be taken as an indication that a particular development proposal would be considered consistent with this plan.
 - » The Federal District Sub-Area plan envisions the intensity of 8th Street peaking at the Federal Square area, with retail and multi-story mixed use buildings. But in other portions of the 8th Street corridor, residential townhomes or small apartment buildings may be appropriate, to support Federal Square.
 - » Within the North River Sub-Area Plan, a single use hotel or multi-family residential building may be appropriate, to complement the waterfront location and views.
 - » Along the US-31 Corridor, an office, hotel, or multi-family residential development may be appropriate, as part of a retro-fit of a shopping center, or as infill in an underutilized area.
- In situations not specifically designated in a Sub-Area Plan, but where the proposed single-use development would clearly support the economic vibrancy, mixed use vision, and walkability of the surrounding area.

Promoting Connectivity and Enhanced Transportation

In order to create a connected and safe community, the following changes to the Zoning Ordinance are recommended:

- Enhance standards for new roads in the Township, and make sure the standards apply to both public and private roads. Examples of enhanced standards could include the following, but should be somewhat flexible based on the context of the road:
 - » Required sidewalks.
 - » Required curb and cutter.
 - » Required street trees.
 - » Required lighting.
- Require stub streets at the edges of development, to connect to new development. Do not make this requirement dependent on the approval of the neighboring property.
- Limit the construction of cul-de-sacs only to applicable circumstances.
- Set an intersection density standard for new neighborhoods and developments. Intersection density is a measure of the number of routes that a pedestrian, cyclist, or motorist can take through an area. A greater number of intersections (and therefore options for routing) makes walking and biking safer and easier, and makes driving more efficient, thus reducing traffic.
- Private roads should be highly discouraged, and should be prohibited in the Agricultural Preservation Future Land Use category. While private roads may be appropriate in some instances, in general they promote disconnected transportation networks, and cause long-term maintenance problems due to inadequate funding for homeowners or condominium associations. Ultimately, in the interest of a well-maintained and highly functional road system in the Township, it is the intent of this plan for nearly all roads in the Township to be dedicated to the Ottawa County Road Commission, which has dedicated funding for their long-term maintenance.
- Review and update the Township's parking ordinance to ensure that parking requirements do not impede on development opportunities, or result in underutilized parking areas, especially in commercial nodes.
- Consider requiring electric vehicle charging stations in developments where feasible

Agricultural Preservation

In order to ensure the preservation of agriculture and open space within the Agricultural Preservation Future Land Use Category, the following changes to the Zoning Ordinance are recommended.

- Prohibit Planned Unit Developments within the Agricultural Preservation Future Land Use area.
- Prohibit private roads within the Agricultural Preservation Future Land Use area.

Planned Unit Developments Discouraged

Planned Unit Developments are generally discouraged, and should only be approved in the following circumstances:

- The proposal meets the character description of the Future Land Use category for the site, including being within the envisioned residential density limits. As noted above, Planned Unit Developments should not be approved with the Agricultural Preservation Future Land Use category.
- The proposed PUD must strictly adhere to the criteria and standards for PUDs contained in the Zoning Ordinance.



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