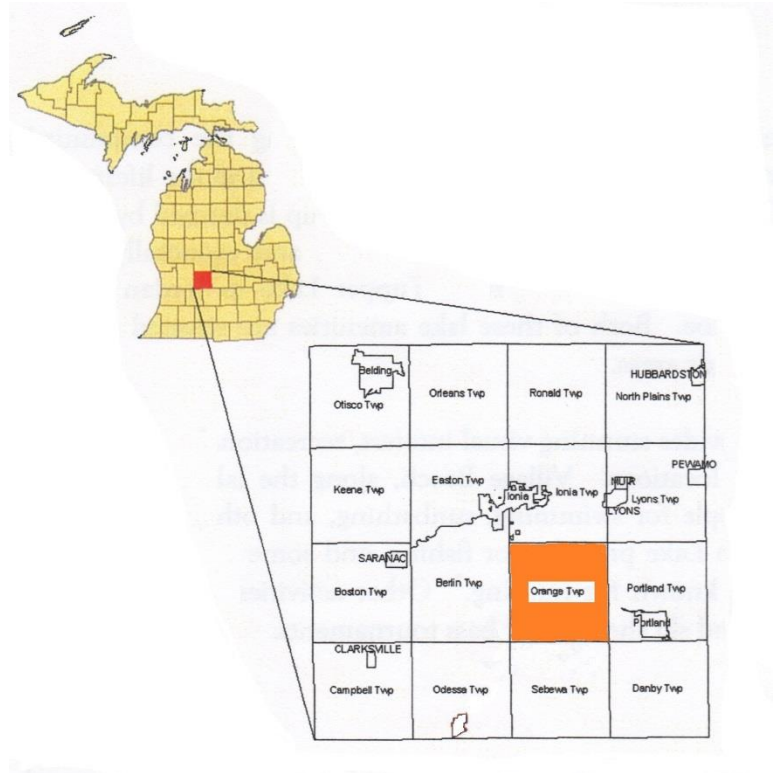


# Orange Township, Ionia County, Michigan 2015 Comprehensive Master Plan





**ORANGE TOWNSHIP  
Ionia County, Michigan**

**2015 MASTER PLAN UPDATE**

**TOWNSHIP BOARD**

Tom Green,	Supervisor
Linn Plett,	Clerk
Karla Wittenbach,	Treasurer
Josh First,	Trustee
Wayne DePotty,	Trustee

**PLANNING COMMISSION**

Dan Reeder,	Chairman
Linn Plett	
Brian Stuart	
Duane Nash	
Don Barker	

**ADOPTED**

**Date** \_\_\_\_\_

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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 parks in Orange Township. To achieve this purpose, the Plan contains goals and maps depicting future land use designations and implementation measures.

The Plan derives its legal authority from the new Michigan Zoning Enabling Act 110 of 2006 and the new Michigan Planning Enabling Act 33 of 2008 as amended which authorizes the Orange Township Planning Commission to prepare a “master plan.”

The Master Plan for Orange Township provides:

1. A future land use map to preserve the prime, unique and valuable farmland as well as the farming heritage of Orange 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 Orange Township to the plans of adjacent Townships and the City of Ionia.

The Orange 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.

### **History of the Planning Process**

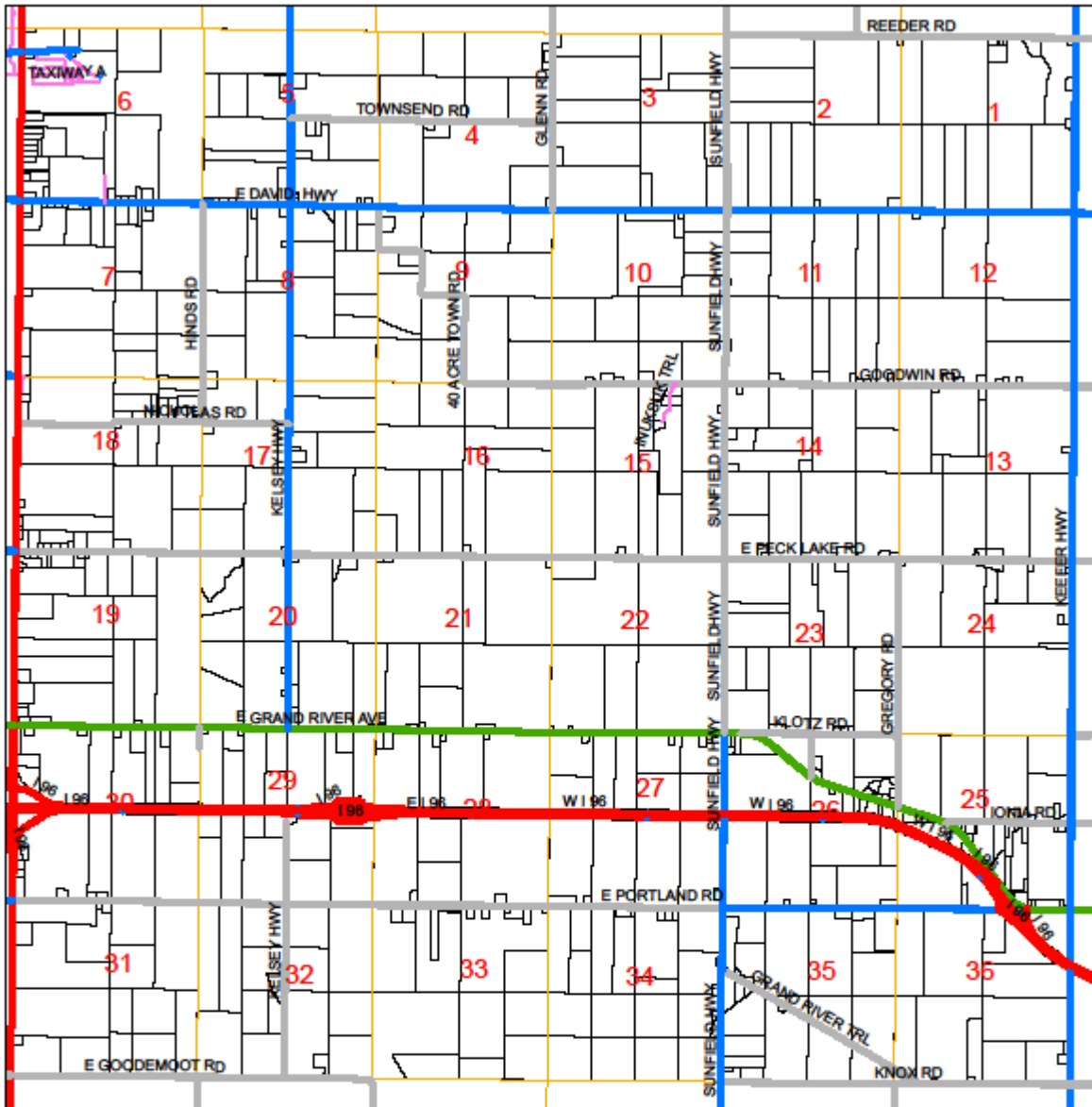
In March of 2000, the Orange Township Zoning Board began the process of preparing the Township’s first Future Land Use Plan. Officially, the Plan was a Zoning Plan, prepared according to the old Township Zoning Act, PA 184 of 1943, which enables a Township Zoning Board to adopt a Zoning Ordinance based upon a plan. This Zoning Plan was adopted on December 18, 2000.

Preparation of the original Plan was based upon the desires of Township residents as reflected in the *Orange Township Survey of Land Use Planning and Zoning* conducted in November of 1999, as well as the comments received from citizens during a public Open House held in June of 2000. In addition, the preparation of this plan was guided by discussions with the Zoning Board and input from the many citizens who attended the regular meetings of the Zoning Board.

Following adoption of the Zoning Plan, the Township Board appointed a Planning Commission as authorized by the Township Planning Act being Public Act 168 of 1959 as amended. The nine member Planning Commission replaced the Zoning Board and voted to revise the Zoning Plan. Under the Township Planning Act, the Planning Commission prepares a Master Plan not a Zoning Plan. The Master Plan was presented at a public hearing held on December 5, 2000. The Planning Commission prepared the first Zoning Ordinance for Orange Township which was also presented at the December 5, 2000 public hearing. The Planning Commission adopted the Master Plan on December 18, 2000 and recommended adoption of the Zoning Ordinance to the Township Board. The Township Board adopted the Zoning Ordinance and it was then put to an election of the people due to a citizen referendum. The Zoning Ordinance was voted in by the people and became effective on July 10, 2001. The Michigan Planning Enabling Act 33 of 2008 replaced the former Township Planning Act. The Michigan Zoning Enabling Act 110 of 2006 replaced the former Township Zoning Act.

**Differences between the Master Plan and Zoning**

<b>MASTER PLAN</b>	<b>ZONING ORDINANCE</b>
<ul style="list-style-type: none"> <li>Provides general policies for the Township and is not a legally enforceable document.</li> </ul>	<ul style="list-style-type: none"> <li>Based on the Master Plan</li> </ul>
<ul style="list-style-type: none"> <li>Flexible, written to be able to respond to changing conditions.</li> </ul>	<ul style="list-style-type: none"> <li>Sets forth zoning regulations which are laws to regulate the use of land in the Township.</li> </ul>
<ul style="list-style-type: none"> <li>Provides a background on the community, issues, goals, potential actions.</li> </ul>	<ul style="list-style-type: none"> <li>Requires formal amendment to change including a public hearing held by the Planning Commission.</li> </ul>
<ul style="list-style-type: none"> <li>Enacted under the Michigan Planning Enabling Act 33 of 2008.</li> </ul>	<ul style="list-style-type: none"> <li>Deals with physical development and how to administer the Zoning Ordinance.</li> </ul>
<ul style="list-style-type: none"> <li>Adopted by the Planning Commission unless the Township Board by resolution has asserted the right to approve or reject the Master Plan.</li> </ul>	<ul style="list-style-type: none"> <li>Enacted under the Michigan Zoning Enabling Act 110 of 2006.</li> </ul>
<ul style="list-style-type: none"> <li>Changes can be made by the Planning Commission.</li> </ul>	<ul style="list-style-type: none"> <li>Adopted by the elected body (Township Board) following a recommendation from the Planning Commission.</li> </ul>



- Legend**
- Roads**
- all other values-
- Type**
- AllSeason
  - Gravel
  - Paved
  - Private
  - State Hwy
  - Street
  - Driveway
  - Section\_Lines

# Orange Township

## Ionia County, Michigan



1 inch = 4,100 feet



## **Chapter 1**

### **Community Description**

Orange Township is primarily a rural farming community which, according to 1998 census estimates had a population of 1,165 people, an 11% increase since 1990. The estimate was off by 118 people because the 2000 census population turned out to be 1047. The census of 2010 showed a loss of 60 persons over the next 10 year period for a total of 987 persons. More details are in the tables in the next few pages.

Growth had been expected to continue or increase for several reasons: M-66, which travels through the Township, provides excellent access to Ionia and I-96. The Township is close to the City of Ionia which provides nearby convenience shopping and the terrain, wooded areas and rural character of the Township are attractive to many people seeking a rural lifestyle close to urban amenities.

M-66, which forms the western Township boundary is a two lane trunk line highway with 24 hour traffic volumes in 1999 of 13,800 just north of I-96 and 12,500 near David Highway. In the spring of 2014 the latest traffic volumes on M-66 in the David Hwy area has grown to 14,500 vehicles per weekday. This highway also carries a significant amount of truck traffic due to its connection with I-96 to the south and M-21 to the north.

Traffic volumes are projected to increase on M-66 in 2020 to 20,000 vehicles per day north of I-96 and to 18,500 near David Highway. These projections are contained in the M-66 Corridor Study completed in September of 2000 by the Michigan Department of Transportation and the M-66 Corridor Steering Committee.

I-96 crosses through Orange Township with interchanges at M-66 and Grand River Avenue. Grand River Avenue is an Ionia County Road Commission all season road. Keefer Highway, which forms the Township's eastern boundary was scheduled to be upgraded to an all season road in the year 2015 according to the Ionia County Road Commission proposed TEA project list. The Keefer Hwy upgrade is no longer on the 2015 project list as of 2014.

Because of the high traffic volumes on M-66, a variety of commercial uses exist on both sides of the highway with most of these uses concentrated at the I-96 interchange and at the north end of the Township between David Highway and the Ionia County Airport. In the years since the first Master Plan was adopted, a surge of new commercial businesses have been built such as the Menards home improvement store, Berger auto dealership, Danny Boy's drive-in outdoor movie theater, Divine Auto Body Shop and farther south is the Alice Springs campground. Just south of the Ionia County Airport, construction has begun on the new Sparrow Critical Care Hospital to replace the building in downtown Ionia. The hospital is expected to be completed mid-2015. The old Scale House property is under renovation for a propane distributor with a new convenience store and new gas station. South of the interchange of M-66 and I-96 interchange is Browns Dairy Equipment and Plummer's Waste Recovery Systems. These last three businesses are repurposing old vacant business buildings including the Divine Auto Body Shop. All of the former manufactured home dealerships that were located on M-66 near Nicholas Rd have gone out of business or moved elsewhere. This group of dealerships used to be a hub of several different mobile home sales offices.

The Ionia County Airport is also located on M-66 just south of the north Township boundary. The remainder of the Township consists of farmland and scattered single family houses except for ADL Systems and Hoppes Towing on Grand River Ave. A large percentage of Orange Township consists of prime farmland soils. These are defined by the U.S. Department of Agriculture as soils which are best suited for feed, forage, fiber and oil seed crops and which produce the highest yields with minimal inputs

of energy and economic resources. Certain areas may be prime farmland only when well drained or not flooded during growing season.

Many farms are enrolled in the Farmland and Open Space Preservation Program (P.A. 116). Under this Act, land owners forego the development rights to their land and continue to farm it or maintain it as open space for a minimum enrollment period of ten years in exchange for tax benefits.

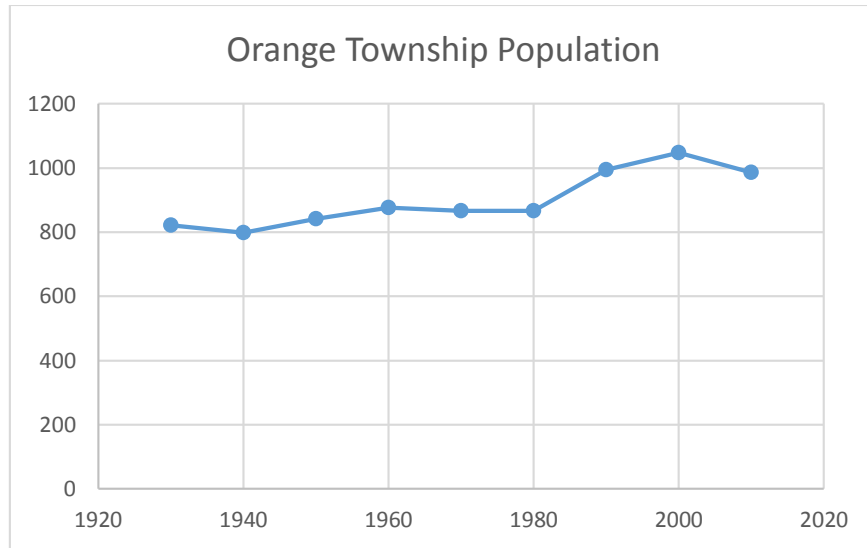
The tables below illustrates the 2010 population counts for Orange Township and nearby communities.

Orange Township had a decrease in population between the 2000 and 2010 population of 60 persons which is -5.1%. The population has mostly grown at a slow rate over the decades and is mainly a farming community with commercial along M-66 and some at the I-96 interchange at the E Grand River Ave exit 73. People may have left the Township for job opportunities or other reasons. The housing crisis in the late 2000's may have contributed to people leaving the Township. There was an increased population change between 1980 and 2000 which was over the average from other decades. The State of Michigan also lost population consisting of -.6% of its population between the 2000 and 2010 census period. Ionia County had a small increase of persons by 2387 persons in the same time period.

Other Ionia County townships also had population decreases between 2000 and 2010 such as Berlin, Campbell, Odessa, Sebewa, Ronald and North Plains. These townships have a lot of farms and along with Orange, possibly the farming community's young people are not continuing taking over the farms and moving away for other job types. The Townships that increased in population are near cities and villages and people may be moving there to be closer to job opportunities and shopping availability. Portland Township had the largest population increase of 39%.

**Population Change for Orange Township, Ionia County and State of Michigan 1940 to 2000**

<b>Year</b>	<b>Orange Township</b>	<b>Ionia County</b>	<b>State of Michigan</b>
2010	987	63,905	9,883,640
2000	1047	61,518	9,938,823
1990	994	57,024	9,295,297
1980	866	51,815	9,262,078
1970	866	45,848	8,875,083
1960	876	43,132	7,823,194
1950	842	38,158	6,371,766
1940	799	35,710	5,256,106
1930	822	35,093	4,842,325



### Population 1970 to 2010 for Ionia County Townships

	1970	1980	1990	2000	2010
Otisco Township	1,479	1,826	1,863	2,243	2,282
Keene Township	947	1,085	1,376	1,660	1,831
Boston Township	2,751	3,681	4,313	4,961	5,809
Orleans Township	1,707	2,230	2,548	2,736	2,743
Easton Township	3,908	4,501	2,848	2,835	3,082
Berlin Township	2,213	2,660	1,739	2,787	2,116
Campbell Township	1,560	1,692	1,814	2,443	2,388
Odessa Township	3,103	3,531	3,885	4,036	3,778
Sebewa Township	944	1,105	1,160	1,202	1,171
Orange Township	866	994	1,047	1,040	987
Ionia Township	2,444	2,842	3,146	3,669	3,779
Ronald Township	1,244	1,353	1,715	1,903	1,869
North Plains Township	1,165	1,345	1,333	1,366	1,279
Lyons Township	2,882	3,126	3,276	3,446	3,465
Portland Township	1,715	2,245	2,383	2,460	3,404
Danby Township	1,621	2,082	2,371	2,696	2,988

Orange Township has a total of 421 houses with 31 of them being vacant, which is 7.4% of the total homes. The high vacant rate may be attributed to the housing crisis of the late 2000's and people moving away for other jobs and homes in other areas. Ionia County has a larger vacant rate of 9.2%. The following tables show a breakdown of the type of housing units. A 1 unit detached home is a single family home. 2 units is a duplex of two homes attached together. Higher numbers of units are apartment buildings or townhomes. There are 33 mobile home units in the Township. The table below also shows housing units in Ionia County.

Some of the detailed census data tables below are estimates because the American Community Survey does more in-depth detailed surveys sent out to a percentage of residents each year and they are then compiled and estimates of that data is used for the information.

## Orange Township Housing

Subject		Ionia County, Michigan		Orange Township, Ionia County, Michigan	
		Estimate	Percent	Estimate	Percent
<b>HOUSING OCCUPANCY</b>					
Total housing units		24,722	24,722	421	421
Occupied housing units		22,448	90.8%	390	92.6%
Vacant housing units		2,274	9.2%	31	7.4%
Homeowner vacancy rate		2.6	(X)	4.6	(X)
Rental vacancy rate		7.4	(X)	11.6	(X)

Subject		Ionia County, Michigan		Orange Township, Ionia County, Michigan	
		Estimate	Percent	Estimate	Percent
Total housing units		24,722	24,722	421	421
1-unit, detached		17,960	72.6%	379	90.0%
1-unit, attached		299	1.2%	2	0.5%
2 units		748	3.0%	0	0.0%
3 or 4 units		683	2.8%	3	0.7%
5 to 9 units		812	3.3%	4	1.0%
10 to 19 units		412	1.7%	0	0.0%
20 or more units		609	2.5%	0	0.0%
Mobile home		3,196	12.9%	33	7.8%
Boat, RV, van, etc.		3	0.0%	0	0.0%

The following table shows the numbers of houses that were built in the specific multi-year breakdown periods of Orange Township and Ionia County. The table also shows the total number of rooms and number of bedrooms that the houses have.

## Orange Township Housing Characteristics

Subject		Ionia County, Michigan		Orange Township, Ionia County, Michigan	
		Estimate	Percent	Estimate	Percent
Total housing units		24,722	24,722	421	421
Built 2010 or later		56	0.2%	0	0.0%
Built 2000 to 2009		3,085	12.5%	65	15.4%
Built 1990 to 1999		3,367	13.6%	43	10.2%
Built 1980 to 1989		2,382	9.6%	50	11.9%
Built 1970 to 1979		3,340	13.5%	76	18.1%
Built 1960 to 1969		2,046	8.3%	26	6.2%
Built 1950 to 1959		1,955	7.9%	29	6.9%
Built 1940 to 1949		1,474	6.0%	19	4.5%
Built 1939 or earlier		7,017	28.4%	113	26.8%

ROOMS				
Total housing units	24,722	24,722	421	421
1 room	194	0.8%	0	0.0%
2 rooms	277	1.1%	0	0.0%
3 rooms	1,169	4.7%	5	1.2%
4 rooms	3,248	13.1%	36	8.6%
5 rooms	4,901	19.8%	73	17.3%
6 rooms	4,813	19.5%	111	26.4%
7 rooms	3,777	15.3%	61	14.5%
8 rooms	2,903	11.7%	49	11.6%
9 rooms or more	3,440	13.9%	86	20.4%
Median rooms	6.0	(X)	6.4	(X)
BEDROOMS				
Total housing units	24,722	24,722	421	421
No bedroom	216	0.9%	0	0.0%
1 bedroom	1,816	7.3%	4	1.0%
2 bedrooms	5,817	23.5%	68	16.2%
3 bedrooms	11,415	46.2%	210	49.9%
4 bedrooms	4,352	17.6%	107	25.4%
5 or more bedrooms	1,106	4.5%	32	7.6%

The table below shows of the 390 occupied homes what time periods and how many houses in that particular time period that the people moved into those homes. The largest amount was 125 homes moved into during 2000 to 2009. The other time periods had move in's that were of a fairly consistent amount during each period.

**Orange Township Housing term**

Subject	Ionia County, Michigan		Orange Township, Ionia County, Michigan	
	Estimate	Percent	Estimate	Percent
Occupied housing units	22,448	22,448	390	390
Moved in 2010 or later	2,261	10.1%	54	13.8%
Moved in 2000 to 2009	9,739	43.4%	125	32.1%
Moved in 1990 to 1999	4,666	20.8%	79	20.3%
Moved in 1980 to 1989	2,622	11.7%	66	16.9%
Moved in 1970 to 1979	1,579	7.0%	45	11.5%
Moved in 1969 or earlier	1,581	7.0%	21	5.4%

The table below shows the various types of home heating of the occupied 390 homes in the Township and the County. 46.2% use propane gas for home heating which is the largest type of home heating fuel. Only 13.1% have natural gas. Another large heating fuel is wood (19.7%) with the popularity of the outdoor wood stoves and low cost. Oil and electricity make up most of the other heating types.

**Orange Township Housing Heating**

Subject	Ionia County, Michigan		Orange Township, Ionia County, Michigan	
	Estimate	Percent	Estimate	Percent
Occupied housing units	22,448	22,448	390	390
Utility gas	11,220	50.0%	51	13.1%
Bottled, tank, or LP gas	5,799	25.8%	180	46.2%
Electricity	1,492	6.6%	16	4.1%
Fuel oil, kerosene, etc.	1,310	5.8%	48	12.3%
Coal or coke	0	0.0%	0	0.0%
Wood	1,907	8.5%	77	19.7%
Solar energy	11	0.0%	0	0.0%
Other fuel	533	2.4%	11	2.8%
No fuel used	176	0.8%	7	1.8%

This table below shows the number of persons per room of a housing unit. 95.9% of occupied houses have at least one person per room in the Township. The County is slightly higher with 98.8%. There are two other breakdowns listed.

**Orange Township Housing living density**

Subject	Ionia County, Michigan		Orange Township, Ionia County, Michigan	
	Estimate	Percent	Estimate	Percent
<b>OCCUPANTS PER ROOM</b>				
Occupied housing units	22,448	22,448	390	390
1.00 or less	22,184	98.8%	374	95.9%
1.01 to 1.50	254	1.1%	14	3.6%
1.51 or more	10	0.0%	2	0.5%

The table below shows the income levels and other financial information comparing the Township with the County. The census estimated that 9 households (2.9%) earn more than one million dollars per year. The highest amount of households (30.9%) earn between \$150,000 to \$199,000 per year. Most households earn between \$50,000 to \$299,000 in the Township. In Ionia County, 30.2% (highest amount of households) earn between \$50,000 to \$99,999 per year. Most households in the Township earn a higher amount than the County.

In the Township 66.9% have a mortgage on their home and 33.1% do not have a mortgage. In the County, it is nearly the same amounts. 36.2% have a mortgage payment plus household costs of \$1000 to \$1499 per month where the County has 39.3% of the same payments. 18.6% in the Township have mortgage payments plus household costs of over \$2000 per month but only 8.9% of the County are in that category. With households without a mortgage, home ownership of 57.7% have costs of over \$400 per month and 51.9% in the County.

The last two parts of the table show the percentages of housing costs out of their income with homes with and without a mortgage. Homes in the Township with a mortgage that use more than 35% of their

income for housing costs are the highest at 35.2% of the homes. For the County that percentage is 24.8% of the homes. Homes in the Township without a mortgage 44.6% spend less than 10% of their income on housing costs. In the County 37.6% spend less than 10% of their income on housing costs.

**Orange Township Housing Financial Information**

Subject	Ionia County, Michigan		Orange Township, Ionia County, Michigan	
	Estimate	Percent	Estimate	Percent
Owner-occupied units	17,546	17,546	314	314
Less than \$50,000	2,048	11.7%	14	4.5%
\$50,000 to \$99,999	5,299	30.2%	50	15.9%
\$100,000 to \$149,999	4,328	24.7%	64	20.4%
\$150,000 to \$199,999	2,866	16.3%	97	30.9%
\$200,000 to \$299,999	2,007	11.4%	58	18.5%
\$300,000 to \$499,999	740	4.2%	11	3.5%
\$500,000 to \$999,999	164	0.9%	11	3.5%
\$1,000,000 or more	94	0.5%	9	2.9%
Median (dollars)	113,600	(X)	163,200	(X)
<b>MORTGAGE STATUS</b>				
Owner-occupied units	17,546	17,546	314	314
Housing units with a mortgage	11,641	66.3%	210	66.9%
Housing units without a mortgage	5,905	33.7%	104	33.1%
<b>SELECTED MONTHLY OWNER COSTS (SMOC)</b>				
Housing units with a mortgage	11,641	11,641	210	210
Less than \$300	24	0.2%	3	1.4%
\$300 to \$499	235	2.0%	2	1.0%
\$500 to \$699	772	6.6%	11	5.2%
\$700 to \$999	2,586	22.2%	44	21.0%
\$1,000 to \$1,499	4,573	39.3%	76	36.2%
\$1,500 to \$1,999	2,416	20.8%	35	16.7%
\$2,000 or more	1,035	8.9%	39	18.6%
Median (dollars)	1,206	(X)	1,306	(X)
Housing units without a mortgage	5,905	5,905	104	104
Less than \$100	33	0.6%	7	6.7%
\$100 to \$199	328	5.6%	3	2.9%
\$200 to \$299	918	15.5%	15	14.4%
\$300 to \$399	1,564	26.5%	19	18.3%
\$400 or more	3,062	51.9%	60	57.7%
Median (dollars)	409	(X)	453	(X)
<b>SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)</b>				
Housing units with a mortgage	11,629	11,629	210	210

(excluding units where SMOCAPI cannot be computed)				
Less than 20.0 percent	4,135	35.6%	72	34.3%
20.0 to 24.9 percent	1,973	17.0%	23	11.0%
25.0 to 29.9 percent	1,505	12.9%	24	11.4%
30.0 to 34.9 percent	1,133	9.7%	17	8.1%
35.0 percent or more	2,883	24.8%	74	35.2%
Not computed	12	(X)	0	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	5,834	5,834	101	101
Less than 10.0 percent	2,193	37.6%	45	44.6%
10.0 to 14.9 percent	1,153	19.8%	33	32.7%
15.0 to 19.9 percent	655	11.2%	10	9.9%
20.0 to 24.9 percent	389	6.7%	4	4.0%
25.0 to 29.9 percent	392	6.7%	0	0.0%
30.0 to 34.9 percent	281	4.8%	3	3.0%
35.0 percent or more	771	13.2%	6	5.9%
Not computed	71	(X)	3	(X)

The next two tables show housing costs of rental units. In the Township 50.9% pay rent and costs of \$500-\$749 per month and in the County that percent's category is 38.2%. The highest rents and costs are between \$1000 and \$1499 per month at 10.5% and 8.5% in the County. The last table shows the percentage of the gross rent out of their income. The highest in the Township is 31.6% of the renters use less than 15% of their income for rent. The next two percentages are between 15% and 24.9% of their income used for rents. The highest percent in the County is 48.5% use 35% or more of their income for rent. There is quite a large difference between the County and the Township in this category.

### **Orange Township Housing Costs**

Subject	Ionia County, Michigan		Orange Township, Ionia County, Michigan	
	Estimate	Percent	Estimate	Percent
Occupied units paying rent	4,449	4,449	57	57
Less than \$200	248	5.6%	0	0.0%
\$200 to \$299	326	7.3%	0	0.0%
\$300 to \$499	566	12.7%	0	0.0%
\$500 to \$749	1,700	38.2%	29	50.9%
\$750 to \$999	1,187	26.7%	22	38.6%
\$1,000 to \$1,499	377	8.5%	6	10.5%
\$1,500 or more	45	1.0%	0	0.0%
Median (dollars)	656	(X)	746	(X)
No rent paid	453	(X)	19	(X)



GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)				
Occupied units paying rent (excluding units where GRAPI cannot be computed)	4,373	4,373	57	57
Less than 15.0 percent	374	8.6%	18	31.6%
15.0 to 19.9 percent	389	8.9%	17	29.8%
20.0 to 24.9 percent	666	15.2%	14	24.6%
25.0 to 29.9 percent	408	9.3%	0	0.0%
30.0 to 34.9 percent	417	9.5%	1	1.8%
35.0 percent or more	2,119	48.5%	7	12.3%

## Chapter 2

### Future Land Use Plan

This chapter contains the recommendations which will guide the development of Orange Township in the coming years. These recommendations were largely influenced by the viewpoints, concerns and suggestions of Orange Township residents which were voiced at numerous meetings.

Listed below are the Future Land Use Categories that have been adopted for Orange Township. Each category corresponds to a zoning district, and development within these categories will be in accordance with the regulations of the Zoning Ordinance. The Future Land Use Map does not reflect the actual zoning of land but rather is a document to guide future growth in the Township, and may be revised periodically by the Township Planning Commission. The delineation of land use categories is often based upon existing roads and parcel lines, as these provide useful and logical boundaries for different land uses, however, not all proposed land uses necessarily follow parcel lines. The public should keep in mind that *the lines on the Master Plan Map are flexible, and are intended to provide general rather than specific boundaries for land uses, and may change over time.*

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.*



### District Designations

#### Agriculture (AG).

This Land Use Category makes up the majority of the Township, and reflects the vast acreage currently devoted to active agriculture. This category recognizes those areas in which intensive farming activities are most likely to continue. Other uses will be allowed by right or by Special Land Use. For example,



roadside stands, storage, packaging and processing of farm produce, and farm labor housing are uses that would be allowed by right in the Agricultural areas. Golf courses, salvage yards, and farm implement sales and services would be allowed as Special Land Uses. Minimum lot sizes in this area will be one acre in size, to allow for residential development at a

density consistent with the rural character of the area.

**Note regarding intensive livestock operations:** The State of Michigan Agriculture Commission has recently adopted new Generally Accepted Agricultural Management Practices (GAAMPS) for Site Selection and Odor Control for New and Expanding Livestock Production Facilities. These GAAMPS will be based upon the size and intensity of the operation, as well as the numbers and proximity of existing non-farm uses in the area. Intensive livestock operations will have to be allowed in any district in the Township where farming is allowed as the State of Michigan GAAMPS over rule Township Zoning regulations.

### **Low Density Residential (LDR).**

Low Density Residential areas are those areas where subdivision development is best suited due to good available access, the possibility of availability of public utilities, or the likelihood of decline of farming activities. Both single family and two-family dwellings will be permitted. Minimum lot sizes in LDR areas are usually 30,000 square feet without public water and sewer available, and 12,000 square feet with public water and sewer available. The required lot width will be 130 feet for 30,000 square foot lots, and 80 feet for 12,000 square foot lots.



On the Future Land Use Map, one LDR area is shown partially fronting on M-66 and just behind an area planned for PUD (Planned Unit Development). Access to this area could be via M-66 or David Highway. At some point, public water and sewer may be available to this area as described in the Act 425 Agreement with Ionia City on the property where the new Sparrow Hospital is being constructed. The adjacent PUD area may provide shopping and service opportunities for the residents of the LDR area that are accessible to both vehicles and pedestrians.

### **Commercial (C)**

Commercial areas on the map are primarily those areas that are already established areas located along M-66, and at both I-96 interchanges. Sites located on Portland Road at the I-96 interchange are shown as being an option for commercial or for either commercial or industrial land uses. Two similar sites are located



farther north on M-66 on each side of the Airport. Areas near the Ionia County Airport have been rezoned to commercial over the last 6-9 years for more commercial businesses.

New businesses north of the Airport is now a Menards home improvement store with an Aldi food market store coming in 2015 and south of the airport is the Berger auto dealership, Danny Boy's Outdoor Movie Theater, a Fireworks store and the site for the future Sparrow Ionia Hospital under construction. In 2008



a 425 agreement was signed between the Township and the City of Ionia to bring sewer and water out to the future hospital property. Additional capacity will be provided to the Township for

nearby areas if they choose to develop and hook into it in the future. The areas around the airport were planned for industrial uses but have developed into commercial uses. Other areas of isolated commercial activity throughout the Township will not be planned for future commercial areas but will be allowed to continue as legal non-conforming uses.

Along E Grand River Ave. at the freeway exit 73 are several existing commercial businesses. This general area is designated commercial as well as commercial or industrial at the intersection of E Grand River Ave. at Keefer Hwy. The current ADL Systems concrete form company is currently zoned Industrial and Master Planned Industrial. A small mobile home community is zoned and planned for MHP (mobile home park). Another future MHP area is designated along M-66 near Nicholas Rd.

Commercial areas would, through zoning, allow Special Controlled Uses (Adult Uses) as a Special Land Use that would have to meet additional zoning regulations.

### **Multiple Family (MF).**

Planning for Multiple Family Uses in Orange Township is important in order to ensure a variety of housing choices for Township residents. Multi-family uses are recommended for one area on the north side of David Highway, just behind existing commercial uses along M-66. This area could be developed at a density of up to six units per acre without public utilities, or possibly as many as 12 units per acre with public utilities. This area is adjacent to the Sparrow Hospital that is under construction. Water and sewer lines are being extended to the hospital and the lines could be extended to other uses in the future such as apartments, townhouses or condominiums.

### **Mobile Home Park (MHP).**

A mobile home park area is recommended on M-66 at Nicholas Road. This location was chosen because of its access to M-66, and also because interest has been shown in developing this area as a mobile home park. The development of a mobile home park in this area would be dependent upon State of Michigan approval for supplying community water and wastewater treatment to the site as public utilities are not available. Part of this land area is currently being used as the Alice Springs Campground.

A very small mobile home park is located along E Grand River Ave near exit 73. Most of the homes have been removed so possibly a future new use of the land is being planned. If so, then a rezone to a different district may need to be applied for in the future.

Mobile home parks could also be established within areas designated as PUD as such areas permit a variety of land uses. An area on the south side of Grand River Avenue near the I-96 Interchange would be a good location for a mobile home park due its size, level terrain and proximity to good roads.

### **Industrial (I).**

Industrial land uses will be located on good roads, near public utilities, or both. Areas both north and south of the airport are suggested for industrial (or commercial) land use. It is important to remember that these areas would not necessarily be zoned for industrial land uses unless an actual request for industrial zoning is presented to the Township. In addition, areas near the I-96 interchange at Portland Road are planned for commercial or industrial uses. A site located on the north side of Portland Road is a vacant parcel that may be suitable for either commercial or industrial uses due to expressway access as well as the presence of other commercial and industrial uses. The parcel just south of the freeway has recently been rezoned

from  
Commercial  
to Industrial  
for use of a  
septic tank  
cleaning  
company's  
storage tank.  
ADL  
Systems by  
exit 73 is  
zoned and  
planned for  
Industrial.



### **Planned Unit Development (PUD).**

Much of the remaining undeveloped lands fronting along M-66 are designated as Planned Unit Development (PUD). PUD's can legally be developed with a variety of uses that can be specified by the local zoning ordinance. A PUD can be of a residential, commercial, or industrial nature, or a mixture of uses that are developed under one unified plan. The purpose of this category is to allow flexibility for those land owners along M-66 for which farming or residential land uses are no longer realistic. At the same time, this area would not be zoned to allow a PUD until a land owner formally requested a PUD zoning designation. The PUD area on the Master Plan is approximately 1000 feet east of the M-66 right of way line, which allows the possibility of both larger and smaller uses along M-66.

### **The PUD areas will also be regulated by an M-66 Corridor Overlay Zone,**

The depth of which will be no deeper than 500 feet from the street right of way. This overlay zone, which was established by the 2001 Orange Township Zoning Ordinance, established access standards for development along M-66 so that any future development will be attractive and functional. The M-66 Overlay Zone also established standards for vehicular access including location of driveways, service drives, and parking lot cross-access, parking areas, building setbacks, and storm water management.

### **Public (P).**

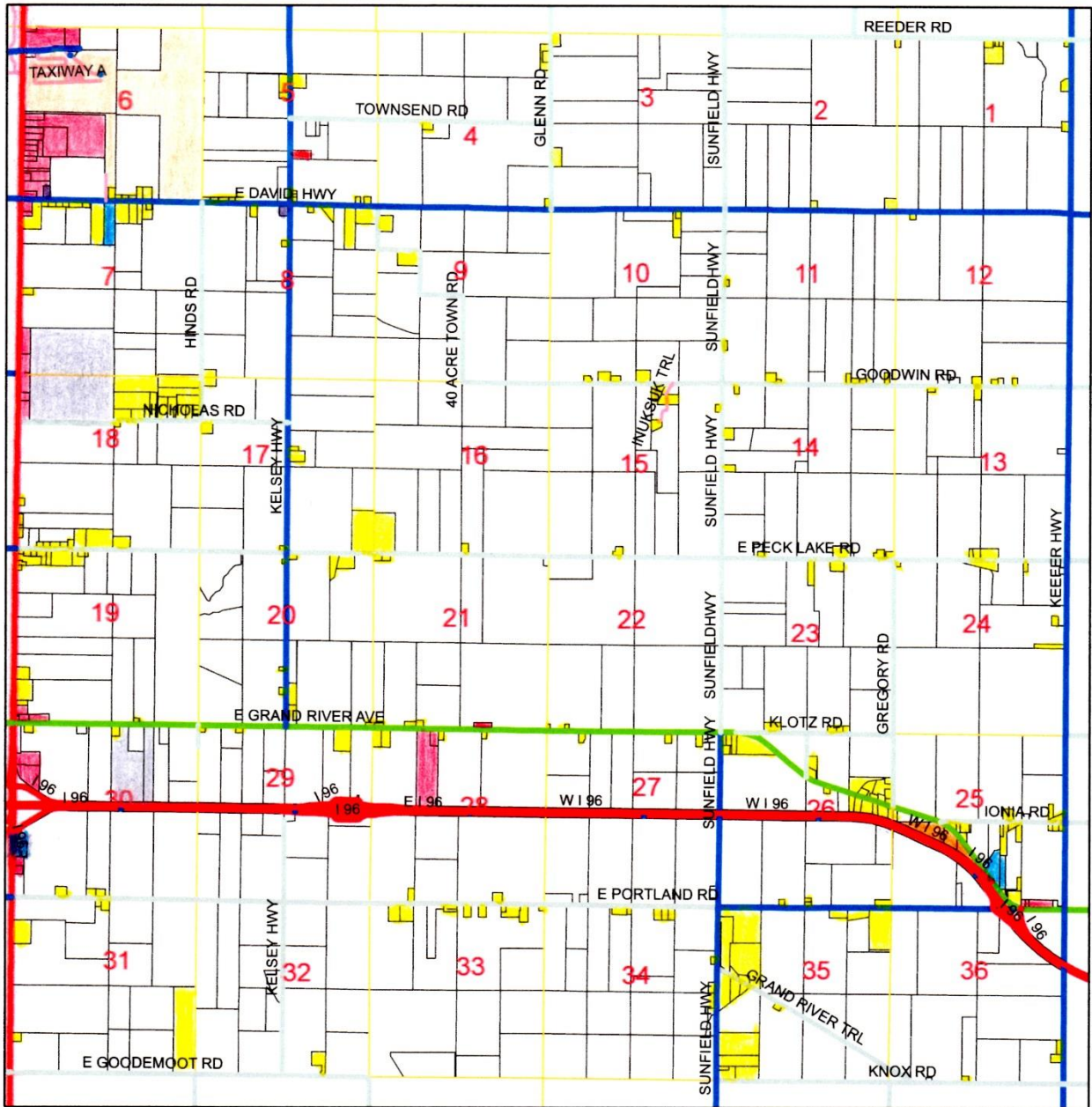
The centrally located Public use area on Peck Lake Road is the location of the former Orange Township Hall. This may someday be the site of a Township Park, new Township Hall, Fire Station, or other civic use. The hall had deteriorated to an extent that was not feasible to restore and was demolished. The Township now meets at the Berlin-Orange Fire Department building. Berlin Township also uses this









building for their meetings. The fire department building was enlarged and remodeled a few years ago to accommodate the Fire Department personnel and the two Townships that use it for meetings. The Ionia County Airport and the new County Animal Shelter is also shown as Public use.

### **Maps**

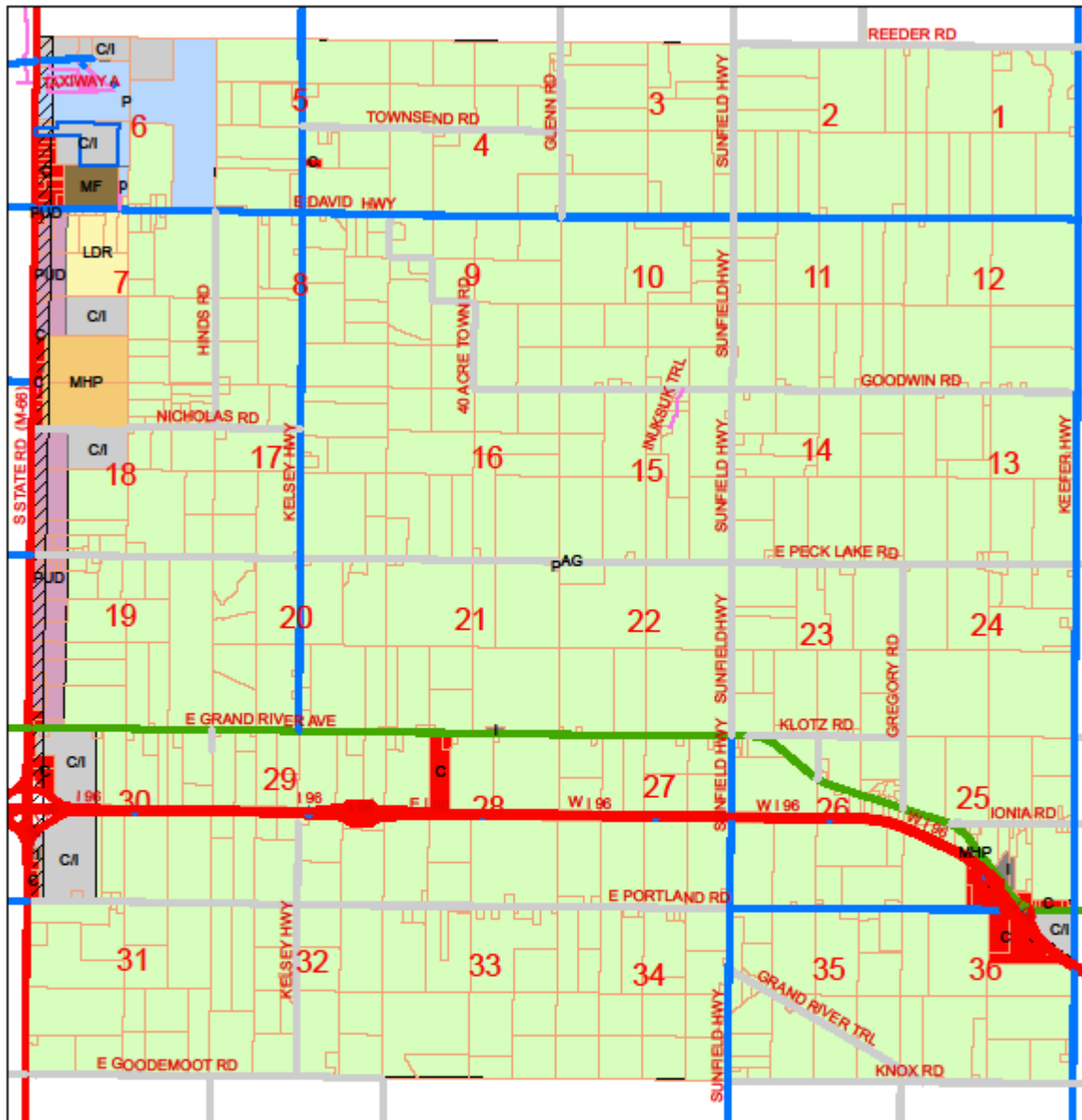
The following maps show the existing land uses map of what uses are in the Township currently and the future land use map will be used for rezone applications and where future uses are expected or preferred. The aerial map shows more detail of the Township such as all the farming, woodlands, commercial areas and residential.

# Existing Land Use Map



- |   |               |   |                        |
|---|---------------|---|------------------------|
|  | AG/Open Space |  | Ionia County           |
|  | Commercial    |  | Industrial             |
|  | Church        |  | Residential            |
|  | Camping       |  | Manufactured Home Park |

# Future Land Use Map



IONIA COUNTY MAPPING & GIS  
(818) 627-6373

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is provided "as-is". The County of  
Ionia makes no warranties of any  
kind, including, but not limited to,  
warranties of accuracy, fitness for  
particular purpose or of a recipient's  
right of use.

## Orange Township Future Land Use

Adpoted December 18, 2000  
Revised \_\_\_\_\_

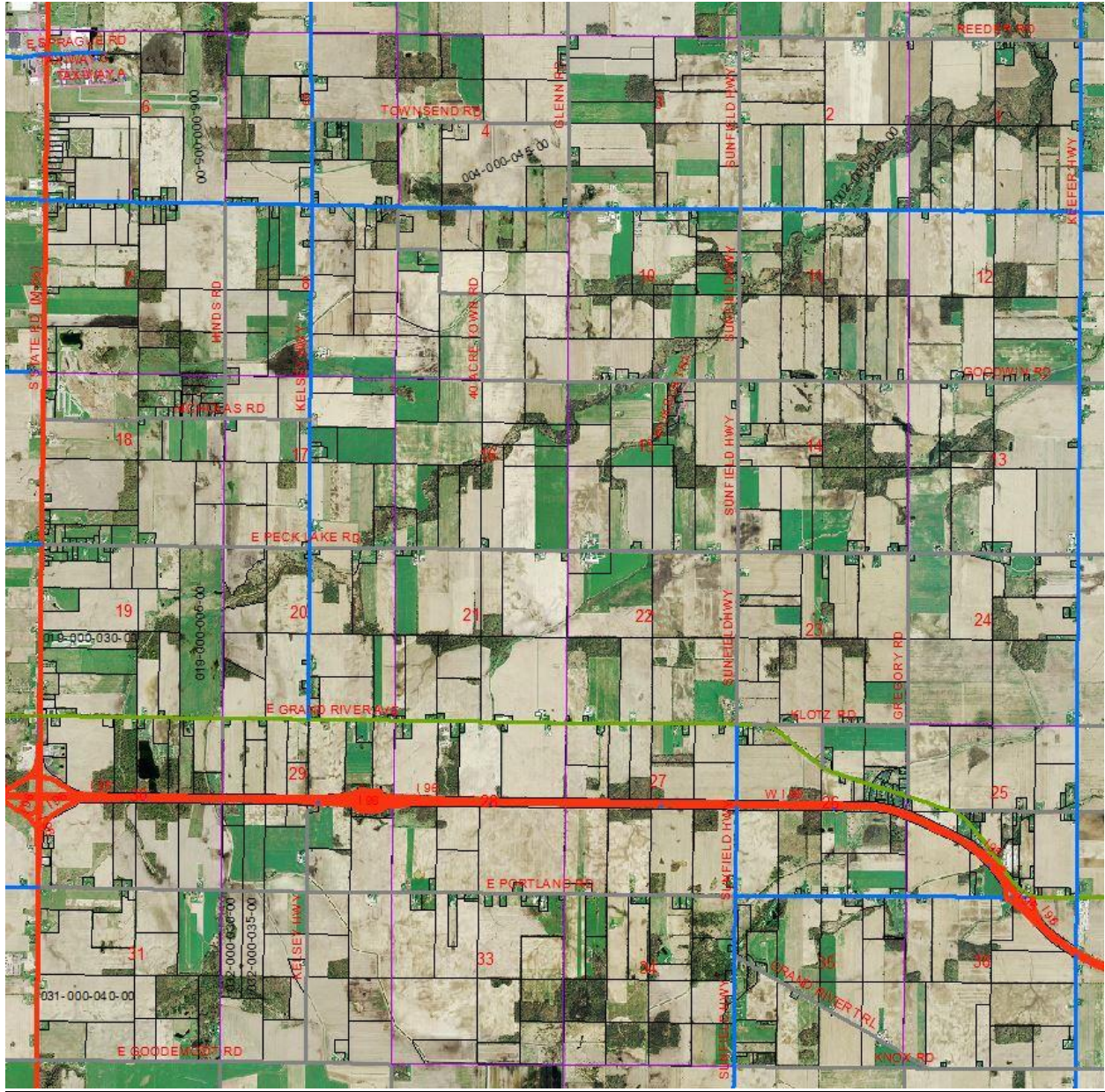
- Landuse**  
**Landuse**
- A Agriculture
  - C Commercial
  - CI Commercial/Industrial
  - I Industrial
  - I Industrial
  - LDR Low Density Residential
  - MHP Middle Home Park
  - MF Multi-Family
  - PUD Planned Unit Development
  - P Public
  - M-66 Corridor Overlay
  - 425 Area



1 inch = 4,129 feet



# Aerial Map



## Chapter 3

### Soils Maps

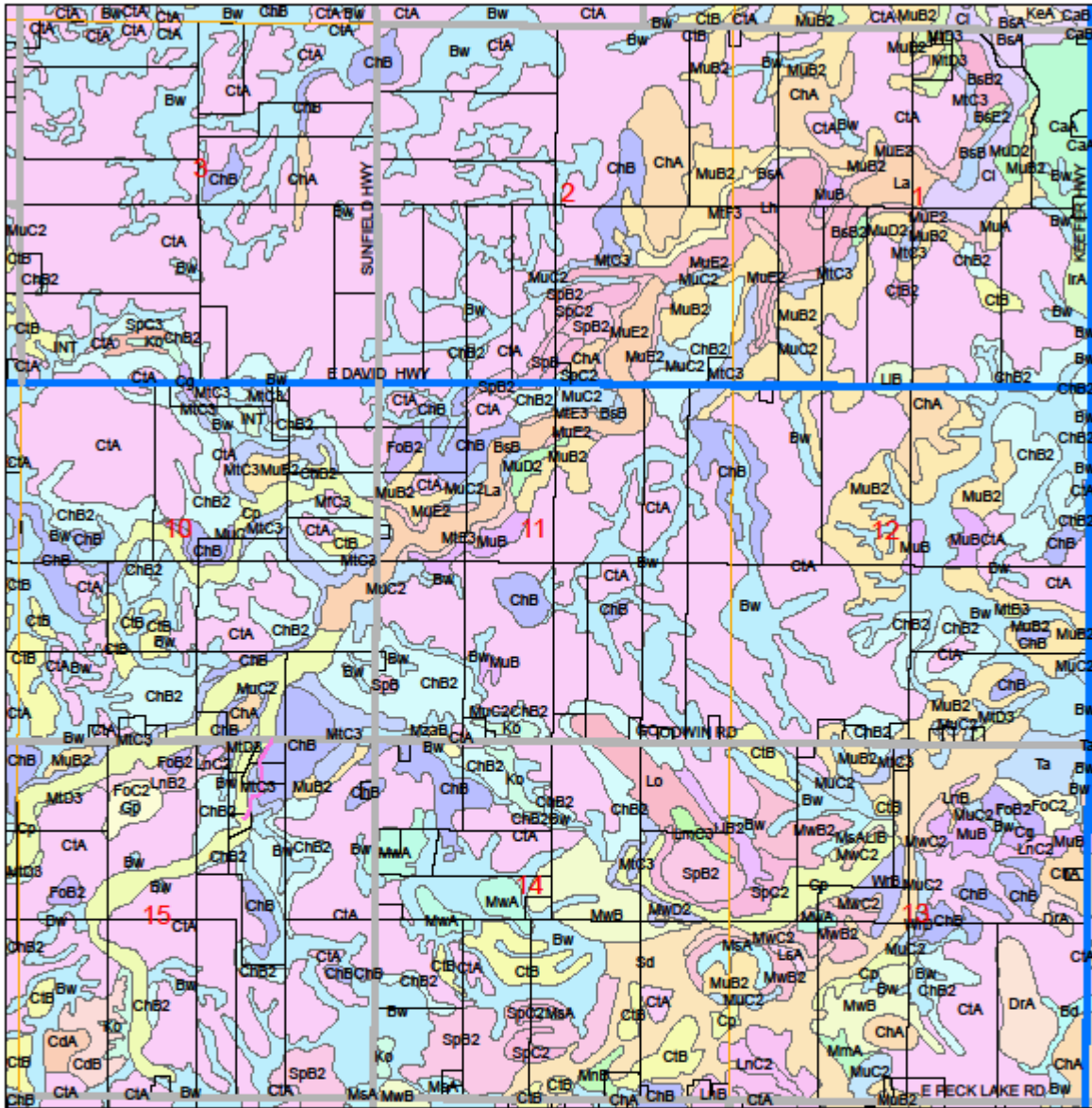


The following pages of soil maps are broken down into 4 quarters of the Township. Each color is a type of soil with a symbol. The first capital letter is the initial of the soil type name. A second capital letter shows the slope. Symbols without a slope letter are those of nearly level lands. The last number is the symbol that shows if the soil is moderately eroded or severely eroded.

The color maps soil types starting with the “C” types are Celina loam and Conover loam and much of the township has these soils which are prime for farm land. The “I” types are Ionia sandy loam and Iosco loamy sand; the (P) types are Perrin sandy loam; the (K) types are Kibble loam; the (M) types are Marlette loamy sand, Miami-Owosso sandy loams and Metamora sandy loam.

CtA Conover loam, 0-2 % slopes	CtB Conover loam, 2-6 % slopes
ChA Celina loam, 0-2 % slopes	ChB Celina loam, 2-6 % slopes
ChB2 Celina loam, 2-6 % slopes, moderately eroded	ChB Celina loam, 2-6 % slopes
CdA Cadmus sandy loam, 0-2 % slopes	Cg Carlisle muck
Cp Cohoctah-Sloan loams	Bw Brookston loam
BsA Boyer and Spinks loamy sands, 0-2% slopes	DrA Dryden sandy loam, 0-2 % slopes
EK Edwards muck	FoC2 Fox sandy loam, 6-12 % slopes, moderately eroded
IoA Ionia loam, 0-2 % slopes	IrA Ionia sandy loam, 0-2 % slopes
Ko Kokomo clay loam	KnA Kibble loam, 0-2 % slopes
LnC2 Lapeer sandy loam, 6-12 % slopes, moderately eroded	LsB Locke sandy loam, 2-6 % slopes
Lo Linwood muck	Lt Lupton muck
MuB Miami loam, 2-6 % slopes	MuC2 Miami loam, 6-12 % slopes moderately eroded
MwB Miami-Owosso sandy loams, 2-6 % slopes	MmA Matherton sandy loam, 0-2 % slopes
MuB2 Miami loam, 2-6 % slopes, moderately eroded	PeA Perrin sandy loam, 0-2 % slopes
PdA Perrin loamy sand, 0-2 % slopes	PdB Perrin loamy sand, 2-6 % slopes
SpB2 Spinks loamy sand, 2-6 % slopes moderately eroded	SpC2 Spinks loamy sand, 6-12 % slopes moderately eroded
Sd Sebewa loam	Ta Tawas muck
WrA Wasepi-Brady loamy sands, 0-2 % slopes	WsA Wasepi-Brady sandy loams, 0-2 % slopes
Wu Willette-Linwood mucks	

**Soils Maps**



**Orange Township**

Ionia County, Michigan

SOILS MAP

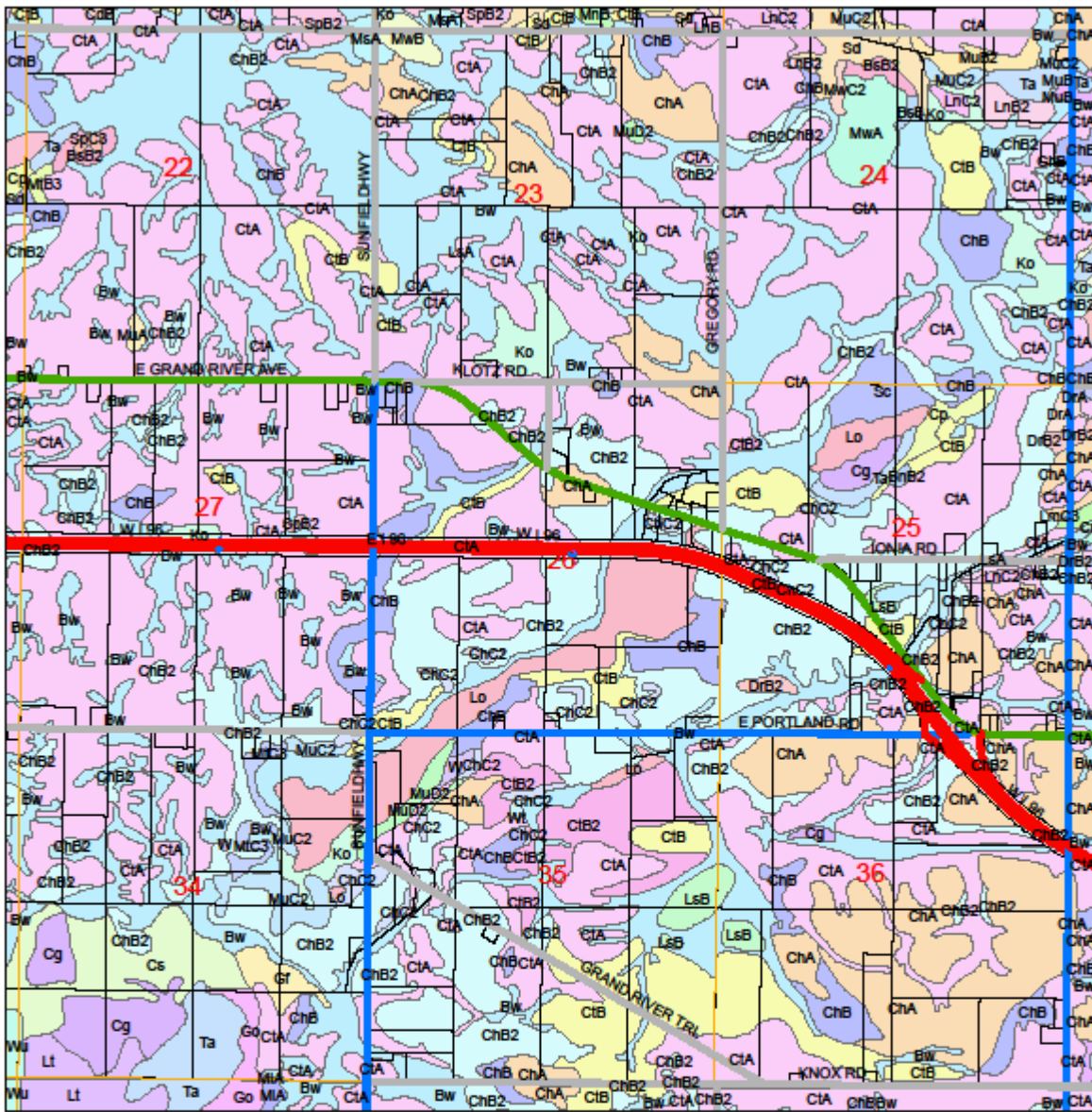
NE 1/4



1 inch = 2,000 feet



# Soils Maps



Orange Township

Ionia County, Michigan

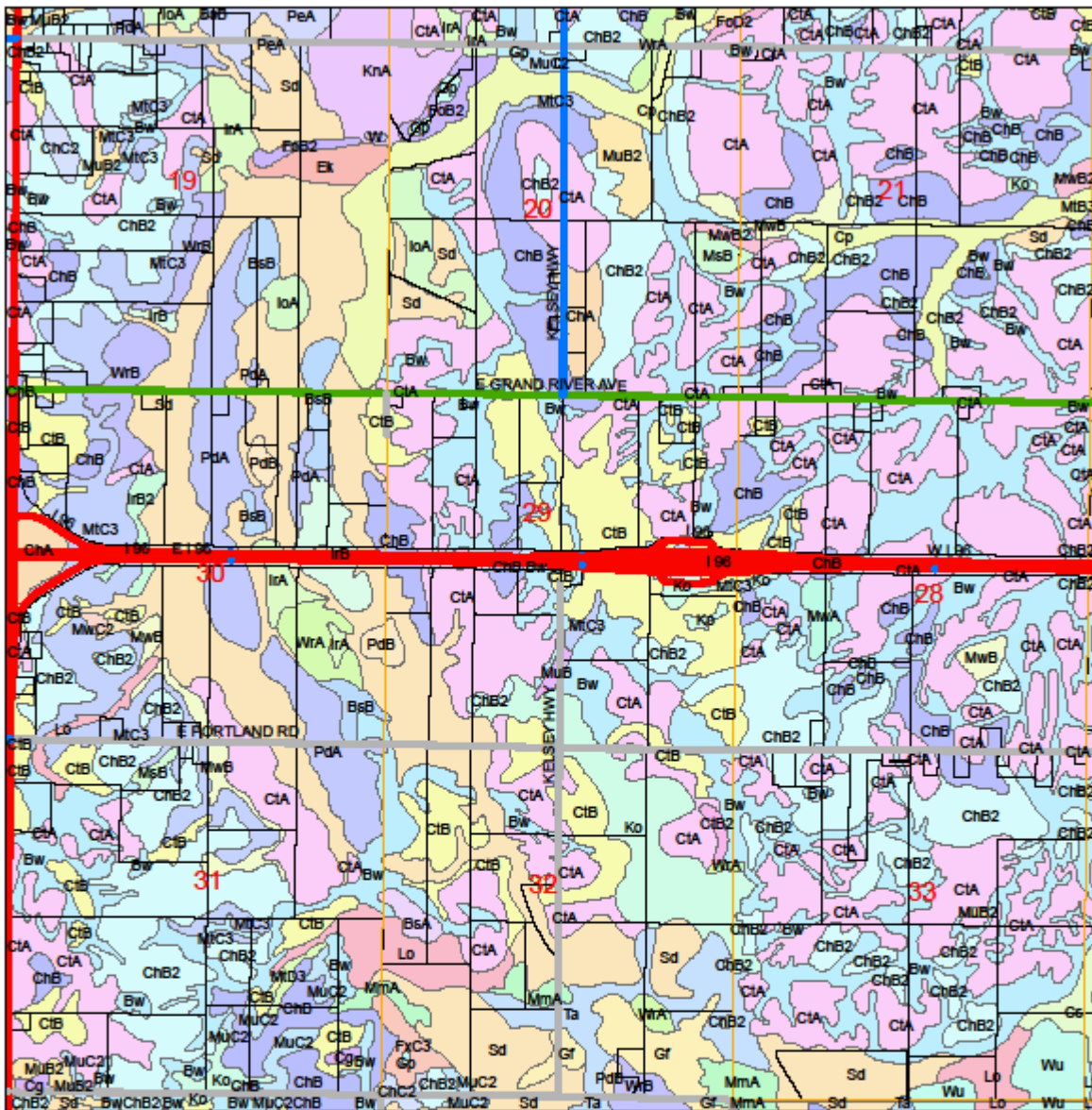
SOILS MAP

SE 1/4



1 inch = 2,042 feet

# Soils Maps



Orange Township

Ionia County, Michigan

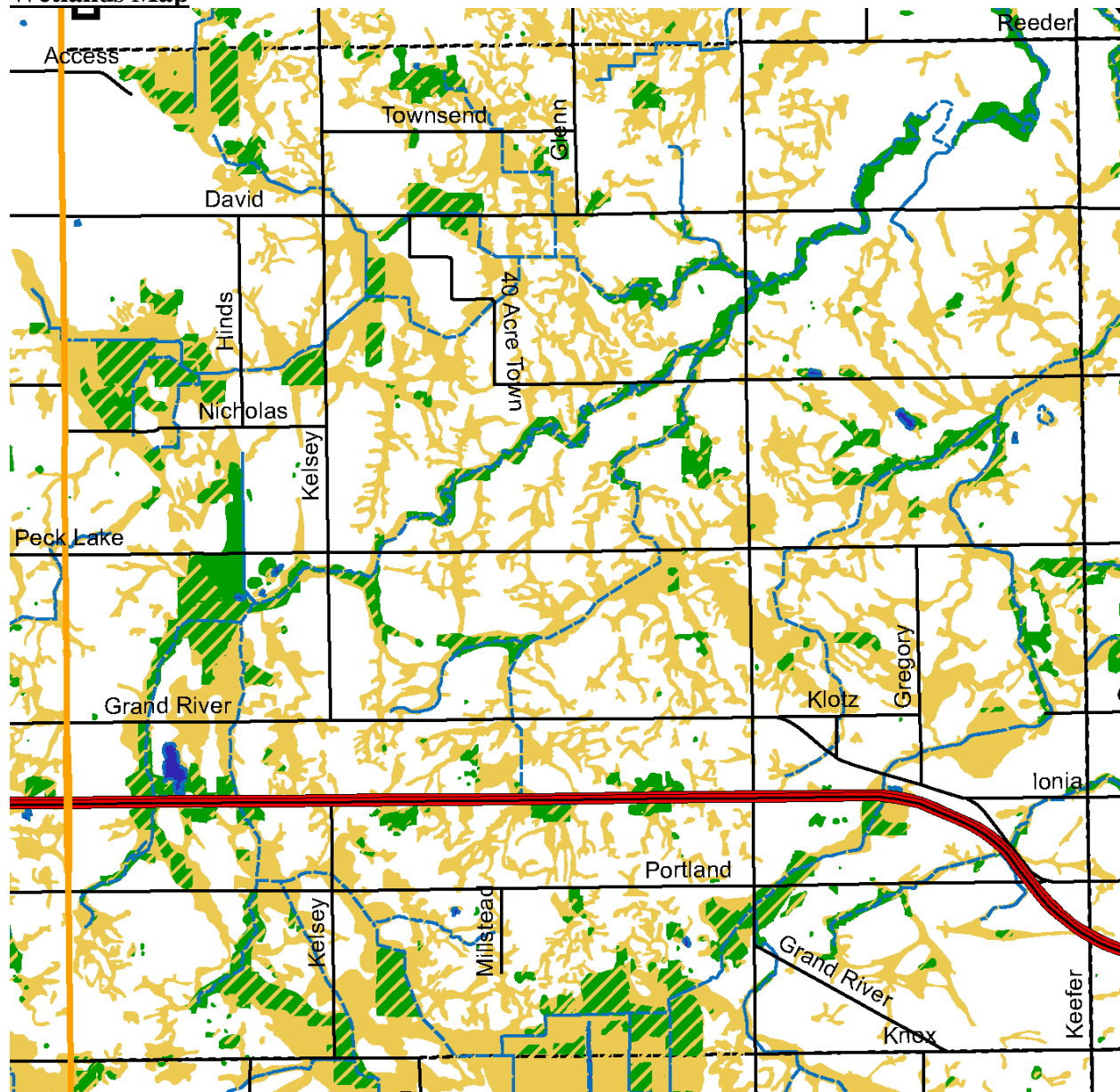
SOILS MAP

SW 1/4














1 inch = 2,042 feet

# Wetlands Map



## Legend

-  Interstate Highways
-  US Highways
-  State Highways
-  Railways
-  Open Water
-  Rivers
-  Drains
-  Wetlands as identified on NWI and MIRIS maps
-  Soil areas which include wetland soils
-  Wetlands as identified on NWI and MIRIS maps and soil areas which include wetland soils
-  County Boundary

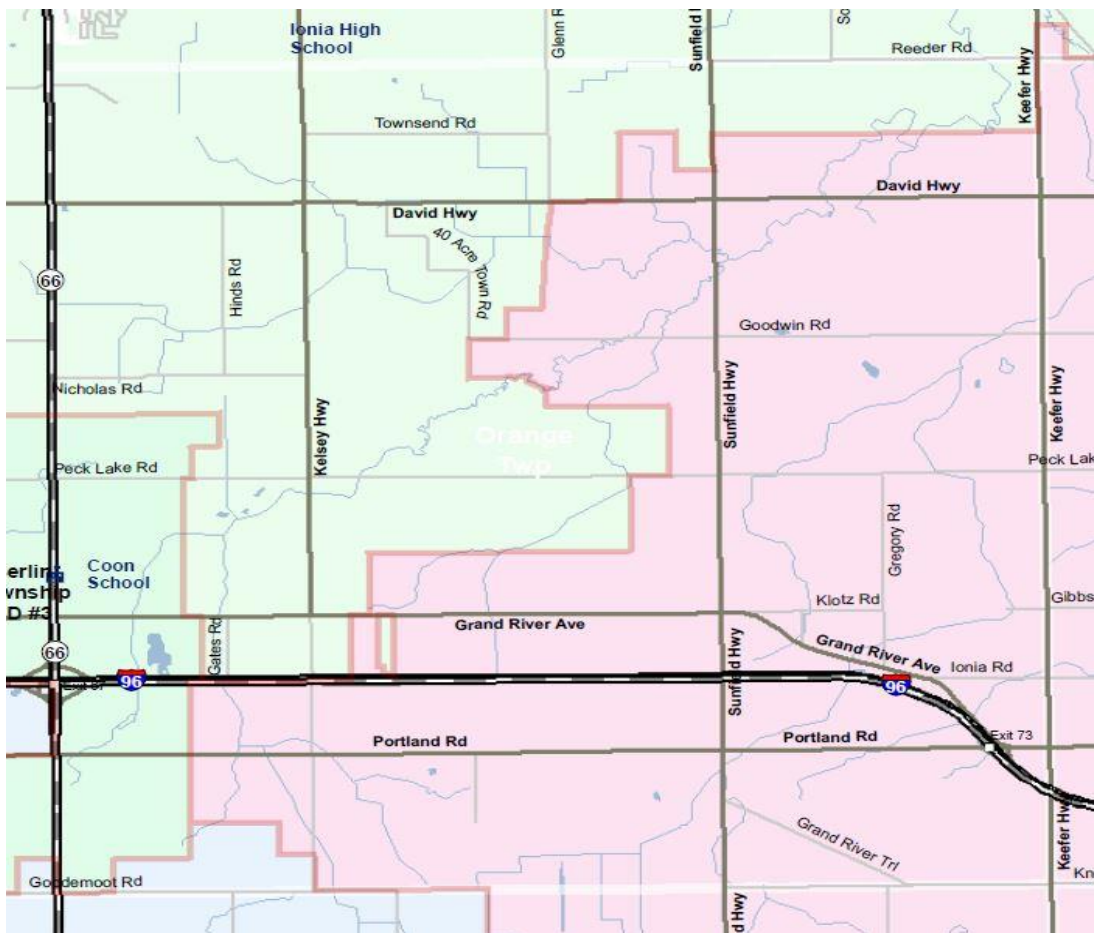


## Education

The Township is served by four school districts. They are part of the Ionia County Intermediate School District (ISD). Depending on location, students go to either Coon School south of Ionia, Ionia Public Schools, Portland Schools and Lakewood Public Schools in Lake Odessa area. High school students may also attend and receive college credits at the Heartlands Institute of Technology west of Ionia. There are specialized technical training with 1 and 2 year programs such as culinary arts, criminal justice, aviation, machine tooling, plant/animal science, construction technology, allied health, dental, automotive, computer and diesel technology.

## Higher Education Institutions

There are many colleges in either the Grand Rapids area or the Lansing area for higher education. In Lansing there is the Lansing Community College, Michigan State University and a Western Michigan University satellite campus. In Grand Rapids there are Grand Rapids Community college, Cooley Law School, Davenport College, MSU Medical School, Western MI University satellite campus and Grand Valley University satellite campus, Aquinas College, Cornerstone University, Ferris State satellite campus and Kendall College of Art, Calvin College and University of Phoenix. At the Ionia County Airport is located the School of Missionary Aviation Technology. The main campus of Montcalm Community College is located in Sidney and they have a branch in Greenville, Howard City and the Ionia Educational Center.





## **Recreation**

Within the township are two private campgrounds. On M-66 at Nicholas Rd is the Alice Springs Campground. They have a lodge with camp store, pool, lake and playground and outdoor sports like basketball and shuffle board. Another campground, Lakeside Resort Campground, is located on Grand River Ave east of M-66. It is located on a lake with many campsites along the shore. Fishing and boating is available as well as nature trails and a playground for children. They also offer a recreation building, laundry room and showers.

Nearby west of Ionia at the intersection of David Hwy. and Jordan Lake Rd is the Ionia State Recreation Area of over 4500 acres along the Grand River with camping, large lake with a sandy beach and boat launch area, hunting and trails for people bikes and horses. There are separate horse camping areas. Also west of Ionia on M-21 is Bertha Brock Park with rustic camping, picnic areas, sledding hills and trails.

The former railroad that runs between Lowell and Ionia is being refurbished into a trail system for walkers and bicycles and is 15.83 miles long between the two cities. Portions are paved and others consist of compacted limestone. A 41.3 mile rail-trail will be developed along the old Central Michigan Railroad corridor from the edge of Ionia City going east through Clinton County and ending near the City of Owosso in Shiawassee County.



The Ionia County Airport offers flying lessons and flight tours such as the fall leaf colors. Off M-66 is a drive-in movie theater. Golf is available along Kelsey Hwy south of Ionia at either Shadow Ridge or Rolling Hills courses, both 9 hole courses. Near downtown Ionia is the County Fairgrounds where the Ionia County Free Fair is held in late July. The grounds host many music events, tractor pulls, vintage tractors and equipment shows and horse events.

## **Medical Care**



Sparrow Ionia Hospital, a non-profit wholly owned subsidiary of the Lansing Based Sparrow Health System is constructing a 65,000 square foot two story replacement hospital on a 44 acre site in Orange Township off M-66 just south of the Ionia County Airport that will be finished in June 2015. This will be a Joint Commission Accredited, Federally Designated Critical Access Hospital with 22 licensed inpatient beds, two operating rooms with 8 private pre/post op patient rooms, a 12 private patient room emergency department, full laboratory, radiology and hospital based physician clinics. The current hospital is located in downtown Ionia in a residential neighborhood on the east side of the City of Ionia.

Other hospitals that offer full service are located in Grand Rapids such as Spectrum Health, St Mary's and Metro Health. Sparrow's main full service hospital is located in Lansing. On the north end of the

Township on M-66 within a strip mall in front of Menards is a walk in clinic where physicals, flu shots and other semi urgent illnesses may be diagnosed and treated. Other physician medical offices are in downtown Ionia.

### **Emergency Services**

The Berlin-Orange Fire Department is located at 265 W David Hwy about a quarter mile west of M-66. Both Townships fund the Fire Department. This Fire Department serves all of the Township and other Departments are called in for assistance as needed such as the Portland Fire Authority if a fire or emergency is on the east side of the Township. Life EMS serves most of the Township west of Sunfield Hwy. for ambulatory

emergencies. They are located in the city of Ionia and have a satellite facility near the intersection of Jordan Lake Ave, Grand River Ave and the I-96 Freeway. Portland City Ambulance serves some of the eastern parts of the Township from Reeder Rd south and the east side of Sunfield Hwy to the south end of the Township. They are located in the City of Portland.



### **Cemeteries**

The Township owns two cemeteries. The Steele cemetery is located near the SW corner of Peck Lake Rd. and Kelsey Hwy. The Matthew Cemetery is located on Sunfield Hwy south of Portland Rd on the west side. A third cemetery is located on Keefer Hwy. north of David Hwy. on the west side and named the Keefer-Olmstead Cemetery.

### **Utilities**

The Township is served by two electric companies. Primarily south of the I-96 Freeway and along Grand River Ave east of M-66 to about halfway between Kelsey Hwy and Sunfield Hwy the electric service is powered by Homework's Tri-County Electric. They also serve an area on Reeder Rd east of Keefer Hwy and then north on Somer Rd. The rest of the Township is served by Consumers Energy.

There is a newer electric substation located on Grand River Ave east of M-66 which is partially owned by Homework's Tri-County and is an interconnect with Consumers Energy.

### **Neighboring Townships Use Compatibility**

The Township is bordered along the north side by Ionia Township. Other than the commercial and higher residential uses north of Menards, the rest of the north border is mainly agriculture like Orange Township. On the west side is Berlin Township and they share similar uses along M-66 with commercial in the northern border and near the freeway but agriculture and scattered residential in the other areas. To the south is Sebewa Township and both borders are agricultural farms. On the east border is Portland Township where there is some commercial businesses near the freeway but mostly agriculture to the north along Keefer Hwy.

# Orange Township Street Map

## LEGEND

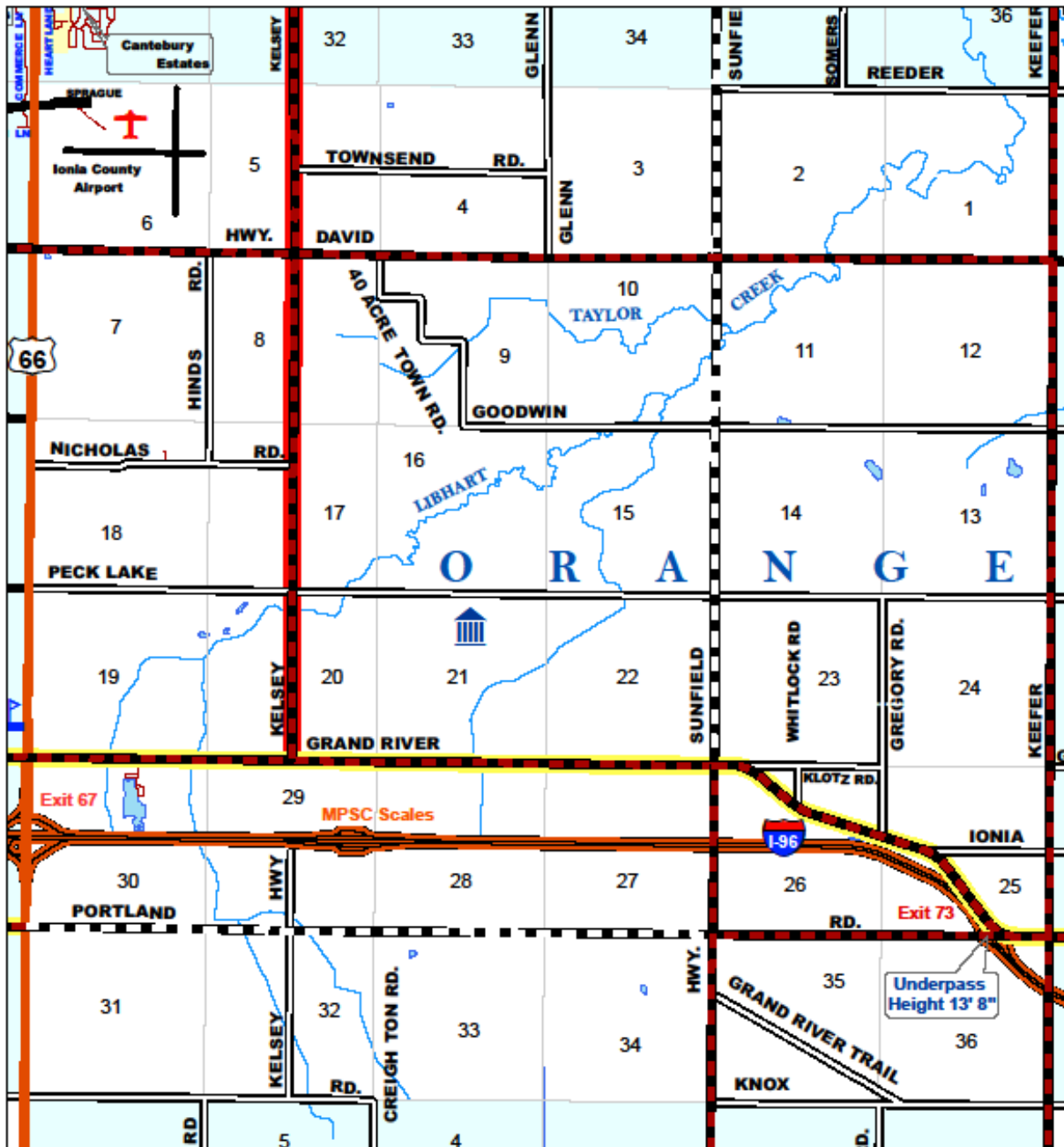
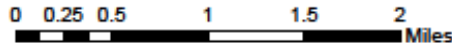
- Paved Primary With Truck Restriction
- Paved With Truck Restriction
- Gravel Primary With Truck Restriction
- Gravel With Truck Restriction
- Paved Primary All Season
- Paved All Season
- State Hwy
- Freeways
- Paved Primary
- Paved
- Gravel Primary
- Gravel
- Street
- Private
- Bike Trail
- Rail Road
- Lakes & Rivers
- Bertha Brook Park
- City & Villages
- State Land
- Maintained By Adjacent County

## IONIA COUNTY

### Orange Twp



Ionia County Road Commission  
Mapping & GIS



## **Transportation**

The surface streets and highways are important mode for automobiles to travel from home to businesses, schools, to work and back. Schools offer buses to take students to and from their respective school buildings. Most of the streets are in a grid work oriented north/south and east/west. A few roads are from the days of horse drawn carriages and old historic trails and are at angles such as Grand River Trail and Grand River Ave (which is mostly at an east/west orientation). The different types of road and streets have specific classifications. There are no mass transit systems in the Township. Please see street map of the Township showing the classifications and location of the streets.

## **State Trunk Line**

I-96 is the State Freeway that runs through the lower part of the Township in an east/west direction of 6.3 miles. One exit is at the M-66 crossover at the west edge of the Township. Another exit is near Keefer Hwy just west of the Township line at Grand River Ave.

## **County Primary Roads**

Orange Township has about 31.8 miles of asphalt roads, 32.6 miles gravel roads, 12.8 miles of concrete roads and earth/miscellaneous roads of .9 miles. Primary paved roads are David Hwy, Kelsey Hwy, Grand River Ave, Keefer Hwy and the south eastern portions of Portland Rd and Sunfield Hwy south of Grand River Ave. Gravel primary roads are Sunfield Hwy north of Grand river Ave and Portland Rd west of Sunfield Hwy. Grand River Ave is a paved all season primary road. Kelsey Hwy between the northern border to Grand River Ave is a paved primary with truck restrictions. M-66 is a paved State Highway.

## **Secondary Roads**

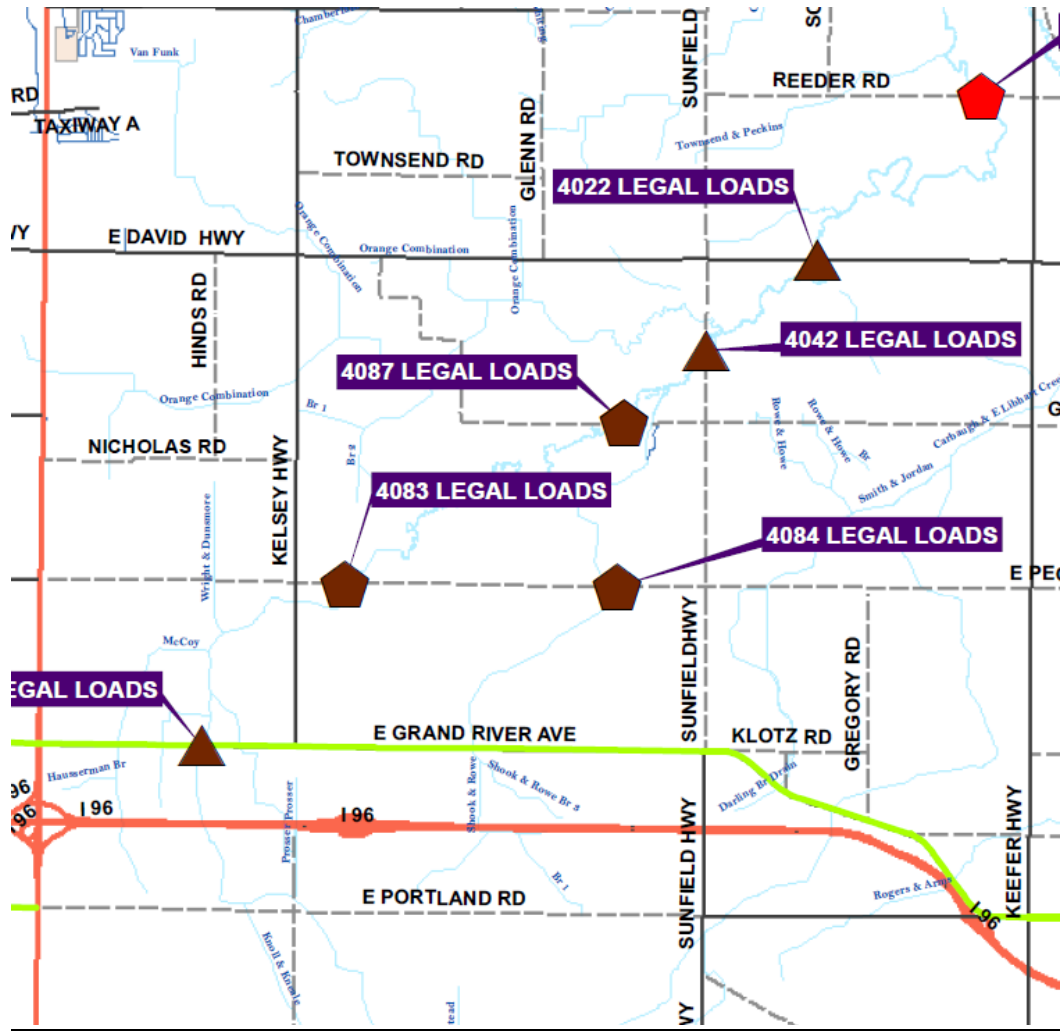
The remaining 32.6 miles of roads are gravel. The Road Commission maintains them with some financial assistance from the Township for additional gravel, brining and grading.

## **Bridges**

The Township has three primary bridges located on David Hwy between Keefer Hwy and Sunfield Hwy and on Sunfield Hwy south of David Hwy. A third primary bridge is located on Grand River Ave between M-66 and Kelsey Hwy over the Townline & Libhart Creek. Both of these bridges go over the Hall & Lawless drains. There are three local bridges. One is located on Goodwin Rd west of Sunfield Hwy over the same Hall & Lawless drain. A second bridge is on E Peck Lake Rd east of Sunfield Hwy over the Shook & Rowe drain. The third bridge is also on E Peck Lake Rd west of Kelsey Hwy over the Hall & Lawless drain. On Reeder Rd just west of Keefer Hwy is a restricted local bridge over the Hall & Lawless drain.

Pease see the bridges map and legend in the next page.

# Bridge Locations



Ionia County  
Bridge Weight Restrictions

- ▲ Primary Bridges
- ▲ Primary Bridges Restricted
- ▲ Primary Bridges Closed
- ◆ Local Bridges
- ◆ Local Bridges Restricted
- ◆ Local Bridges Closed
- ◆ City\_Village Bridges
- ◆ City\_Village Bridges Restricted

- AllSeason
- StateHwy
- Paved
- Gravel
- Street
- Private
- River

### Legend

Bridge ID#

4047

42/58/71 TONS

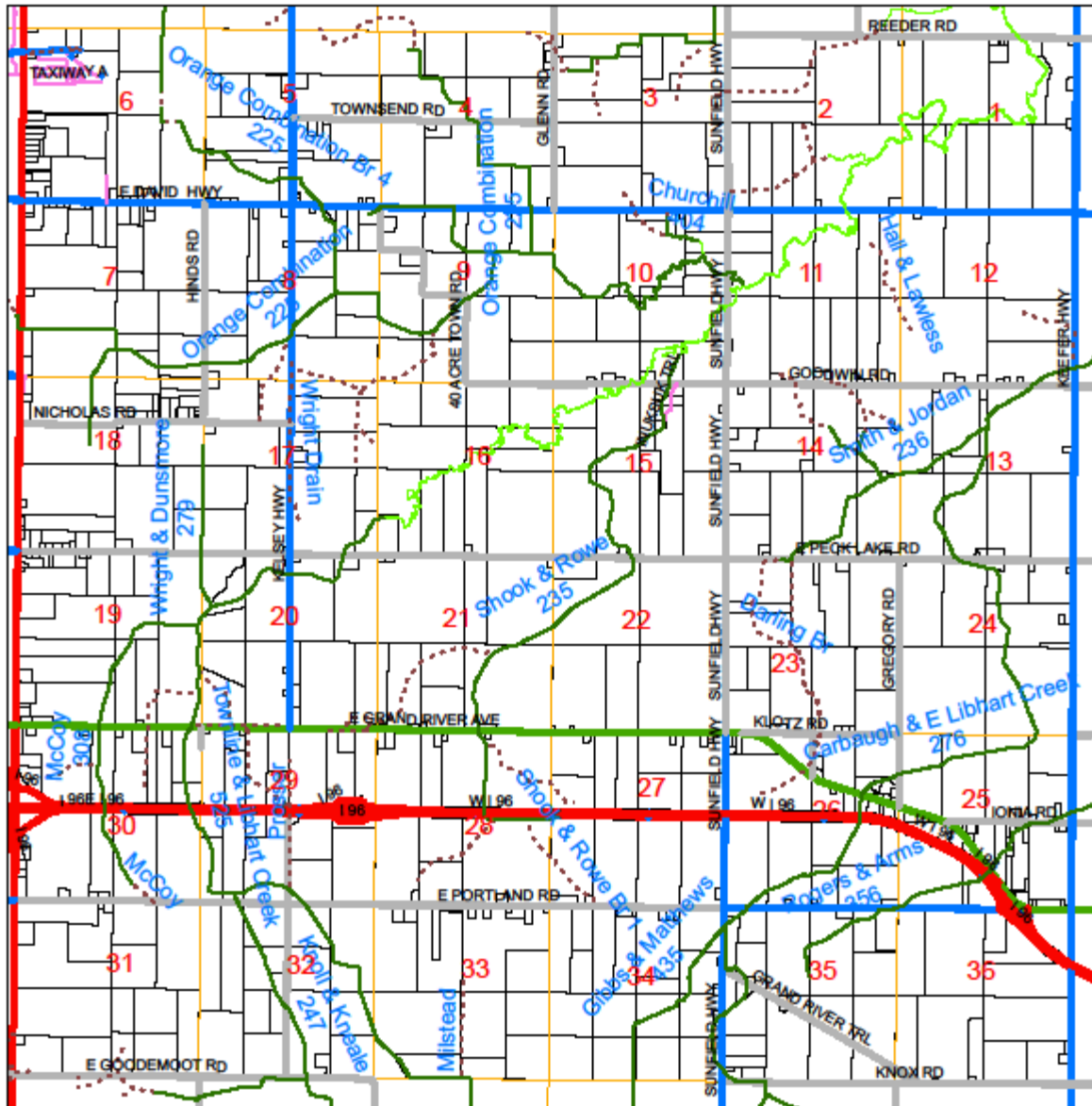
42 T

58 T

71 T

## Drain Map

The map below shows the locations and names of the County Drains in Orange Township.



## Orange Township Ionia County, Michigan

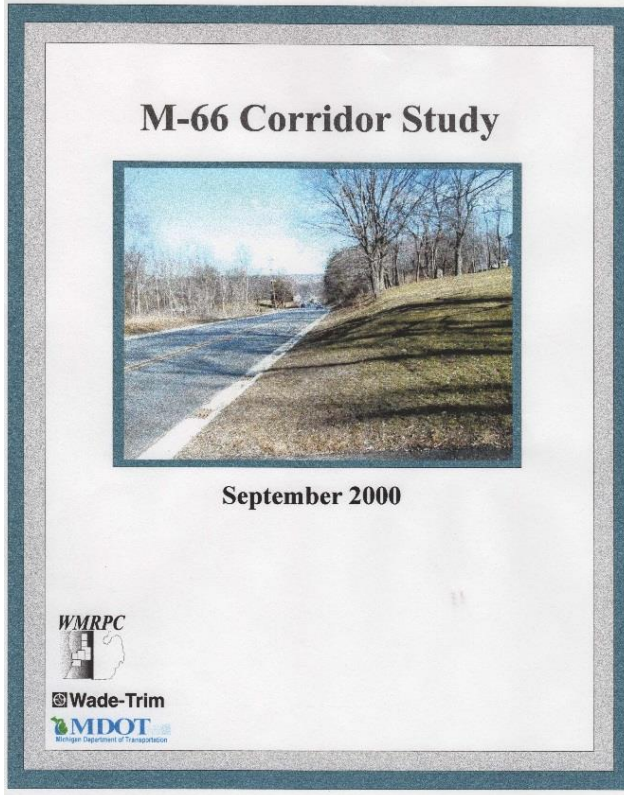


1 inch = 4,100 feet

- |                   |               |
|-------------------|---------------|
| <b>Legend</b>     | <b>Legend</b> |
| Roads             | OpenDrain     |
| — all other roads | TileDrains    |
| Type              | NaturalDrains |
| — Alluvium        |               |
| — Canal           |               |
| — Paved           |               |
| — Private         |               |
| — Railway         |               |
| — Street          |               |
| — Driveway        |               |
| — Water_Line      |               |

## **M66 Corridor Study**

The M-66 Corridor Study Committee is comprised of a group of local officials from Ionia County, the Ionia County Economic Alliance, the Ionia County Road Commission and several of the individual government units along the M-66 Corridor. The M-66 Corridor Study Committee was originally formed in 1996 and evolved to meet the changing demands of the area.



The Corridor Study covers M-66 from Portland Road, just south of I-96, north to the Grand River. The area includes portions of the City of Ionia and Orange, Ionia and Berlin Townships and is influenced by the surrounding townships and communities as well. The study describes other communities including Odessa, Easton and Sebewa townships as well as the entire county. This study was begun in January 2000 and was completed in September 2000 — ongoing discussions and implementation strategies will continue into the future.

The Corridor Study includes several key points. The Study describes not only the actual roadway, but also considers existing land uses, the area's population, proposed development, and other points. Everything that occurs in the area influences traffic on the Corridor. New businesses, houses, and schools increase the amount of traffic passing within or through the Corridor. The Corridor Study also includes many types of public input such as surveys and workshops to

identify issues within the study area. These sources, as well as others, were used to identify and prioritize issues, which were used to develop a list of ten goals for the Corridor, which are listed below:

1. Implement Access Management Plan for the M-66 Corridor Study Area
2. Improve Traffic Flow along the M-66 Corridor Study Area
3. Improve Safety of the I-96/M-66 Interchange Area
4. Improve Major Intersections along the M-66 Corridor
5. Insure Appropriate Speed Limits are Established and Enforced on the M-66 Corridor
6. Increase Safety on Portion of Corridor Known Locally as “the Hill”
7. Improve Opportunities for Pedestrians and Bicyclists along the M-66 Corridor
8. Successfully Implement Plan
9. Improve Safety at Riverside Drive and M-66
10. Work with Communities to Encourage Proper Planning, Maintenance and Improvement of the M-66 Corridor to Meet the Needs of Projected Growth and Development

The study was funded with a grant from the Michigan Department of Transportation's State Planning and Research (SPR) Program. Staff from the West Michigan Regional Planning Commission administered the grant and coordinated the planning process with assistance from the Ionia County Economic Alliance, the Ionia County Road Commission and the Michigan Department of Transportation. The Steering Committee also retained the services of Wade-Trim to complete a portion of the Corridor Study.

## **Ionia County Airport Zoning Ordinance**

The Ionia County Airport Zoning Ordinance was adopted on June 19, 2001, and became effective July 19, 2001, and repeals and replaces a similar ordinance adopted by the Ionia County Joint Airport Zoning Board in 1968. The principal objective is to provide additional safety and protection to the users of the airport and to the people who live and work in its vicinity.

The Ordinance establishes regulations on land within a 10 mile radius of the Ionia County Airport. This Ordinance establishes a huge air bowl with a minimum height limitation of 25 feet above ground at some



locations in the approaches to the runways immediately adjacent to the airport increasing to a maximum height limitation of 500 feet above the established elevations of the airport as the distance from the airport is increased.

Structures and trees which project above the height limitations are considered hazards to flying and endanger lives and property. The prescribed height limits are based on past experience and studies made by the Aeronautics Commission of the State of Michigan and by the Federal Aviation Administration. Height limits are based upon the established elevation of the airport or upon the elevation of the end of the nearest runway.

This Ordinance does not affect existing structures, the height of which exceeded the limits imposed by this Ordinance at the time it became effective. New construction and construction increasing the height of existing structures within the airport area, must conform to the provisions on height. The Ordinance also restricts such uses of land within the vicinity of the airport as would unreasonably interfere with radio communication systems and other navigational aids or devices used by the airport and aircraft, or would reduce visibility,



or would create confusing lights, or would be subject to undesirable effects that may be caused by the operation of aircraft.



The Joint Zoning Board has charged Ionia County Airport Manager with the responsibility of administering and enforcing the provisions of the Ordinance with the understanding that it will seek the close cooperation of, and work through, Township, City, and the County Zoning Boards, and the County Planning Commission.

The County Airport is located at the north-western corner of the Township. Benz Aviation is the fixed base operator where flight lessons are conducted and fuel can be purchased by pilots. Flight planning and weather information can be done in the building. The airport Identifier is Y70. Each airport in the nation has its own ID. The airport's main runway 9/27 is surfaced in asphalt, is 4,298 feet long and has runway edge lights. Runway 18/36 has a turf surface of 4,261 feet in length and does not have lights. Extensive soaring by glider planes is one of the main uses of the airport besides flight lessons by the SMAT students and the Benz Aviation students and business flights.



As provided for in the Michigan Zoning Enabling Act P. A. 110 of 2006, as amended, the Ionia County Airport layout plans or approach plans (as amended) shall become a part of this Master Plan. Any rezoning, special use permit or site plan review of parcels near the airport shall take into consideration the environs of any airport within a district and any comments received for a public hearing from the airport manager. Any required public hearing notice shall be sent to the airport manager as well as others required by law.



## **Chapter 4**

### **Zoning Plan.**

The Michigan Planning Enabling Act 33 of 2008 now requires that a master plan include a “zoning plan” to explain how the future land use categories in this Master Plan relate to the zoning districts in the Zoning Ordinance. The Master Plan is the guideline for decisions on application reviews such as rezones, special use permits, planned unit developments, site plan reviews and plat reviews. When the Planning Commission reviews these requests in the Township, they must consider the future land use map and the future land use descriptive narrative of this plan.

Reviews of the above requests should also use other statutes, case laws, public comments and good planning practice as additional guidelines. Amendments to the master plan can be made at any time when conditions have changed enough to warrant updating the plan to keep pace with rapid development. A review of the Plan is required every five years.

There are 8 Zoning Ordinance districts and 10 Master Plan area districts. The following table defines the future land use categories with the zoning districts and examines features and factors to be considered in reviewing requests to rezone, applications for special use permits, planned unit developments, site plan reviews and plat reviews in the Township consistent with this plan.

The table should also be used to evaluate the comparison and compatibility between the zoning districts and the Master Plan categories to evaluate specific requests.

<b>Future Land Use Categories</b>	<b>Corresponding Zoning Districts</b>	<b>Explanation and Comparison</b>
Agriculture	A - Agriculture	This district is intended to preserve and provide for large areas of land used for farming, dairying, forestry and other rural activities including vacant or fallow lands. The lands in this district are well suited for growing crops due to climate, soil types and terrain suitable for farming activities. It should be discouraged to develop residential or commercial in areas highly suitable for farming uses.
LDR - Low Density Residential	R-1 – Low Density Residential	This district is primarily intended for single family dwellings within subdivisions and other types of home developments with typical private roads and dwelling covenants. Higher densities can be approved if water and sewer systems are provided. There are some compatible special uses available such as schools, elderly housing, parks and municipal buildings.
MF – Multiple Family	R-2 – Medium Density Residential	This district is intended to provide for medium density residential development up to six units per acres. This would include multi-family and duplex units. These uses shall be located on paved streets and are planned for transitional buffers between non-residential uses and low density residential uses. Similar special uses to the R-1 District may be

		permitted.
MHP – Mobile Home Park	R-3 – Mobile Home Park	This district is to allow for the establishment of mobile home communities and related accessory uses. They will comply with the requirements of the Mobile Home Commission Act 419 of 1976. Private or public water and sewer systems shall be provided for the higher home densities.
PUD – Planned Unit Development	PUD – Planned Unit Development	This is a flexible district where mixed uses of the various other districts can be combined into a multi-use district. Specific areas along M-66 are planned for mixed use PUD's. In the Agriculture District, only single family residential uses will be permitted within a residential PUD to protect usable farm lands.
M-66 Corridor Overlay Area	M-66 Access Management Overlay Zone	This is an overlay district that is 500 feet deep from the M-66 road right of way and extends from the north boundary of the Township south to Portland Rd. It regulates setbacks of buildings, lot widths, number of driveways and storm water drainage and provides for safe driveway, parking lot cross connections and off-street service drives between businesses.
C - Commercial	C - Commercial	This district encourages the local concentration of business uses, retail and service uses to serve the residential area of the Township and nearby areas. Permitted and special uses all require site plan review.
I - Industrial	I - Industrial	The Industrial District will allow uses that are not offensive or debilitating to surrounding property from effects such as noise, smoke, odor, dust or noxious gases, vibration, fire hazards, wastes or high traffic. Permitted and special uses all require site plan review.
C/I Commercial-Industrial	C - Commercial I - Industrial	Certain areas are master planned for either commercial or industrial districts. Applicants may petition to rezone lands to either of these districts when certain uses are proposed. Compatibility to nearby uses and districts will be reviewed in rezoning applications.
Public	No Corresponding Zoning District	A Public area is shown on the Master Plan map where the Ionia County Airport property is located and the Ionia County Animal Shelter. It is a descriptive designation only and does not describe an actual zoning district.

## **Chapter 5**

### **Implementation**

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

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.

According to the Michigan Planning Enabling Act 33 of 2008, at least every 5 years after adoption of a master plan, a planning commission shall review the master plan and determine whether to commence the procedure to amend the master plan or adopt a new master plan. The review and its findings shall be recorded in the minutes of the relevant meeting or meetings of the planning commission.

### **Goals**

Orange Township is made up of mostly agricultural areas and they should be protected from encroachment of intense development.

Small residential densities will continue to reflect the rural character of the Township.

Commercial/Industrial areas will be located on major streets for efficient vehicle circulation to keep the interior areas open for farming and residential uses.

### **Zoning**

Zoning represents a legal means 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 by right and other uses by special land use and establishes regulations to control densities, height, bulk, setbacks, lot sizes and accessory uses.

The Planning Commission has prepared the first zoning ordinance for Orange Township which would implement the Master Plan. The Master Plan was adopted in 2000 and the Zoning Ordinance was adopted in 2001.

The Township Board hired a Zoning Administrator to administer and enforce the new Zoning Ordinance. A Zoning Board of Appeals was appointed to carry out its duties as set forth in the Zoning Ordinance.

### **Subdivision Ordinance**

The 2000 Master Plan recommended that a subdivision control ordinance be created and adopted. A subdivision ordinance was adopted in 2007. Thus, any requests to plat property or create a subdivision will be done so according to the provisions of the State Land Division Act. 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.

### **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. Michigan State University runs the Citizen Planner program where they have a core set of classes to teach Planning Commissioners and Zoning Board of Appeals people the basics of zoning and planning. A certificate is received after attending all classes. There are also other Citizen Planner classes with more in depth topics regarding zoning and planning. 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 and the zoning guidebook that MTA publishes*.

### **Public Information**

It is important that the proposals of this Plan be discussed and understood by the citizens of Orange 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 or creating a Township website. A website was created to list the members of the Township Board, Planning Commission, Zoning Board of Appeals and other groups and commissions. It contains minutes of meetings, applications, ordinances and other pertinent information. 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 is required every five 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.

### **Effect of Adoption**

State law provides that the Township Board must refer matters dealing with the construction, location or character of public streets, public structures, public utilities or public land to the Planning Commission for advice and recommendation before taking final action. If the Township Board does not concur with the recommendation of the Planning Commission, it must obtain a vote of not less than a majority of its membership in order to override that recommendation.

### **Policy Implementation of the Master Plan**

After the Master Plan has been adopted, the Planning Commission must use its persuasion to bring about the adoption of ordinances, which will carry out the policies of the plan. These laws can only be adopted by the elected officials. After the adoption of the Master Plan, copies of amended zoning ordinances

should be sent to the Township Board for consideration. The Planning Commission should meet with the Township Board to review the policies and the provisions within them. After an agreement has been reached between the Township Board and the Planning Commission, the Planning Commission will introduce the ordinances and schedule a public hearing to obtain additional comments, points of disagreement, or additional ideas. The Planning Commission will then make the final corrections to the ordinances and/or maps, which are part of the ordinances, and vote to recommend their adoption by the Township Board.

The Township Board will place the ordinances on its agenda and consider them at its regular public meeting. The Township Board will hear any further comments or suggestions from the public prior to taking final action. If it desires, the Township Board may refer the ordinances back to the Planning Commission for final advice upon any questions raised by the public at the Township Board meeting prior to final adoption.

### **Administrative Implementation**

The Zoning Ordinance will be the most important tool in carrying out the concepts of the Master Plan. It will directly control all future land usage and the development of the future streets and utility systems of the community. It is important to realize that only a small portion of the streets and buildings of the future community exists today.

### **Conclusion**

From 2000 until now many of the streets and buildings in the community will have been developed under these proposed regulations. This points out the importance of having a highly qualified and conscientious Planning Commission and Zoning Administrator, for these individuals will be directly responsible for enforcing these regulations.

Along with its administrative review duties, the Planning Commission should take the initiative to work closely with the Planning Commissions of surrounding communities and the County. It will take many years of effort to bring these ideas to reality. Experience has shown that the difference between Master Plan ideas being carried out or being lost and forgotten is a direct consequence of the activity and enthusiasm of the Planning Commission.

The initial 1999 edition of the Plan culminated months of intensive study by the Planning Commission, Board members, the study team and its planning consultant. It represents many hours of discussion and investigation of problems, statistics and ideas.

Carrying out a continuing planning program will not be an easy task. There will be times when community action is not forthcoming. However, if a proposal of the plan is sound and presents a solution to a problem which must eventually be solved, it will be realized someday. Carrying out this Master Plan is not a task which depends upon any one group for its success or failure. It depends upon every responsible citizen of Orange Township, for even the most devoted Planning Commission will be rendered ineffectual by citizen apathy. Orange Township can be, and of necessity, must be a desirable, attractive and convenient community in which to live, play and work.