

# **WAYLAND TOWNSHIP MASTER PLAN**



*Wayland Township*

Our goal is to provide you with easy, accessible information when you need it. We strive to answer your questions in a timely and efficient manner and/or get you in touch with those who can help.

***DRAFT***

**Accepted for Distribution to  
Adjoining Communities by the  
Wayland Township Board  
June 27, 2018**

**VERIFICATION OF ADOPTION  
BY THE WAYLAND TOWNSHIP BOARD**

I hereby certify that the 2018 Master Plan for Wayland Township was duly adopted by the  
Wayland Township Board on \_\_\_\_\_, 2018

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Ann McInerney, Clerk  
Wayland Township

# **ACKNOWLEDGEMENTS**

## **2018**

### **Wayland Township Master Plan**

The preparation of the Wayland Township Master Plan involved the contributions of community leaders and residents. In particular, the efforts of the following individuals are acknowledged and greatly appreciated:

#### **TOWNSHIP BOARD MEMBERS**

Supervisor, Roger VanVolkinburg  
Clerk, Ann McInerney  
Treasurer, Sue Kamyszek  
Trustee, Matt Miner  
Trustee, Jim Stein

#### **PLANNING COMMISSION**

Mark Chrusciel, Chairman  
Ron DeVries, Vice Chairman  
Matt Miner, Secretary/Board Representative  
Deb Nardin, Member  
Jerry Ross, Member  
Robert Fryling, Member  
Larry Brenner, Member

**Plan Adopted by the Wayland Township Board on  
\_\_\_\_\_, 2018**

*Prepared with the assistance of:  
Timothy J. Johnson, PCP  
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*Maps prepared by Allegan County GIS Department*

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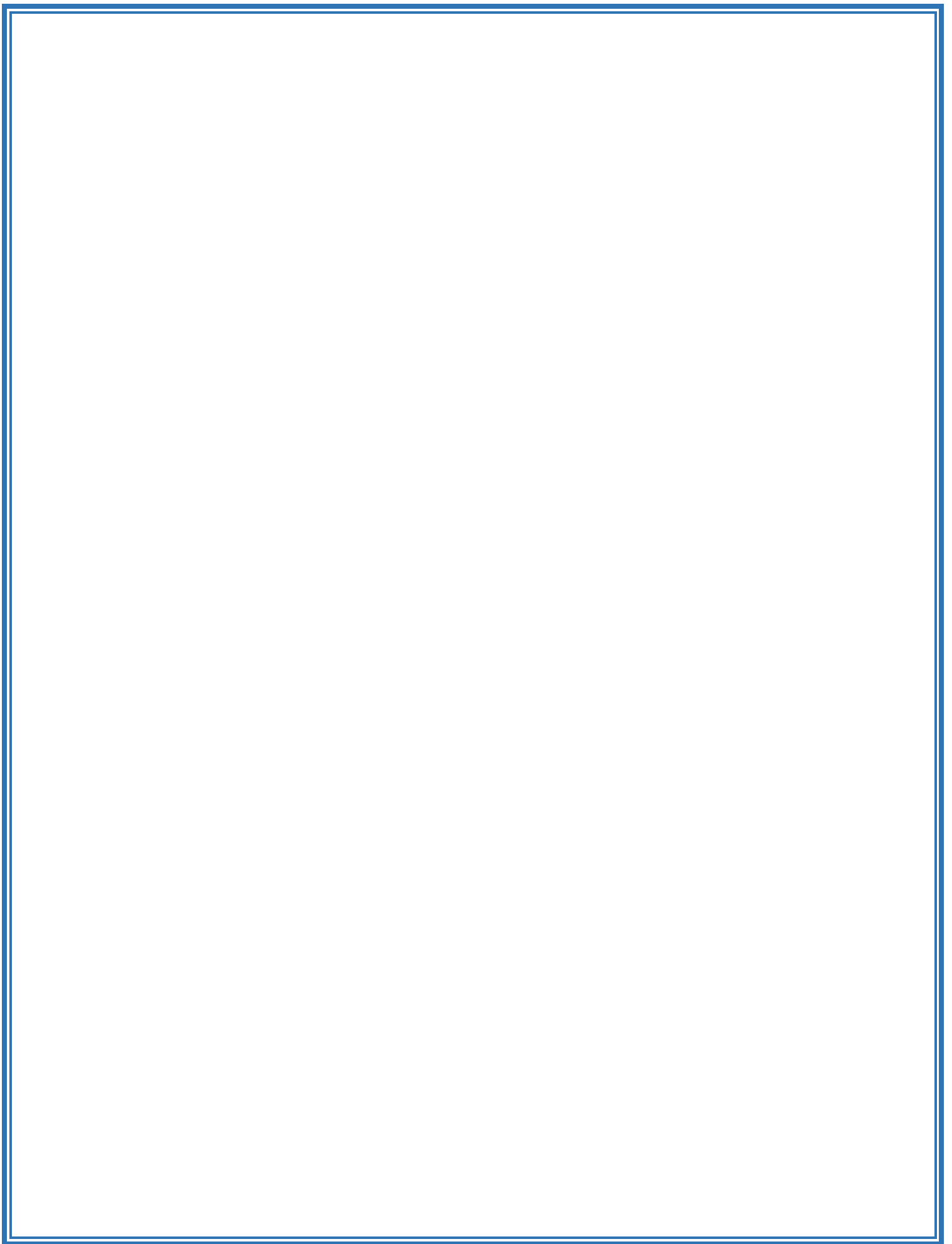
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# INTRODUCTION

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Wayland Township has a solid history of land use planning beginning with the 1991 Master Plan. The 1991 Plan was based on a philosophy for development of the Township expressed in a quotation from Mr. Justice Douglas (Boraas V. Village of Belle Terre): *“A quiet place where yards are wide, people few, and motor vehicles restricted are legitimate guidelines in a land use project addressed to family needs... The police power is not confined to elimination of filth, stench and unhealthy places. It is ample to lay out zones where family values, youth values and the blessings of quiet seclusion and clean air make the area a sanctuary of people.”*

The Township continued its planning efforts with updates in 2002 and 2009. This 2018 Wayland Township Master Plan carries on this tradition, adhering to the philosophy that a Township master plan prepared with the support of its citizens will result in a place *“where family values, youth values and the blessings of quiet seclusion and clean air make the area a sanctuary of people.”*

The purpose of the update is to respond to the growth and changes which have occurred in Wayland Township since the adoption of the 2009 Plan and also to comply with the Township Planning Act which requires that townships review their Master Plans every five years.

## **Several key elements guided the preparation of the 2018 Plan:**

- ⊕ The need for broad community involvement to solicit comments and opinions from Township residents and landowners.
- ⊕ Whether the Township should provide public water and sanitary sewer service to certain portions of the Township to accommodate growth in a safe and efficient manner.
- ⊕ The impact of the Gun Lake Tribe casino and other Tribe development projects as well as the location of Tribe land holdings.
- ⊕ The master plans of adjoining communities especially the City of Wayland.
- ⊕ The development potential of Bradley, Shelbyville and the area of the Township close to Gun Lake.
- ⊕ Land uses around the Township lakes.
- ⊕ The uncertainty that public sanitary sewer and water will be provided within the Township in the near future.

## ***Significant Changes Since the 2009 Plan....***

- ⊕ The Gun Lake Tribe of Pottawatomi Indians in 2011 finished construction of an 83,000-sq. ft. casino on 147 acres of land located on the northeast corner of U.S. 131 and 129<sup>th</sup> Avenue. The facility was enlarged in 2016.
- ⊕ In 2015 the Tribe constructed its governmental complex on 129<sup>th</sup> Avenue just east of the casino and adjacent to the Township offices. The complex consists of administrative offices, a Tribal Court, public safety headquarters, health and human services facility, and a public works building.

- ⊕ A gas station /convenience store was constructed in 2016 on the south side of 129<sup>th</sup> Avenue across from the Gun Lake Casino.
- ⊕ A large railroad track turn-around circle was constructed in 2013 in Section 7 just south of the Wayland City limits to serve CHS Agronomy which is located in the City of Wayland adjacent to the Township's northern boundary.
- ⊕ 92 single family houses were constructed from 2012 through 2016- an average of 18 per year.

### **AUTHORITY TO CREATE THE PLAN**

The Wayland Township Master Plan has been prepared by the Township Planning Commission under the provisions of the Michigan Planning Enabling Act, Public Act 33 of 2008. The 2018 Plan replaces the 2009 Plan. The Planning Act authorizes municipalities to prepare and adopt a plan for the following purposes:



- To promote the public health, safety, and general welfare;
- To encourage the use of resources in accordance with their character and adaptability;
- To avoid overcrowding of the land by buildings and people;
- To lessen congestion on public roads and streets;
- To facilitate a transportation system, sewage disposal, safe and adequate water supply, recreation and other public improvements; and,
- To consider the character and suitability of land for particular uses.

Although the Master Plan has no regulatory power, it states specific land development and preservation goals. These goals are intended to guide both the Planning Commission and the Township Board in making both day-to-day and long-range land use decisions.

This Master Plan has been developed based upon several factors: the existing natural and cultural resources of the Township; current land use trends; the need for different types of land use including industrial and commercial uses; and the desired community character as expressed through the community survey and workshop work sessions with the Planning Commission and Township Board.

State law requires that each community review its Master Plan every five years, and determine whether the plan should be amended or a new plan adopted. The Wayland Township Board and Planning Commission have chosen to adopt a new Master Plan to replace the 2009 Plan.

### **USE OF THE PLAN**

The Master Plan serves as a tool for decision making by providing information and rationale for land use decisions. The Master Plan does not contain a specific time frame or timetable for the development of Township lands as recommended on the Future Land Use Map. Development takes place as land owners seek rezoning and as developers request approval of plans for residential, commercial, and industrial projects in response to market demands.

The Master Plan does not dictate the timing of development but rather the Plan sets forth recommendations for what type of land uses can be established in the Township, where they can be established and under what conditions they can be established.

*The Master Plan  
does not dictate the  
timing of  
development.*

In particular, the Plan will assist local officials in the following:

- **Review of rezoning's and special use permits.** Applications for rezoning's and special use permits should be evaluated not only in terms of specific ordinance standards but also in terms of how well the proposed action will be consistent with the goals and objectives of the Master Plan.
- **Review of public improvement projects.** All future public improvement projects, including the construction of new facilities, utilities, or buildings must first be reviewed by the Planning Commission for consistency with the Master Plan, according to PA 33 of 2008. In particular, any public improvement project must be reviewed to see whether it is consistent with the planned future land use pattern in the Township. Public improvement projects include roads, public safety facilities, parks and recreation facilities, utilities, and any other public space, building, or structure.
- **Review of plats and site condominiums.** Site condominium divisions and traditional land divisions have a profound impact upon the character of a community and future public service needs. The Master Plan provides policies to assist the Planning Commission with decisions as to location and design of subdivisions, and the adequacy of public services to meet the increase in demand placed upon the community by the land use intensity of site condominiums and platted subdivisions. Policies for subdivision of land apply not only to residential land use, but to commercial and industrial land use as well.
- **Maintaining community character while managing growth.** Each community has a vision for its future, and a sense for the desired character. However, growth is inevitable in a thriving community. The Master Plan, more than any other document, provides direction for Township officials in managing growth while retaining the desired community character, and providing the best quality of life possible for current and future residents.
- **Providing a legal framework for zoning actions.** The Michigan Zoning Enabling Act requires that zoning regulations be "based upon a plan." (MCL 125.3203) A Township's zoning actions and regulations are generally viewed favorably by the courts provided that such actions and regulations are not deemed to be "arbitrary and capricious." By providing adequate support for zoning decisions, the Master Plan therefore serves as the legal backbone of the zoning ordinances and helps to protect zoning decisions made by the Planning Commission, the Township Board and the Zoning Board of Appeals
- **Providing consistency of process.** This Plan is a very strong and visible statement by Township officials and residents regarding the intended future character of the community and strategies to assure that character. As a formal and tangible document this Plan instills a sense of stability and direction for Township officials, activities, and residents, and helps assure that each application for development is reviewed according to the same set of criteria.

## **PREPARATION OF THE MASTER PLAN**

The Planning Commission began the update process on July 12, 2017 where members discussed land use issues and formulated information and possible questions to include in a citizen survey. The Commission met in a joint session with the Township Board on August 7, 2017 to further discuss the questions to be asked on the survey. From this meeting a draft survey was prepared and then revised following comments from Board members and Commissioners.

On September 29, 2017 a total of 1485 surveys were mailed to those property owners listed in the Township assessment records. A stamped return envelope was included to encourage recipients to send the completed survey back to the Township offices. A copy of the paper survey with the results is contained in the Appendix.

To further encourage participation in the survey it was also posted on the Township web site.

A total of 571 paper surveys were received at the Township offices for a return rate of 38.4 percent. The survey return rate for the 2002 Master Plan was 24 percent while the return rate for the 2009 Master Plan survey was only 5 percent.

A total of 35 surveys were completed using the survey posted on the Township web site.

Additional public input was obtained from a November 2, 2017 community workshop held at the Township public meeting room. A total of 24 people attended in addition to Township Board and Planning Commission members. Workshop results are contained in the Appendix.

Planning Commissioners continued preparing the Plan at their regular meetings throughout 2017 and 2018. Work sessions were held with the Township Board on \_\_\_\_\_ to present and discuss the Draft Plan. The Draft Plan was then sent to adjoining communities for their comment in accordance with the Michigan Planning Enabling Act.

A Community Open House and public hearing on the Draft Plan was held at the Township Hall on \_\_\_\_\_ 2018 to formally present the Draft Plan.

# CHAPTER 1

## COMMUNITY DESCRIPTION

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### LOCATION AND GEOGRAPHY

Wayland Township is located in Allegan County, Michigan, in the southwestern lower portion of the state. The Township is adjacent to the City of Wayland, which is located immediately northwest of the Township.

#### *Brief History*

*“The boundary lines of the Township were run in 1826, and the first settlers arrived in 1835. In 1838, Rev. James Selkrig visited Saganaw, Chief of the Ottawas and Potawatomis, to offer the Indians the benefits of a mission home; and the Indians consented to settle on lands near Selkirk (Selkrig) Lake where the mission was established. Wayland was a part of Plainfield Township until it was made a part of Martin in 1839. It was known as Lumberton until it was set off from Martin in 1843. Leighton was separated from Wayland in 1848. The Village of Wayland was first known in 1848. The Village of Wayland was first known as Chambers’ Corners; was platted in 1861 as Lomas City; and, after opening Wayland House, the post office was established as Wayland until 1838 or 1839.”* (Source: Allegan Parcel Atlas and Gazetteer)

Wayland Township is approximately 13 miles south of the Grand Rapids metro area, approximately 20 miles north of the Kalamazoo metro area, and approximately 30 miles west of the Lake Michigan shoreline as well as the City of Holland. Gun Lake County Park is located on Gun Lake in the extreme southeastern portion of the Township.

The Township is typified by rolling terrain, open fields, and a significant number of surface water resources with associated wetlands and hydric soils. Active agricultural areas remain in the Township, although agriculture is not the predominant land use. Stands of woodlands are located in various areas throughout the Township.

The US 131 Expressway runs from north to south along the western boundary of the Township, providing convenient access to the Grand Rapids metro area to the north and the Kalamazoo metro area to the south. Interchanges are located within the City of Wayland, at State of Michigan Highway 179, and at 124th Avenue at the southern boundary of the Township.

### NATURAL RESOURCES

Wayland Township has many lakes and streams most of which are located within the central and southern sections of the Township. The largest and most populated lakes are Selkirk and Geneva in Sections 29 and 32. A small portion of Gun Lake protrudes into Section 36 of the Township along with a number of single family houses located on or close to the lake.

These lakes are fed by or are drained by streams and wetlands which are located throughout the Township. **Map 1** illustrates these natural features along with hydric soils which are very wet organic soils which in their natural state are poorly drained, saturate easily and retain large quantities of water.

Hydric soils always have severe limitations for both basements and septic systems and are generally unsuitable for any type of structural use. Areas with hydric soils provide good habitat for wildlife and if properly drained, can be suitable for farming.

**Map 2** shows Prime Farmland soils in Wayland Township. Most of these soils are located in the western half of the Township. However, there are a fair number of active farms in the eastern half devoted to cash crops and dairy farms.

#### **INSERT INFORMATION ON ACTIVE FARMLAND**

**Map 3** illustrates areas of the Township which are suitable for septic systems and drainfields. Much of the land in the central and western portions of the Township have severe to moderate restrictions for septic systems due to high water table, excessive slope, wetness, very high permeability or very slow permeability.

These are generalized maps and are based on the U.S. Department of Agriculture Soil Survey which lists the soil types within five feet of the surface. Consequently, on-site inspection would be needed to determine if a particular site would be suitable for a septic system.

However, in planning areas for specific densities (minimum lot sizes) this type of soils map is useful. Larger lots should be planned for areas with moderate to severe septic system limitations in order that there will be a greater chance of locating an area or a lot which is suitable for a septic system.

Wells within Wayland Township supply all of the water for residential, commercial and industrial uses in Wayland Township. Many of these wells draw from the confined glacial drift aquifer, which is separated from the ground surface by a “*confining*” layer of clay or rock. Some wells draw from the unconfined aquifer, which is more vulnerable to contamination from the ground surface.

**Map 4** shows the areas in the Township which are most vulnerable to groundwater contamination. These areas are located in a north to south band in Sections 32 to 20 and include Geneva Lake and Selkirk Lake. A larger area with highly permeable soils is within the south eastern quarter of the Township which contains many wetlands and areas of hydric soils. Groundwater is an unseen resource and is therefore particularly vulnerable to mismanagement and contamination.

**Map 5** illustrates deposits of sand and gravel in Wayland Township. Most of these deposits are located in the eastern and northeastern portions of the Township where mining has occurred in past years.

### **GOVERNMENT SERVICES & COMMUNITY FACILITIES**

#### TOWNSHIP OFFICES

The Wayland Township Offices are located at 1060 129th Avenue just west of 10th Street.

Wayland Township is governed by a five-member Board including a Supervisor, Clerk, Treasurer and two Trustees elected every four years.

The Township Clerk, Treasurer and Assessor have office hours on a part-time basis and by appointment. The



Township contracts with the City of Wayland to provide fire protection services.

A U.S. Post Office is located on 10<sup>th</sup> Street just north of 129<sup>th</sup> Avenue in Bradley. Community policing services are provided by the Allegan County Sheriff's Department through a contract with Wayland Township.

The Township operates four cemeteries: East and West Elmwood Cemeteries located on 10<sup>th</sup> Street north of Gregorville Road; Germond (German) Cemetery located at the intersection of 126<sup>th</sup> Avenue and 4<sup>th</sup> Street; and Hill Cemetery located on 4<sup>th</sup> Street south of 135<sup>th</sup> Avenue.



### **EAST ELMWOOD CEMETERY**

Several private cemeteries are located in the Township: The Bradley Indian Cemetery located on 128<sup>th</sup> Avenue in Section 28 just south of Indian Lake owned by the Bradley Indian Mission Church and Messer Cemetery on the north side of 124<sup>th</sup> Avenue in Section 35.

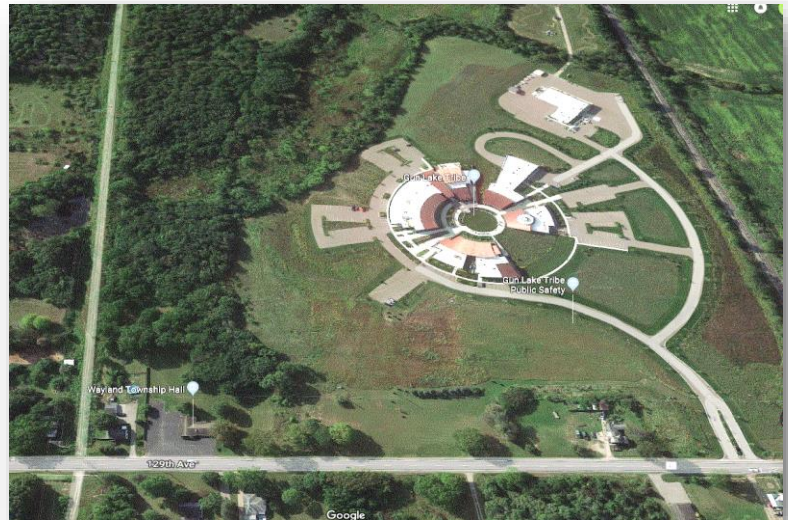
### **PARKS AND RECREATION**

The Allegan County Parks and Recreation Department operates Gun Lake Park located in Section 36 along Patterson Road just north of 124<sup>th</sup> Avenue. Formerly known as "East Side Park", this four-acre park has over 450 feet of beach, a playground, a basketball court, picnic tables, grills, a covered pavilion, and modern restroom facilities. Most of these amenities are ADA accessible. The park also has a boat launch with an ADA accessible dock. A parking lot for park use is located across Patterson Road from the park. There are no other public parks in Wayland Township.

### **COMMUNITY FACILITIES & PLACES**

- The Vernon Ebersole Environmental Education and Conference Center is operated by the Lansing Intermediate School District and is located on Jackson Lake on the east side of 2<sup>nd</sup> Street north of 133<sup>rd</sup> Avenue in Section 2. This Center provides outdoor activities and environmental learning opportunities for school age children.
- SON Life Camp and Retreat Center is located on the south end of Round Lake in Section 26 on approximately 26 acres. This is a Christian summer youth camp with a campground and retreat facilities.
- Vann's Valley Event Center operates as a venue for weddings. It is located on a portion of the former Hidden Valley golf course in Section 30 on the north side of 126<sup>th</sup> Avenue.

- Luella Collins Community Center is owned and operated by the Match-E-Be-Nash-She-Wish Band of Pottawatomi Indians for tribal gatherings and events. It is located in the south side of Boot Lake in Section 27.
- Orchard Hills Golf Course and Banquet Center is located in Section 33 just east of Selkirk Lake. This facility offers 27 holes of golf, a banquet facility, a driving range and a complete pro shop.
- Selkirk Lake Mobile Park and Campground is located at the north end of Selkirk Lake on 127<sup>th</sup> Avenue. This facility offers 25 seasonal rental spots for recreational vehicles, a 28 campground sites and a rental cottage.
- The Gun Lake Tribe governmental complex is located on 129<sup>th</sup> Avenue just east of the casino and adjacent to the Township offices. The complex consists of administrative offices, a Tribal Court, public safety headquarters, health and human services facility, and a public works building.



**Map 9 illustrates Community Facilities and Places.**

UTILITIES

The Gun Lake Sewer and Water Authority provides sanitary sewer service to properties in Wayland Township in Sections 25 and 36 located close to Patterson Road and adjacent to Gun Lake. **See Map 7.** Public water is not provided to Wayland Township although water is provided to lands in Yankee Springs Township in Barry County to the east of Patterson Road. The Authority serves 2,430 customers with 133 customers in Wayland Township.

Properties served by an on-site septic system but which are adjacent to a public sewer line would be required to hook up to the public sewer if the septic system fails and the dwelling or other occupied building is within 200 feet of the sewer line according to Allegan County Health Department regulations.

The Gun Lake Sewer and Water Authority serves Wayland Township and Martin Townships in Allegan County and Orangeville Township and Yankee Springs Township in Barry County. A representative from each Township comprises the Authority Board. The treatment plant itself is located in Martin Township just south of Gun Lake.

The plant has a treatment capacity of 1.2 million gallons per day (gpd) and has a yearly average of 400,000 gallons per day. (Summer flows average 500,000 gpd and winter flows average 300,000 gpd.)

All other lands in the Township are served by private wells and septic systems.

**SOCIAL AND ECONOMIC CHARACTERISTICS**

**Figure 1: Median Age**

	1990	2000	2010	2015
Wayland Township		34.9	40.1	44.5
City of Wayland		30.3	31.6	36.0
Leighton Township		34.3	35.0	35.1
Martin Township		35.1	33.7	39.7
Yankee Springs TWS		35.3	44.6	44.5
Allegan County		35.2	38.1	40.0

**Figure 2: Age Cohorts**

Age Groups	2000	2010	Change from 2000 to 2010	2015	Change from 2010 to 2015
Under 5	217	164	-24.6%	198	20.8%
5 to 17	681	593	-12.9%	537	-9.5%
18 to 24	220	253	15.1%	223	-12.0%
25 to 44	973	747	-23.2%	646	-13.5%
45 to 64	666	1,034	55.4%	1,133	9.5%
65 & over	259	296	14.4%	399	34.4%

**Figure 3: Population Change**

	1990	2000	Total change 1990- 2000	% Change 1990 to 2000	2010	Total change 2000- 2010	% change 2000 to 2010	2015	% change 2010 to 2015
Wayland Township	2,569	3,013	444	17.3%	3,088	75	2.5%	3,135	1.5%
City of Wayland	2,751	3,939	1,188	43.2%	4,079	140	3.6%	4,109	0.7%
Leighton Township	3,069	3,652	583	19.0%	4,934	1,282	35.1%	5,176	4.9%
Martin Township	2,025	2,514	489	24.1%	2,629	115	4.6%	2,647	0.7%
Yankee Springs Twp.	2,977	4,219	1,242	41.7%	4,065	-154	-3.7%	4,073	0.2%
Allegan County	90,509	105,665	15,156	16.7%	111,408	5,743	5.4%	112,837	1.3%

**Figure 4: Persons Per Household**

Community	County	1990	2000	2010	2015
Wayland Township	Allegan		3.0	2.7	2.6
City of Wayland	Allegan		2.6	2.6	
Leighton Township	Allegan		3.0	2.9	2.9
Martin Township	Allegan		3.0	2.8	2.9
Yankee Springs Twp.	Barry County		3.0	2.5	2.5
Allegan County	-		2.7	2.6	2.7
State of Michigan	-	2.7	2.6	2.5	2.5

**Figure 5: Households**

Community	County	1990	2000	2010	% Change 2000- 2010
Wayland Township	Allegan		1,053	1,139	8.2%
City of Wayland	Allegan	1,208	1,591	1,751	10.1%
Leighton Township	Allegan		1,246	1,690	35.6%
Martin Township	Allegan		891	946	6.2%
Yankee Springs Twp.	Barry		1,628	1,648	1.2%
Allegan County	-		38,165	42,018	10.1%

**Figure 6: Wayland Twp. Household & Housing Data**

	2010	2015
Total Households (Occupied Dwelling Units)	1,204	1,230
Family Households	877	930
-With Own Children < 18	412	353
Husband-Wife Families	768	841
-With Own Children < 18	332	294
Male Heads w/no Spouse Present	33	41
-With Own Children < 18	28	27
Female Heads w/no Spouse Present	76	48
-With Own Children < 18	52	32
Non-Family Households	327	300
-One Person	217	235
Average Household Size	2.6	2.6
Average Family Size	3.0	2.9
Total Housing Units (Occupied or Unoccupied)	1,338	1,391
- 1-unit detached	1,093	1,238
-2 or more-unit structures	35	6
- Mobile home	210	147
Occupied Units	1,140	
Vacant Units	198	
- Seasonal, recreational, occasional		
Owner Occupied Housing Units	1,049	
Renter Occupied Housing Units	128	

**Figure 7: Income & Poverty**

	<b>Wayland Township</b>	<b>Allegan County</b>
Median Household Income	\$61,012	\$54,264
Mean Household Income (average)	\$74,639	\$66,607
Median Family Income	\$71,859	\$61,753
Mean Family Income (average)	\$80,350	\$74,576

Wayland Twp.	Number	Percent
Families with Poverty Status	36	3.0%
People with Poverty Status	101	8.4%

**EXISTING LAND USE**

**AGRICULTURAL**

Active farms exist throughout the Township with most of the land being devoted to soy beans, corn and grains with some dairy farms and pasture land. Over 80 percent of the Township is zoned Agricultural which requires a minimum lot size of 3.67 acres and 500 feet of lot width for a dwelling.

**Map 2** illustrates that most of the prime farmland soils in Wayland Township are located just east of the City of Wayland and in the western portion between 8<sup>th</sup> Street and the US 131 expressway.

**RESIDENTIAL**

Single family homes are the predominant residential land use in Wayland Township. Most of the single-family houses are scattered throughout the Township on large lots although there are a number of subdivisions and site condominium neighborhoods that have developed since 2000.

Gun Lake Estates site condominium subdivision located in Section 36 just north of 124<sup>th</sup> Avenue has been adding new houses since its approval in 2004 with 26 of its 29 lots built upon as of 2017. This residential development is served by public sanitary sewer and private streets but does provide sidewalks.



Gun Lake Cove is a 41-lot site condominium built in the early 2000's with private streets and sidewalks located on 127<sup>th</sup> Avenue just west of Patterson Road. Bailey's Cove site condominium consists of eight lots on the east side of Hill Lake. A subdivision with 19 lots exists on 10<sup>th</sup> Avenue just south of the City of Wayland limits on Rookus Drive. These developments are all zoned R2, Medium Density Residential which requires a minimum lot size of 27,000 sq. ft.

Older neighborhoods exist around Selkirk Lake and Geneva Lake and within the settlement of Bradley. Many of the lake lots are on small lots and the dwellings have been slowly converted to year-round use over the course of time. Because of the number and size of the lots around these lakes, septic tank effluent has slowly leached into these lakes and the need for public sanitary sewer is critical in order to maintain the long-term viability of these lakes. A number of houses also are located close to Gun Lake in the southeast corner of the Township.

There are several mobile home parks in the Township with the largest being Rabbit River Estates located on 135<sup>th</sup> Avenue just east of the City of Wayland. Selkirk Lake Mobile Home Park and Campground is located in Section 28 at the north end of Selkirk Lake on the south side of 127<sup>th</sup> Avenue. Another older mobile home park is located just north of Indian Lake on the south side of 129<sup>th</sup> Avenue in Section 21

#### COMMERCIAL / INDUSTRIAL

Most of the commercial uses which serve Wayland Township residents are located within the City of Wayland. However, there are a number of commercial areas within the Township that provide convenience goods and services. The area around the intersection of Patterson Avenue and 124<sup>th</sup> Avenue contains a grocery store, a Family Dollar store, a bank and boat storage facilities.

To the north near 126<sup>th</sup> Avenue is another series of commercial uses including a restaurant, motorsports dealership and other retail uses which cater to the residents and vacationers of adjacent Gun Lake. Further north on Patterson Road there is a tavern and small motel and a few other scattered retail and service uses on both sides of Patterson Road.

Commercial zoning extends along the west side of Patterson Road in Wayland Township from 124<sup>th</sup> to about one quarter mile north of 127<sup>th</sup> Avenue

In the settlement of Bradley at 10<sup>th</sup> Street and 129<sup>th</sup> Avenue there exists a gas station and a Post Office and several older buildings which formerly contained retail uses. The Shelbyville Tavern and B & B Body Shop make up the Township commercial uses in Shelbyville at the intersection of 124<sup>th</sup> Avenue and 10<sup>th</sup> Street.

At the interchange of 129<sup>th</sup> and the US 131 the Gun Lake Casino is the predominant commercial use. On the south side of 129<sup>th</sup> directly across from the casino a gas station convenience store was constructed and became operable in 2016. A sawmill and Rhino Seed and Landscape Supply operate next to the Norfolk Southern rail line with access from 129<sup>th</sup> Avenue.

Industrial uses are located along that portion of the Township on the west side of US 131 and are accessible along 12<sup>th</sup> Street. Businesses include a manufacturer and installer of industrial trash compaction equipment and a propane distributor located south of 129<sup>th</sup> Avenue. North of 135<sup>th</sup> a modular home sales business, truck sales, a medical clinic and mini warehouse exist on 12<sup>th</sup> Street in the northwest corner of the Township along the west side of U.S. 131.

Several industrial uses, Greenway Transporters and Michigan Aluminum Corporation, are located on 10th Street just south of Gregorville Road on land which is zoned industrial.

## ROADS

### ***Freeway***

US 131 travels along the west border of Wayland Township with interchanges at 135<sup>th</sup> which also serves the City of Wayland, 129<sup>th</sup> Avenue in the center of the Township and 124<sup>th</sup> Avenue at the southern border.

### ***Major Arterial/ State Trunkline Highway***

State highway 179 which is also 129<sup>th</sup> Avenue is a two-lane road which runs east to west through the Township. This road is also classified as a major arterial street in this Master Plan and a State Trunkline Highway by the Allegan County Road Commission. The principal function of major arterial streets is to provide through traffic movement for higher volumes of traffic.

### ***County Primary Roads***

County Road A-45 also known as 10<sup>th</sup> Street is a County Primary road as is Patterson Road. This is a two lane inter-county roadway traveling north to south from Kent County to Plainwell at the southern end of Allegan County.

Other County Primary Roads are 124<sup>th</sup> Avenue which also serves as the southern boundary of Wayland Township, 135<sup>th</sup> Avenue east of the City of Wayland and 4<sup>th</sup> Street from the Kent County line south to 133<sup>rd</sup> Avenue. This class of streets serves major movements of traffic within or through the area. Mainly designed to move traffic, the secondary function is to provide land service.

### ***County Local Paved and Unpaved Streets***

County Local Paved Streets provide internal traffic movement within specific areas and connect those areas with the major arterial system. Generally, they are not continuous for great length and include 6<sup>th</sup>, 8<sup>th</sup>, 125<sup>th</sup>, 126<sup>th</sup>, 127<sup>th</sup>, 131<sup>st</sup>. Unpaved County Local Streets include 4<sup>th</sup> Street south of 133<sup>rd</sup> Avenue, 7<sup>th</sup> Street, 1<sup>st</sup> Street, 2<sup>nd</sup> Street, 5<sup>th</sup> Street, parts of 126<sup>th</sup>, 128<sup>th</sup>, and 127<sup>th</sup>, 130<sup>th</sup>, 132<sup>nd</sup> and 133<sup>rd</sup>.

### ***Local Streets***

The sole function of these streets is to provide access to immediately adjacent property particularly within residential subdivisions. In developed areas, they make up the major percentage of the streets of the community, but carry a small proportion of the vehicle miles of travel.

## TRAFFIC COUNTS

Table 1 below provides current and past traffic counts for certain roads in Wayland Township. All counts are for two-way traffic over a 24-hour period. The following counts were provided by the Allegan County Road Commission

**TABLE 1**

<b><i>Location</i></b>	<b><i>2012</i></b>	<b><i>2016</i></b>
12 <sup>th</sup> Street south of 129 <sup>th</sup>	Not available	4628
10 <sup>th</sup> Street south of 129 <sup>th</sup>	2522	2658
4 <sup>th</sup> Street north of 129 <sup>th</sup>	200	288
Patterson Road north of 129 <sup>th</sup>	3533	6302
135 <sup>th</sup> west of Kalamazoo	2376	3089
124 <sup>th</sup> west of 5 <sup>th</sup> Street	2545	2851

Typically, a two-lane paved road has a 24-hour capacity of 10,000 - 12,000 vehicles per day. Roads with higher traffic volumes will experience traffic congestion and drivers will seek alternate routes unless measures are taken to improve traffic flow. the roads listed above and all other Township roads are operating well below their designed capacity

# CHAPTER 2

## GOAL & OBJECTIVES

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A community's planning goals are statements that express both long and short-range desires and serve to provide direction for related activities such as zoning, site plan review, development of roads and utilities, economic development, and protection of natural resources. Goals are intended to provide a basic framework upon which long term development decisions and day to day decisions may be made by public and private agencies.

The Planning Commission developed the Goals and Objectives based upon information from the Township-wide survey, analysis of plan data, discussions with the Township Board and a review of the 2009 Township Plan. Many of the Goals and Objectives of the 2009 Master Plan have been retained.

The Goals below are listed by topic areas: Following the Goals are Objectives which give more specific means of reaching the desired overall Goals.

### GENERAL GOALS

1. Plan for and guide new development in a manner which preserves the most significant natural features in the Township as well as the rural views and character.
2. Direct residential growth so it is adjacent to the City of Wayland, Gun Lake and the settlements of Bradley and Shelbyville and along major roadways such as 129<sup>th</sup> Avenue and 10<sup>th</sup> Street.
3. Direct commercial and industrial development to lands adjacent to the U.S. 131 corridor.
4. Preserve the quality of the Township's many lakes and streams.

### COMMUNITY CHARACTER, OPEN SPACE & NATURAL RESOURCES

**GOAL:** Preserve the rural character and important natural areas of Wayland Township which consist primarily of farmland, woodlands, wetlands, other environmentally sensitive areas, and land not suitable for development because of limitations on structures or septic systems.

**Objective:** Ensure that new development protects the natural or aesthetic character of environmentally sensitive areas through responsible and innovative development and site planning techniques.

**Objective:** Continue to provide for clustering of new residential development within a parcel so as to maximize the amount of open space and natural areas preserved.

## WATER RESOURCES

**GOAL:** Protect the hydrological system, including groundwater, and the many Township lakes such as Selkirk, Geneva, Hill, Boot and Round and lakes, and streams from the harmful effects of intensive and incompatible development through the use of aquifer and watershed management techniques and land use development standards which seek to reduce risks of and quantities of pollution, sedimentation, and flooding.

**Objective:** Maintain protective vegetation strips along the Rabbit River and other streams, and lakes in the Township

**Objective:** Limit the amount of impervious area (paved surfaces) through land use development requirements to reduce stormwater run-off which can carry pollutants to water bodies.

## HOUSING

**GOAL:** Provide for housing opportunities which respond to the varying economic, family stage, and lifestyle needs of the community.

**Objective:** Provide for senior citizen housing opportunities in areas served by public utilities and other supporting services such as recreation and shopping.

**Objective:** Integrate open space protection with new housing development through the use of clustering and related techniques.

**Objective:** While meeting the above objectives, ensure that detached, site constructed, single family homes remain the predominant housing type.

## COMMERCIAL DEVELOPMENT

**GOAL:** Provide opportunity for a mix of commercial uses at planned locations which are developed in an aesthetically pleasing fashion and which provide for safe and efficient patterns of pedestrian and vehicular circulation.

**Objective:** In order to minimize traffic congestion and pedestrian and vehicular hazards, prepare and implement site development standards which:

- a) Require the shared use of commercial driveways and access roads.
- b) Limit the number and spacing of driveways along principal arterials.
- c) Encourage, or require if critical to public safety, the use of frontage roads or service drives.

**Objective:** Continue to require design and performance standards which have been adopted into the Township Zoning Ordinance in order to achieve commercial development which is aesthetically appealing, and which operates in a safe and efficient manner. Such standards shall include, but are not limited to:

- a) Landscaping.
- b) Circulation and parking.
- c) Signs.

d) Site drainage and snow storage.

## INDUSTRIAL DEVELOPMENT

**GOAL:** Enhance employment opportunities for Township residents by permitting high quality industrial development to occur in areas served by adequate roads, utilities and public services.

**Objective:** Direct industrial and mixed-use development to locate adjacent to U.S. 131 and the City of Wayland for visibility and accessibility.

**Objective:** Require industrial and mixed-use development to provide landscaping along U.S. 131, low level lighting and aesthetic building facades to present a positive image of Wayland Township and create an attractive environment for all industrial businesses.

# CHAPTER 3

## PLANNING ANALYSIS

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### PLANNING IN ADJACENT COMMUNITIES

In developing a Master Plan, it is useful to determine what adjacent communities are doing which may impact land use in Wayland Township. Wayland Township is bordered by the townships of Leighton on the north, Hopkins on the west, Martin Township on the south and Yankee Springs Township on the east which is in Barry County. A portion of Wayland Township also abuts the City of Wayland.

**Hopkins Township** is west of Wayland Townships and is separated by U.S. 131 except for a small area of Wayland Township located west of U.S. 131 in Section 6. The 2016 Hopkins Master Plan recommends a mix of commercial and industrial uses at the US 131 /129<sup>th</sup> Avenue interchange which corresponds to the land use which is likely to develop on the Wayland Township side under the control of the Gun Lake Tribe. At the southern interchange of US 131 and 124<sup>th</sup> Avenue the Rural Residential land use proposed in Hopkins is compatible with the land use zoned and planned in Wayland Township.

**Martin Township** to the south proposes agricultural land use for the majority of its border with Wayland Township. Commercial land use is planned at the east end of 124<sup>th</sup> near Patterson Road which matches the land use and zoning in Wayland Township. Martin also proposes a strip of commercial land abutting 124<sup>th</sup> Avenue between 10<sup>th</sup> Street and US 131 which could influence future land use on the Wayland Township side as commercial uses are confined to the existing uses at the intersection of 10<sup>th</sup> Street and 124<sup>th</sup> Avenue.

**Leighton Township** to the north proposes agricultural land use along 136<sup>th</sup> Avenue which is the border of Wayland Township. The two-acre minimum lot size and farming uses in Leighton Township are compatible with the land uses and minimum lot size of 1.55 acres in Wayland Township.

#### **Yankee Springs Township**

Patterson Road serves as the border between Wayland and Yankee Springs Townships. The lands along most of this border are planned for compatible farming and large lot residential uses. However, Yankee Springs proposes land uses on Patterson Road at 136<sup>th</sup> Avenue and 179<sup>th</sup> Avenue which will impact the land uses on the Wayland Township side of Patterson Road.

A full quarter section of land (160 acres) is planned for industrial use at the southeast corner of Patterson Road and 136<sup>th</sup> Avenue (The road name changes to Bass Road in Yankee Springs Township which is in Barry County). Middleville Tool and Die currently operates close to this intersection. Agricultural is planned on the Wayland Township side.

For the northeast corner of Patterson Road and 179<sup>th</sup> Avenue Yankee Springs Township has planned "Gateway Mixed Use" for a quarter section of land. The Township Plan states" *"This key gateway is envisioned as the future commercial center in the Township. It is desired that the majority of future retail development in the Township will occur in this area. The residential uses planned for this area shall be*

*integrated into the overall development to create a cohesive design scheme. Overall, the development shall create a grand, welcoming gateway into the Township, representative of the character and vision of its people. Commercial uses for this area are primarily retail and service related uses, geared towards both full-time and seasonal residents and visitors of the Township.”*

The southeast corner is planned for commercial land use and is occupied by a gas station which also contains a McDonalds restaurant. A used car dealership operates on the northeast corner.

The opposite corners in Wayland Township consist of farm fields and several houses. This land is zoned Agricultural.

### **City of Wayland.**

The land uses planned along the borders of the City adjacent to Wayland Township are for the most part compatible with uses planned in the Township. An area in the City on the south and north sides of 133<sup>rd</sup> Avenue just west of 10<sup>th</sup> Street is planned and developed for industrial uses being Wayland Self-Storage. The abutting land in the Township is planned for Medium Density Residential. The shallow depth of the industrial area will likely allow industrial uses which will not have a significant impact on planned residential uses in the Township. With proper landscaping the impact can be minimal. The other borders are planned for residential uses which will be compatible with Wayland Township land uses.

### **Gun Lake Tribe Lands**

The Gun Lake Tribe of Pottawatomie Indians, with its land holdings, have and will continue to have a significant impact on land use in Wayland Township. A portion of the land under the control of the Tribe is held in trust by the United States government and is not subject to Township zoning law. Other lands owned by the Tribe which are not held in trust are subject to zoning.



**Map 8** illustrates those parcels held in trust and those not in trust. A significant amount of trust land which includes the land occupied by the Gun Lake Casino is located along US 131 north and south of 129<sup>th</sup> Avenue. A gas station /convenience store was constructed on trust land on the south side of 129<sup>th</sup> Avenue in 2016.

Parcels east of the Norfolk Southern railroad tracks on the south side of 129<sup>th</sup> Avenue are not held in trust and are, at this time, subject to Township zoning requirements. This includes the Gun Lake Tribe government complex constructed in 2015.

The 2009 Township Master Plan was completed before the Gun Lake Casino was built and that land taken into trust. The 2009 Plan recommended Mix-Use (commercial and industrial) for the lands between US 131 and the Norfolk Southern railroad tracks between the City of Wayland and the lands along the south side of 129<sup>th</sup> Avenue. In addition, the Plan called for the extension of Reno Drive in the

City of Wayland to extend southward to connect with 129<sup>th</sup> Avenue to provide road access to those parcels planned for Mixed- Use.

Most of these lands planned for Mixed -Use are now held in trust and the Township land use plans cannot be implemented through the zoning ordinance. Tribe owned parcels not held in trust as shown on the map if taken into trust will mean that Wayland Township will have no planning or zoning authority over the land uses which will be developed in this important area of the Township.

Parcels within the City of Wayland at the terminus of Reno Drive are in Tribe ownership calling into question the ability to extend Reno Drive should these parcels also be taken into trust.

### **Community Survey and Workshop Results**

The Master Plan must take into account the comments of residents in planning future land uses. The 2018 Master Plan sought the opinions of Wayland Township landowners through a survey and community workshop. The results of the survey which had a 38% response was to basically keep things as they are. In particular....

- The Township Board, in recent years, has taken steps to plan for a public water and sanitary sewer system to attract business and accommodate growth in the area between 10<sup>th</sup> Street and US 131 north and south of 129<sup>th</sup> Avenue. The money would need to be borrowed, however, to finance this project.

When asked in the survey if the Township Board should pursue this project over 73% said no. Lack of these public utilities will likely deter those businesses and land uses which require such utilities from locating in the Township which will influence land use planning efforts.

- Over 80 percent of the Township is zoned Agriculture. The zoning ordinance requires a minimum of 3.67 acres of land and 500 feet of road frontage for a single-family dwelling. The road frontage requirement can make it difficult for new lots to be split from existing parcels which may have more depth than road width.

Survey respondents voted 61% to 31% to keep the minimum lot size in place and 62% to 38% to keep the 500 feet road frontage requirement. While this sentiment may change for some landowners who, in getting older, wish to sell part of their land for new lots, the predominant view is to not make it easier to create lots for new houses in the Agriculture Zone. Growth will likely be affected by retaining these minimums.

- Another land use question was put to residents. Specifically:” Should the Township consider new zoning rules to allow smaller apartment buildings (four to 12 units, for example) to be located on individual lots in certain areas of the Township in order to encourage development of this type of housing rather than plan large parcels for apartments? “Over 58% voted against this proposal which also will influence land use planning efforts.

The Community Workshop held on November 2, 2017 attracted 24 residents. The majority of comments came from people living on or owning property on Selkirk Lake who voiced concerns about the expansion of an older campground and the negative effects on the lake, wildlife, wetlands and rural atmosphere.

# CHAPTER 4

## FUTURE LAND USE PLAN

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This chapter contains the recommendations which will guide the development of Wayland Township in the coming years. These recommendations were influenced by a number of factors:

- ◆ The recommendations contained in the 2009 Master Plan regarding preservation of farmland.
- ◆ The results of the community survey and workshop.
- ◆ The property holdings of the Gun Lake Tribe of Pottawatomini Indians
- ◆ An analysis of existing circumstances and future needs.
- ◆ The influences of nearby municipalities.

### MASTER PLAN CONCEPTS

The Future Land Use Map is based upon the following major concepts for the general development of Wayland Township. These concepts are derived from the goals and objectives stated in Chapter Two and the desires of Wayland Township citizens and are intended to guide future land uses.

- ◆ The need to preserve the prime farmland which makes up much of Wayland Township and to protect the economic stability of the farming community by limiting the intrusion of non-farm uses.
- ◆ The abundant natural features existing in the central and southern portions of the Township including lakes, wetlands, hydric soils, groundwater and slopes need to be preserved and protected by limiting development in these areas.
- ◆ Residential development should be concentrated close to the City of Wayland to compliment land uses in the City and to provide housing opportunities for more intense development close to goods and services.
- ◆ Land use in Wayland Township should respect and compliment land uses planned in bordering communities.
- ◆ The rural views of agricultural and wooded lands in the Township are important elements in the quality of life of all Township residents and need to be preserved and enhanced.
- ◆ The location and amount of existing and planned commercial land uses within the Township are sufficient to meet the needs of Township residents in light of the commercial uses in adjoining communities.

### Future Water and Sanitary Sewer Service

In recent years, the Township Board has explored the possibility of constructing its own water and sanitary sewer pipelines along certain Township roads as a means to attract business and industry and

to also serve Township residents. The Board has acquired land in Section 30 on the north sides of 128<sup>th</sup> Avenue adjacent to US 131 for construction of a water well system and waste water treatment plant.

According to plans prepared by an engineering firm assisting the Board, the pipelines would be constructed in phases with the first phase anticipated to serve the Gun Lake Tribe Casino and other lands along this portion of 129<sup>th</sup> Avenue which are likely to be developed by the Tribe for commercial use. Future phase would extend north and south of 129<sup>th</sup> Avenue along 10<sup>th</sup> Street. The Township would issue bonds to pay for the project and pay off the bonds as businesses and property owners connect to the system.

When asked in the Township survey if the Township Board should continue to pursue this project over 73% said no. Based on this response the 2018 Plan does not assume that public sanitary sewer and water will be provided within the upcoming five-year planning period. The Future Land Use recommendations are therefore based on this assumption.

The Township should re-visit this matter when the Plan is next reviewed as required by the Planning Enabling Act or sooner if conditions and attitudes change.

#### **FUTURE LAND USE AND ZONING PLAN**

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.

In accordance with the requirements of the Michigan Planning Enabling Act a **Zoning Plan** is also provided within each category. This is accomplished by explaining how the future land use categories relate to the various zoning districts contained in the Township Zoning Ordinance.

**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.*

### A **AGRICULTURE**

The purpose of this category is the long-term preservation of farmland in Wayland Township. Principal land uses are agriculture and agriculture support services which help to enhance and stabilize the farming industry. The Agricultural category corresponds to the Agricultural Zoning District.

**The 2018 Master Plan devotes a much larger area to the Agriculture category than the 2002 and 2009 Plans.** These Plans recommended Rural Preserve for the central and southern portions of the Township which called for a ten-acre minimum lot size. However, zoning regulations to require this were not put into place in succeeding years and the category has therefore not been proposed again in the 2018 Plan. Because these lands are currently zoned Agricultural they have therefore been included in the Agriculture future land use category.

**Additional parcels in Section 18 are being included in the Agriculture category.** These parcels were recommended for Mixed Use and Industrial in the 2009 Plan based on the Plan recommendation for an extension of Reno Drive within the City of Wayland to 129<sup>th</sup> Avenue which would have provided access to these parcels for future development. These parcels, which are actively farmed, are located between the Consumers Energy right of way and U.S. 131 and contain prime farmland soils.

This future roadway is not included in the 2018 Plan as land proposed to be traversed by the road has been taken into trust by the Federal government for use only by the Gun Lake Tribe so this road is essentially precluded unless the Tribe seeks to implement it.

*The extension of Reno Drive within the City of Wayland to 129th Avenue which was recommended in the 2009 Plan is not included in the 2018 Plan.*

Without this north-south roadway, access is only available from 130<sup>th</sup> and 132<sup>nd</sup> going west from 10<sup>th</sup> Street. These roads are not suitable for access to the 2009 lands planned for Mixed Use and Industrial for several reasons: These are still gravel roads and costly to upgrade; A number of single family dwellings exist along these roads and future industrial traffic would be disruptive; Access over the Norfolk Southern Railroad would be required which would be extremely difficult to obtain from the track owners.

The 2018 Plan recommends that lands in Sections 2, 3, 4, 9, 10, and 11 which were planned for Low Density Residential in the 2002 and 2009 Plans be planned for Agriculture use. This area has not developed residentially as was envisioned in previous plans. With the survey respondents favoring large lots and the existence of large parcels suitable for farming in these sections it made good planning sense to reduce the LDR planned area in favor of additional Agriculture lands.

**A large majority of survey respondents voted to retain the minimum lot size of 3.67 acres and minimum lot width of 500 feet. The 2018 Plan therefore does not recommend a change in these minimums as long as this sentiment prevails among Township residents.** Farming continues to be a significant component of the Township economy and active farm uses maintain the rural atmosphere highly prized by Township residents.

The zoning requirements of the Agricultural Zone were updated in 2016 to allow for a broader range of agricultural related enterprises including: farm markets which could also sell non-farm products; agri-tourism uses such as hayrides, demonstration farms, petting farms, and bicycle foot trails; wineries, breweries and distilleries.

Other agriculture support services are farm implement repair, chemical sales and storage, bio-fuel production and packing and storage facilities for agricultural products. Kennels, veterinary clinics, golf courses, hunting preserves, parks and campgrounds are among a number of other uses allowed in the Agricultural Zone.

## LDR

### LOW DENSITY RESIDENTIAL

This Future Land Use category is proposed for single family dwellings on lot sizes of 67,500 square feet which is approximately 1.55 acres. The minimum lot width would be 250 feet wide. This category is analogous to the R-1 Zoning District currently contained in the Wayland Township Zoning Ordinance.

Single family dwellings would be the predominant land use although farming activities would also be allowed. Other uses permitted by Special Land Use would be churches and schools along with home occupations, parks, playgrounds and private recreational facilities. Low Density Residential areas are proposed to be located close to the City of Wayland which is in accordance with the Master Plan goals and concepts which is to concentrate development closer to the City in order for residents to take advantage of goods and services. These LDR lands close to the City of Wayland remain unchanged from the 2009 Plan.

An LDR area is recommended along the west side of 10th Street to the Consumers Energy right of way. There are already a number of single family homes in this area.

The 2009 Master Plan recognizes the existing R-1, Low Density Zoning Districts along 129<sup>th</sup> Avenue, Patterson Road and 10<sup>th</sup> Street by designating these parcels as **Low Density Residential (LDR)** on the Future Land Use Map.

The R-1 Zone on 129<sup>th</sup> Avenue and along Patterson Road exists to a depth of 270 feet from the right of way line along these roads. Most of the parcels fronting on these roadways, however, are deeper than 270 feet and the remainder of the parcel is zoned Agricultural dividing these parcels into two different zoning districts which can create problems administering the zoning requirements. However, most of the uses permitted in the Agricultural Zone are also permitted in the R-1 Zone which reduces incompatibilities between zoning districts. Most of these parcels cannot be further divided due to the lot size and road frontage requirements of both zoning districts.

The intent of the 2009 Master Plan is to retain the existing depth of the R-1 Zone along these roads. However, in certain instances it may be justified to extend the R-1 zoning boundary if it can be demonstrated that the character of the area is predominantly more residential than agricultural due to existing the lot sizes and number of existing dwellings.

## MDR

### MEDIUM DENSITY RESIDENTIAL

The Medium Density Residential classification is the same as the R-2 zoning category. This category would permit single family dwellings on minimum lot sizes of 27,000 square feet with a minimum lot width of 100 feet. The density is 1.61 dwelling units per acre.

Two family dwellings are allowed as a permitted use on lot sizes of 33,000 sq. ft. with a minimum width of 150 feet. Other permitted uses are the same as allowed in the R-1 Zone.

The Plan recognizes the existing R-2 zoned areas on 10<sup>th</sup> Street and Patterson Road. MDR areas are proposed adjacent to the City of Wayland to the east and on 10<sup>th</sup> Street south of the City limits where these lot sizes and land uses would be compatible with those proposed within the City, with the single-family subdivision on Rookus Drive in Section 8 and also to provide opportunities for residents to more easily take advantage of goods and services within the City.

## RR

### RECREATIONAL RESORT RESIDENTIAL

This future land use category is the equivalent of the RR, Recreational Resort Residential zoning district. The RR category surrounds the lands adjacent to a number of lakes in the Township, in particular, Selkirk, Geneva, Hill, Boot and Round Lakes. The RR Zoning District requires a minimum lot size of 150 feet of width – 100 feet at the water line- and a minimum lot size of 27,000 sq. ft. Most lots around Selkirk and Geneva Lakes do not meet this standard.



The Zoning Ordinance does contain rules to regulate access to the lake by requiring

at least one hundred (100) feet of frontage on the lake, as measured along the normal high-water mark of the lake for each dwelling unit, single-family dwelling, condominium unit, site condominium unit, apartment unit or family utilizing the frontage for boat access to the lake, for swimming, sunbathing or for other activities or uses associated with the lake.

Permitted uses include public parks, playgrounds and campgrounds, boat launches and other similar uses by Special Land Use permit. These uses do have the potential to degrade the environmental quality of the lakes depending upon their size. **The Plan recommends that the list of uses be reviewed and perhaps more stringent water protection standards be put in to place to ensure the long-term integrity of Township lakes.**

MF

**MULTI-FAMILY RESIDENTIAL**

In order to provide an area for Multi-Family Residential use (MF) in Wayland Township the 2018 Plan proposes MF use for an area along the west side of 10<sup>th</sup> Street south of the Wayland City limits. This area fronts on a major Township roadway (10<sup>th</sup> Street), is close to shopping and other amenities in the City of Wayland and is just east of a future walking trail to be established within the Consumers Energy right of way which would be a convenient recreational amenity for future MF residents. The 2009 Plan also contained this recommendation.

The MF category corresponds to the R-3, Multi-family Residential Zoning District which allows two, three and four family dwelling units Adult Foster Care Family Home (1-6 adults) and Family Child Care Home (1-6 minor children). Churches, mosques, synagogues and similar places of religious worship, parks, play grounds, community centers, libraries, museums, hospitals and similar public and institutional uses owned and operated by a governmental agency, municipal fire stations and service buildings are permitted uses by Special Use Permit.

MHP

**MOBILE HOME PARK**

The Mobile Home Park classification recognizes the existing mobile home park on 135th Avenue (Rabbit River Estates Mobile Home Park) and recommends that any future mobile home parks be located adjacent to this mobile home park. An older mobile home park on the south side of 129<sup>th</sup> Avenue in Section 21 is also called out on the Future Land Use Map.

The Master Plan does not recommend any additional mobile home park areas as mobile homes within mobile home parks constitute close to 20% of the total housing stock in Wayland Township. This is a significant percentage for this type of dwelling unit but is a reasonable ratio compared to detached single-family homes which are the predominant type of housing in the Township.

The R-4, Mobile -Modular Zoning District allows only mobile home parks in accordance with the applicable procedures and requirements of the Mobile Home Commission Act, being Act 96 of 1987, as amended, and the Michigan Administrative Code.

C

**COMMERCIAL**

The Future Land Use Map recognizes the existing commercial uses on Patterson Avenue north of Gun Lake and the commercial uses and zoning for the area on 124th Avenue west of Patterson as well. The Plan also recognizes existing commercial uses in Bradley and near Shelbyville at 10th Street and 124th Avenue and a small commercial zoned area in Section 1 between 12 Street and US 131.

The 2009 Plan had recommended a commercial and service uses for the south side of 129<sup>th</sup> Avenue between US 131 and the Norfolk Southern railroad tracks. This land, however, has been acquired by the Gun Lake Tribe. A portion of this area directly across from the casino has been taken into trust and a gas station / convenience store constructed in 2016. This use would satisfy the 2009 Plan recommendation. The remaining land remains planned for commercial and service uses under the Mixed-Use future land use category in the 2018 Plan as this land even though owned by the Gun Lake Tribe is not in trust and is subject to Township zoning regulations.

Additional commercial uses are not recommended as ample commercial shopping opportunities are available to Township residents within the City of Wayland.

The Commercial land use designation permits those uses allowed in both the C-1, Office Service Commercial and C-2, General Commercial zoning districts. Minimum lot size in both zones is 30,000 sq. ft. The C-1 Zone is limited to office and personal service businesses which directly serve the neighborhoods in which they are located while the C-2 zone allows office and services uses as well as generally recognized retail uses.

**!**  
**INDUSTRIAL**

The 2018 Plan calls for a reduced amount of future industrial land than the 2009 Plan. This is due to the fact that the extension of Reno Drive as described in the Agriculture category is not part of the 2018 Plan. Without such access, lands in Section 18 planned for industrial use in the 2009 Plan will be planned for Agricultural use in the 2018 Plan.

A parcel fronting on 133<sup>rd</sup> Avenue within the City of Wayland but most of which extends south into Wayland Township and lies west of the railroad tracks has been retained in the 2018 Plan for future Industrial use. This land consists of approximately 100 acres a portion of which abuts the industrial zoned land in the City of Wayland. The railroad tracks on the east side provide a possible transport service for future industrial users. This amount of industrial land is sufficient to serve the anticipated needs within the next five-year planning period.

The future Industrial land use category corresponds to the I, Industrial Zoning District which permits a variety of manufacturing establishments as well as warehousing, fabrication and assembly operations, salvage yards and recycling facilities and similar uses. Minimum lot size is 40,000 sq. ft. with 150 feet of lot width.

The Plan recognizes existing industrial uses and zoning along US 131 in Sections 30 and 31.

**MU**  
**MIXED USE**

This Future Land Use category would permit a mixture of light industrial and retail/service uses which would be located parallel to U.S. 131 primarily in Section 7. This category would abut existing industrial land in the City of Wayland and the railroad turnaround serving CHS Agronomy in the City.

The Mixed-Use category is significantly reduced from the 2009 Plan due to the lack of road access caused by the deletion from the Plan of Reno Drive. This land in Section 18 on the south side of 132<sup>nd</sup> is now planned for Agriculture use.

Another reason is the fact that over half of the lands planned for Mixed-Use in the 2009 Plan have been put into the Gun Lake Tribe trust so it is not subject to Township planning and zoning.

The Plan does recommend a Mixed-Use area in Section 19 on the north side of 129<sup>th</sup> Avenue between the railroad tracks and the Consumers Energy right of way. Rhino Seed and Landscape Supply, is an established industrial business setting the character of this area. Access is available from 129<sup>th</sup> and the railroad tracks and Consumer Energy transmission lines reduce the appeal for single family development. The land is not in agricultural production. The MU designation allows the market to determine if a commercial or industrial use would be the most suitable.

The Mixed-Use zoning district regulates all land uses in the Mixed-Use category. Commercial uses allowed by the C-2 zoning district are permitted by right and industrial uses are allowed by Special Land Use Permit.

A minimum lot size of 10 acres is required but this may need to be reduced to correspond with the reduction in land planned for Mixed-Use development.

### **Area planned for Mixed -Use**



P  
**PUBLIC**

This future land use category recognizes those lands and facilities that are owned or operated by a government agency or are supported by public funds and include government buildings and parks, cemeteries and public schools. In Wayland Township these include Wayland Township Offices East Elmwood Cemetery, West Elmwood Cemetery, Germond (German) Cemetery, Hill Cemetery, the US Post Office and Gun Lake Park. These are also found on the Community Facilities and Places map.

I  
**FEDERAL GOVERNMENT LAND IN TRUST**

This land use category recognizes those lands held in trust by the United States government but under the control of the Gun Lake Tribe of Pottawatomi Indians. These lands are not subject to Township zoning and planning law.

**COMPLETE STREET ANALYSIS**

In August of 2010, PA 33 of 2008 (the Michigan Planning Enabling Act) was amended to require that local master plans include consideration of additional elements related to transportation. These elements include safe and efficient movement of people and goods by not only motor vehicles but also by bicycles, pedestrian, and other legal users including those in wheelchairs. Additionally, the amended Act defines street as “a street, avenue, boulevard, highway, road, lane, alley, viaduct, or other public way intended for use by motor vehicles, bicycles, pedestrians, and other legal users.”

In December of 2010, PA 33 was further amended to require that local master plans also take into consideration the location, character, and extent of public transit routes and public transportation facilities in the preparation of the master plan, and to coordinate with public transportation agencies in the planning process.

In Wayland Township, an analysis was done of existing street transportation facilities, particularly along the primary roads and in the major subdivisions of Gun Lake Cove and Gun Lake Estates.

***Bicycle Lanes***

Striped bicycle lanes exist within the road right of way for the following streets in Wayland Township. The width of the lane varies from two feet or less in some areas to three feet. Wayland Township requires that a two feet wide shoulder be provided as a bike lane whenever a road is re-built.

- M-179/ 129<sup>th</sup> Avenue from U.S. 131 going east through the Township to the Township boundary of Patterson Road and extending east through Yankee Springs Township.
- 10<sup>th</sup> Street/ County Road 45 from the Wayland City limit south to 124<sup>th</sup> Avenue.
- 124<sup>th</sup> Avenue eastward from U.S. 131 to Patterson Road.
- Patterson Road between 124<sup>th</sup> Avenue and 135<sup>th</sup> Avenue and extending northward into Kent County.

- 135<sup>th</sup> eastward from the City of Wayland to Patterson Avenue.
- Gregorville from 10<sup>th</sup> Street to 6<sup>th</sup> Street.
- 131<sup>st</sup> from Patterson to 4<sup>th</sup> Street
- 7<sup>th</sup> Street from 124<sup>th</sup> to 126<sup>th</sup>

***Sidewalks***

Sidewalks are an important component of complete streets. In Wayland Township, which is largely rural, sidewalks exist only in the Gun Lake Estates and Gun Lake Cove site condominium subdivisions due to Township requirements.

***Non-motorized Trails***

Aside from the striped bike lanes there are no non-motorized trails in the Township. However, in recent years the West Michigan Trails and Greenways Coalition, Friends of the Interurban Trail, the City of Wayland and Wayland Township have expressed interest in constructing a non-motorized trail within the Consumers Energy right of way that extends through the Township and the City and connecting Grand Rapids with Kalamazoo. This proposed inter-urban trail which has been re-named the River to River Trail however, is still in the planning stages.

***Public Transportation***

Allegan County Transportation provides bus service by reservation within a small portion of Wayland Township which is essentially between U.S. 131 and 10<sup>th</sup> Street on 129<sup>th</sup> Avenue and 124<sup>th</sup> Avenue. Service is provided Monday through Friday from 5:30 A.M. to 5:30 P.M.

***Recommendations***

The Master Plan recommends that a pedestrian crossing island be installed on Patterson Road to enable pedestrians to safely cross between the parking lot and Gun Lake Park.

Other measures to improve safety for pedestrians at this location include a flashing pedestrian crossing sign, openings in the existing guardrail, and road striping.

A sidewalk should also be installed along both sides of Patterson Road from 124<sup>th</sup> to Berreta Drive to enable those on foot to safely walk along Patterson to reach Gun Lake Park and the area businesses.

The Township Board could take the lead in these projects by seeking the cooperation of the Allegan County Road Commission.



# CHAPTER 5

## IMPLEMENTATION

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

It is important to note that the Master Plan itself has no legal authority to regulate development in order to implement the recommendations of the Plan. This implementation must come from the decisions of the 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, which includes individual land owners as well as developers, is also involved in fulfilling the recommendations of the Master Plan by the actual physical development of land and through the rezoning of land. The authority for this, however, comes from the Township. Cooperation and coordination among individuals, private developers, and public agencies is, therefore, important in successful implementation of the Master Plan.

Chapter 2 of the Plan sets forth goals and objectives which serve to guide the future development of Wayland Township. **Township officials should refer to these frequently to provide a big picture perspective and stay on track as development projects and rezoning requests occur incrementally over time.**

### 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 consists of an official zoning map and zoning ordinance text.

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

The zoning ordinance also sets forth procedures for site plan review, conditional uses, and sign controls. These measures permit the Township to control the quality as well as the type of development. The 2009 Plan recommended a number of amendments to the Zoning Ordinance which were all subsequently prepared and adopted.

The 2018 Plan recommends that the Zoning Ordinance continue to be updated as necessary to address land use issues as they arise and to address changes in Michigan zoning laws. Specifically, the Plan recommends the following zoning related implementation measures.

1. Update the Township Zoning Map to reflect current parcel lines and the rezoning requests that have been approved since the map was last updated in 2012. Institute procedures to ensure the map is updated annually.

2. **Review the list of uses allowed by Special Use Permit in the Recreational Resort Residential district to ensure uses are compatible with the lake environment and determine if more stringent water protection standards should be put in to place to ensure the long-term integrity of Township lakes.**

3. Revise the Mixed - Use Zoning District to reduce the minimum lot size of 10 acres as described in Chapter 4 to correspond with the reduction in land planned for Mixed-Use development.

#### **Planning Commission Work Program**

The Plan recommends that the Planning Commission prepare an annual work program in the beginning of each year. This work program would set forth the tasks of goals which the Planning Commission determines to accomplish for the upcoming year. This will allow the Commission to stay focused on important tasks, in order to develop and implement goals and strategies identified within this Plan.

#### **Planning Education**

Planning Commissioners should be kept informed of planning seminars to learn how to better carry out their duties and responsibilities as Planning Commissioners. These seminars are regularly sponsored by the Michigan Association of Planning (MAP) and the Michigan Townships Association (MTA) and are a valuable resource for Planning Commissions.

There are also several planning publications which are useful information tools for Planning Commissions. The main publications are Planning and Zoning News and Michigan Planner Magazine. The Michigan Citizen Planner Program which is administered by the Michigan State University Cooperative Extension Service is also an important education program for Planning Commissioners.

#### **Revisions to Master Plan**

Amendments to the Township Planning Act effective on January 9, 2002 require Township Commissions to review their Master Plans every five years and determine whether to amend the plan or adopt a new plan. This review allows the Commission to be responsive to new growth trends and current citizen attitudes. As growth occurs over the years, the Plan's goals, land use information, population projections, and other pertinent data can then be reviewed and revised as necessary so the Plan can continue to serve as a valid guide to the growth of the Township.

## **APPENDICES**

**Appendix 1**  
**Community Survey &**  
**Workshop Results**

**WAYLAND TOWNSHIP  
MASTER PLAN COMMUNITY SURVEY RESULTS  
NOVEMBER 2, 2017**

- TOTAL MAILED: 1485
- TOTAL RETURNED: 571
- RETURN RATE: 38.4%
- TOTAL ON-LINE SURVEYS: 35
- TOTAL RESPONSES: 606

1. The Wayland Township Board is studying the possibility of constructing a waste water treatment plant, and water and sanitary sewer pipelines along certain Township roads as a means to attract business and industry and to also serve Township residents. The sewer pipelines would be constructed in phases as shown on the map. The water lines would be constructed alongside the sewer lines. The Township would need to borrow the money to finance the project.

**Do you support the Board pursuing this project?**

Yes: 153 / 26.4%

No: 426 / 73.6%

2. Wayland Township is one of the few townships in the area which does not levy a special millage for road re-surfacing, construction and maintenance. The Township spends \$800,000 a year on road improvements and maintenance which comes from the Township equity fund and from revenue received annually from the Gun Lake Tribe as required under the casino gaming contract with the State of Michigan.

With the cost to re-pave one mile of paved road being approximately \$500,00 to \$1,000,000, additional revenue would enhance new road construction and other road improvements within the Township.

Nearby townships levy a road millage ranging from 1 to 5 mills. A two mill levy in Wayland Township would generate about \$250,000 per year so the equity fund would not have to be used for roads. Based on a two-mill levy, the owner of a house with an assessed value of \$100,000 would pay \$ 200.00 per year. (A mill is \$1 for every \$1,000 in assessed value.)

**Would you generally support a road millage to supplement current road spending in order to improve Township roads?**

Yes, I am generally in favor: 138 / 23%

No, I am not in favor: 460 / 77%

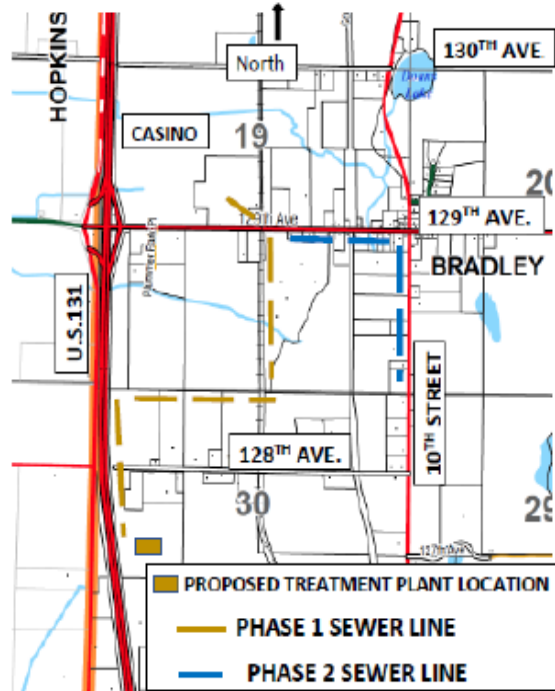
3. Currently, most of Wayland Township is zoned Agricultural. The minimum lot size in the Agricultural Zone on which to construct a new single-family house is 3.67 acres with 500 feet of road frontage. While this is an effective way to preserve the rural views in Wayland Township, the road frontage requirement creates difficulty for new lots to be created on which to build new houses.

**A. Do you favor the current minimum lot size of 3.67 acres in the Agricultural Zone?**

Yes, keep this in place: 365 / 61.3%

No, reduce the minimum lot size: 184 / 30.9%

No, increase the minimum lot size: 46 / 7.8%



B. Do you favor the current minimum 500 feet road frontage requirement in the Agricultural Zone?

Yes, keep this in place: 366 / 62.2%

No, reduce the minimum road frontage requirement: 222 / 37.8%

=====

4. Township officials have investigated measures to provide high speed internet service to Township residents and businesses. The main obstacle is funding for the towers which must be constructed in order to provide internet service.

In order to construct these towers would you be in favor of:

A Special Assessment District for your area where property owners agree to tax themselves to pay for the towers that would serve only those within the Special Assessment District; 52 / 8.8%

A Township wide special millage which would be used to construct towers to serve the entire Township; 183 / 31.2%

I am not in favor of either of these methods; 351 / 60%

=====

5. Currently, Wayland Township does not have any public parks or recreation facilities. What types of recreation facilities are most needed in the Township? Please select no more than three from the following list.

- 245- Nature areas with trails
  - 230 - Park with playground and picnic facilities
  - 172 - Non-motorized trails
  - 141 - Community/ senior activities center
  - 103 - Ball fields (Soccer, baseball, softball)
  - 21 - Pickleball courts
  - 19 - Tennis courts
- =====

6. Few multi-family (apartment) buildings exist in the Township which may limit housing opportunities for younger families and workers just getting started, and older residents who no longer desire to maintain a house but still wish to live in the Township.

Should the Township consider new zoning rules to allow smaller apartment buildings (four to 12 units, for example) to be located on individual lots in certain areas of the Township in order to encourage development of this type of housing rather than plan large parcels for apartments?

Yes: 243 / 41.5%

No: 342 / 58.5%

---

7. Please select the top three reasons you chose to live in Wayland Township:

- 471 - Rural views and atmosphere
  - 332 - Small town culture
  - 247 - Close to amenities provided by Grand Rapids/ Kalamazoo/Holland
  - 209 - Family & friends
  - 96 - Affordable housing
  - 78 - Quality of schools
  - 34 - Employment
- =====

8. Please check all that apply: 501 -Live in the Township; 463- Own my residence;

15- Rent my residence; 85 -Own / operate a business in the Township;

73 -Own property in the Township but live elsewhere; 37 Employed in the Township;

184 - Am retired.

## WAYLAND TOWNSHIP MASTER PLAN WORKSHOP COMMENTS

*November 2, 2017*

Comments are presented verbatim followed by the number who noted Agreement with the comment.

### **Northeast Quarter**

1. No Internet.
2. People said no on Internet.
3. Need Internet help. Kids use I-Pads for homework instead of books.
4. HIGH SPEED INTERNET. Paying over \$200/month. / Agree: 1

### **Northwest Quarter**

1. Township has an industrial park- expand it before added other areas.
2. Save farm land along 131, It's the best in the Township.
3. Don't let Wayland City annex any more Township land. + (i.e. 133<sup>rd</sup>.)
4. Respect the # of survey results.
5. Don't pave 5<sup>th</sup> Street or cut trees down.

### **Southeast Quarter**

1. Keep the same. / Agree: 1

### **Southwest Quarter** (All comments pertained to area surrounding and including Selkirk Lake)

1. Keep rural
2. Keep wide open spaces
3. Please listen to survey
4. Protect our rural views / Agree: 1
5. Just say no to over development of Selkirk Lake campground- 20 spaces
6. Protect the wildlife of Selkirk Lake (loons, songbirds, protected species. endangered species) Adding campsites and boat traffic will ruin this lake. / Agree: 4
7. Keep Selkirk Lake clean. (Loons)
8. Fix 125<sup>th</sup> Street. / Agree: 2
9. Way too much traffic on 125<sup>th</sup> Street. / Agree: 2
10. Don't turn Selkirk Lake in the Township into another Sandy Pines. The developers are demolition this rural view. / Agree: 3
11. Keep campground to size it is now 25 sites- no more. / Agree: 1
12. Preserve the wetlands.
13. Protect the lake from overpopulation on a 100-acre lake with 6 space parking public launch. / Agree: 1
14. Protect the natural conditions on southwest side of Selkirk Lake. / Agree: 4
15. # 7 on Survey- 471 love rural views and atmosphere. Keep this on Selkirk Lake.
16. I like the woods and the country way of living. Really lie our private time without the traffic. Keep it the way it is. / Agree: 1
17. High density recreation camping area proposed on Selkirk Lake threatens safety and rural nature of this area. / Agree: 1
18. Development along Selkirk Lake needs to be limited. Already over EPA & DNR guidelines. / Agree: 1
19. Good fishing. Keep it.

### **Comment Sheet**

1. Save Selkirk Lake from unscrupulous developers!
2. We have loons, mink and otters.
3. Cut the trees- no more pilated woodpeckers.
4. Protect the around Selkirk Lake from over development.

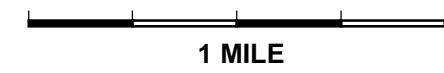
**Appendix 2**

**Maps**

# Wayland Township HYDROLOGY MAP

## MAP 1

ALLEGAN COUNTY, MICHIGAN



### Municipal Legend

Jurisdiction Boundaries

### Section Legend

Section Boundaries

### Water Legend

Watercourses

County Drains

### Wetlands Legend

National Wetlands Inventory Wetlands\*

96 Land Use Wetlands\*\*

### Hydric Soils

Non-Hydric Soil

Possibly Hydric Soil\*\*\*

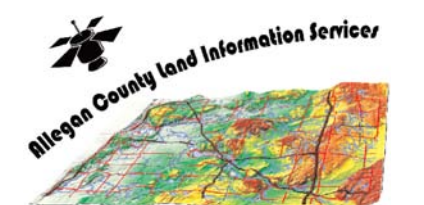
Hydric Soil

Water

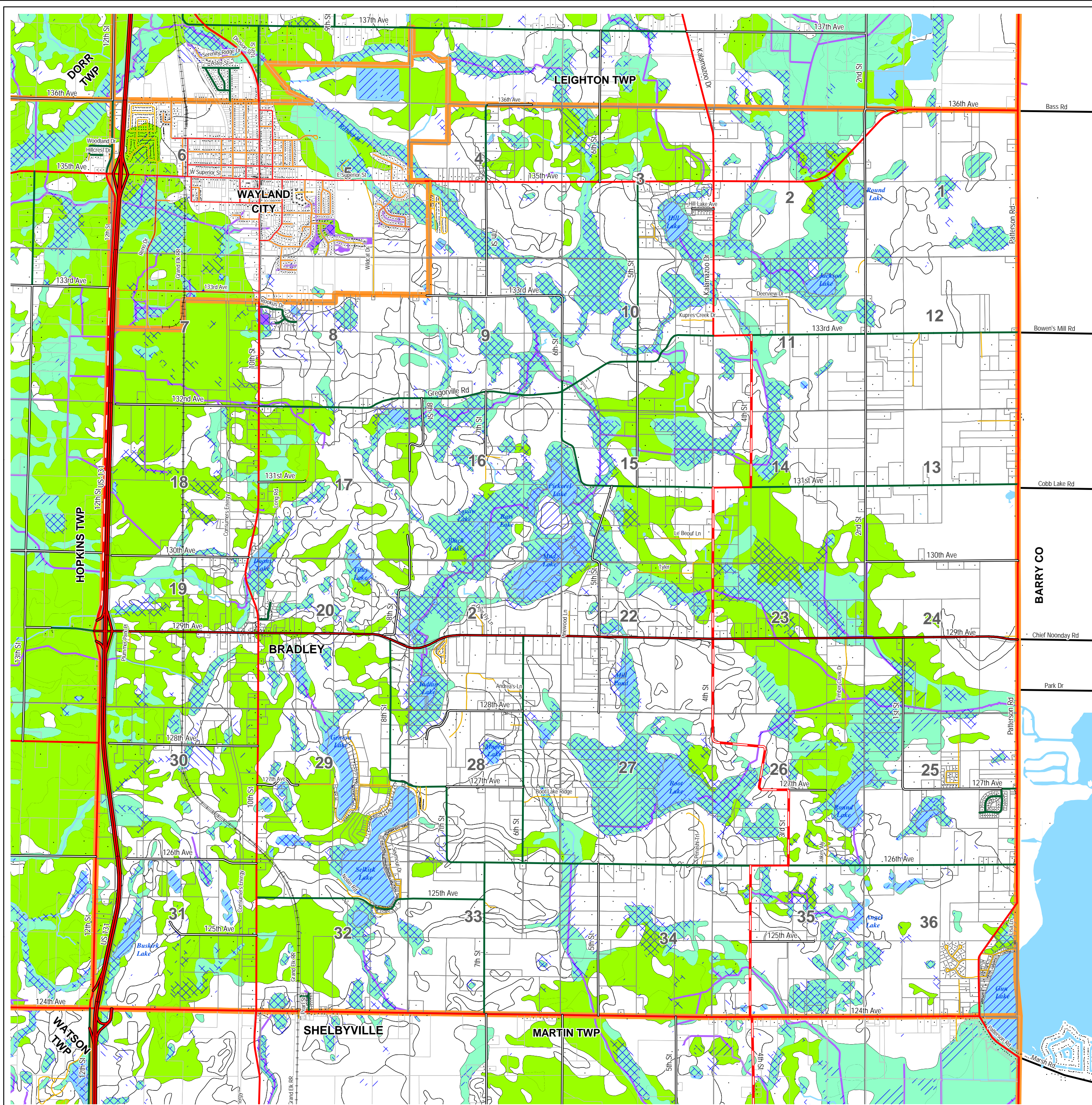
\* Digitized from US Fish and Wildlife Service National Wetlands Inventory maps. Wetlands were mapped from high-altitude color infrared aerial photographs in the 1970's and 1980's.

\*\* All classified 600 category wetlands, lowland hardwoods and lowland conifers.

\*\*\* These soil areas may be hydric under certain site specific conditions.



Allegan County Land Information Services assumes no liability for results or conclusions drawn from the use of this data.  
Map Printed: 07/14/2017



# Wayland Township

## PRIME FARMLAND MAP with Agricultural Protection

### MAP 2

ALLEGAN COUNTY, MICHIGAN



#### Municipal Legend

Jurisdiction Boundaries

#### Section Legend

Section Boundaries

#### Prime Farmland\*

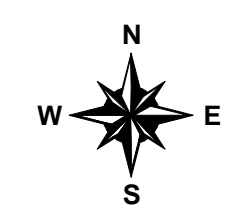
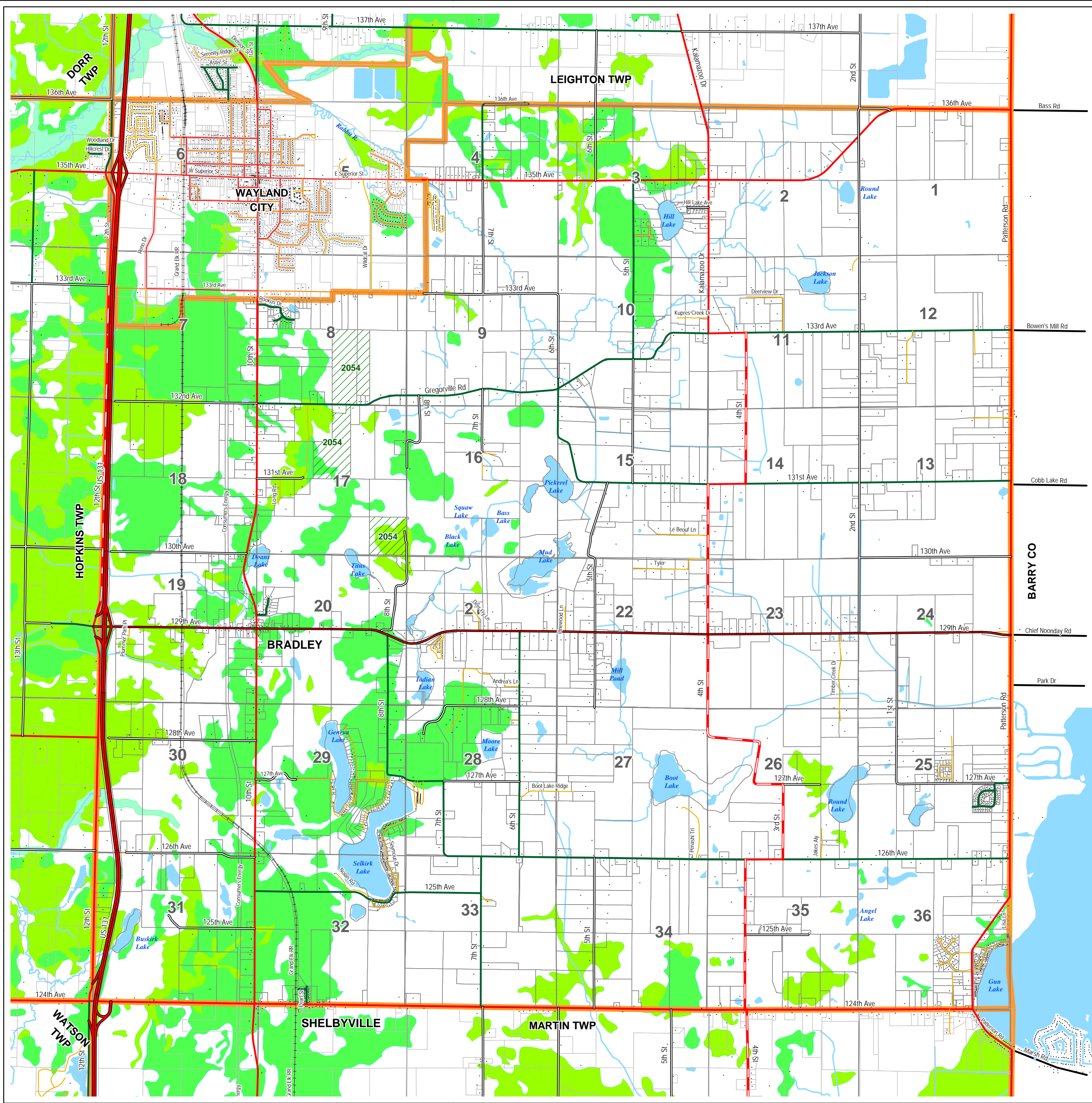
- Unconditional
- Where drained
- Where drained and protected from flooding

#### Protected Lands

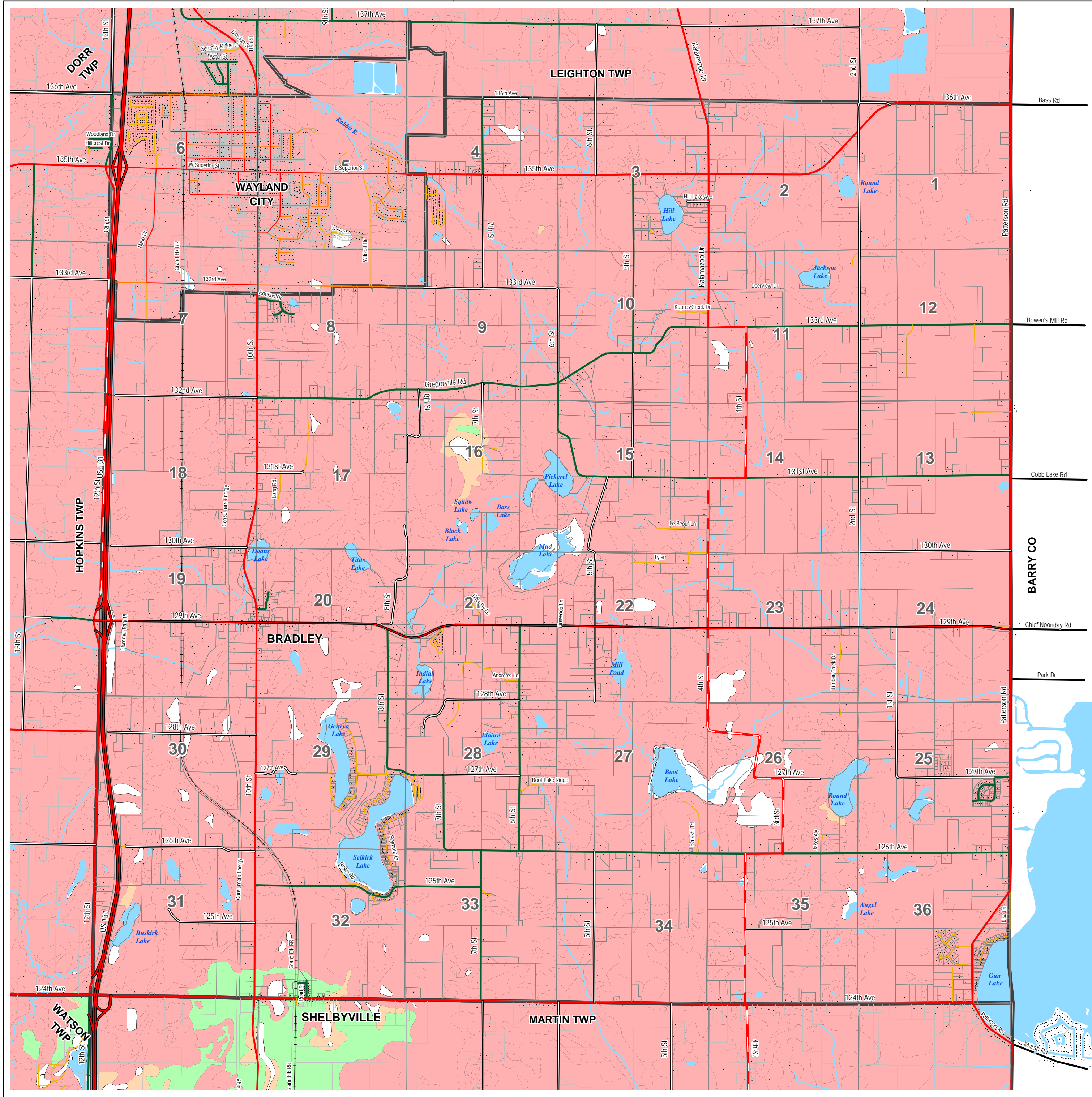
PA 116 with contract expiration year

\* Areas of the map shown as prime farmland based on soil type are not considered prime farmland if they are urbanized or built-up.

Source: 1983 USDA Soil Survey of Allegan County. Maps georeferenced and digitized by Western Michigan University.



Allegan County Land Information Services assumes no liability for results or conclusions drawn from the use of this data.  
Map Printed: 07/14/2017



# Wayland Township

## SOIL SUITABILITY MAP

### Septic

# MAP 3

ALLEGAN COUNTY, MICHIGAN

1 MILE

#### Municipal Legend

Jurisdiction Boundaries

#### Section Legend

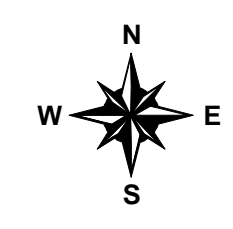
Section Boundaries

#### Septic Suitability\*

- Not Rated
- Severe Limitations
- Moderate Limitations
- Slight Limitations

\* Septic suitability for absorption fields. Limiting factors may include flooding, permeability, ponding, poor filtering, slope, subsidence and wetness properties of the soil. Site specific conditions may vary and some limitations may be overcome through site engineering.

Source: 1983 USDA Soil Survey of Allegan County. Maps georeferenced and digitized by Western Michigan University.



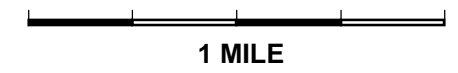
Allegan County Land Information Services assumes no liability for results or conclusions drawn from the use of this data.  
Map Printed: 07/14/2017

# Wayland Township

## GROUNDWATER SENSITIVITY MAP

### MAP 4

ALLEGAN COUNTY, MICHIGAN



#### Municipal Legend

Jurisdiction Boundaries

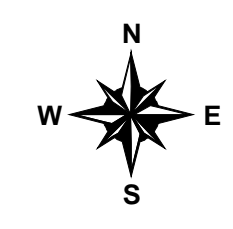
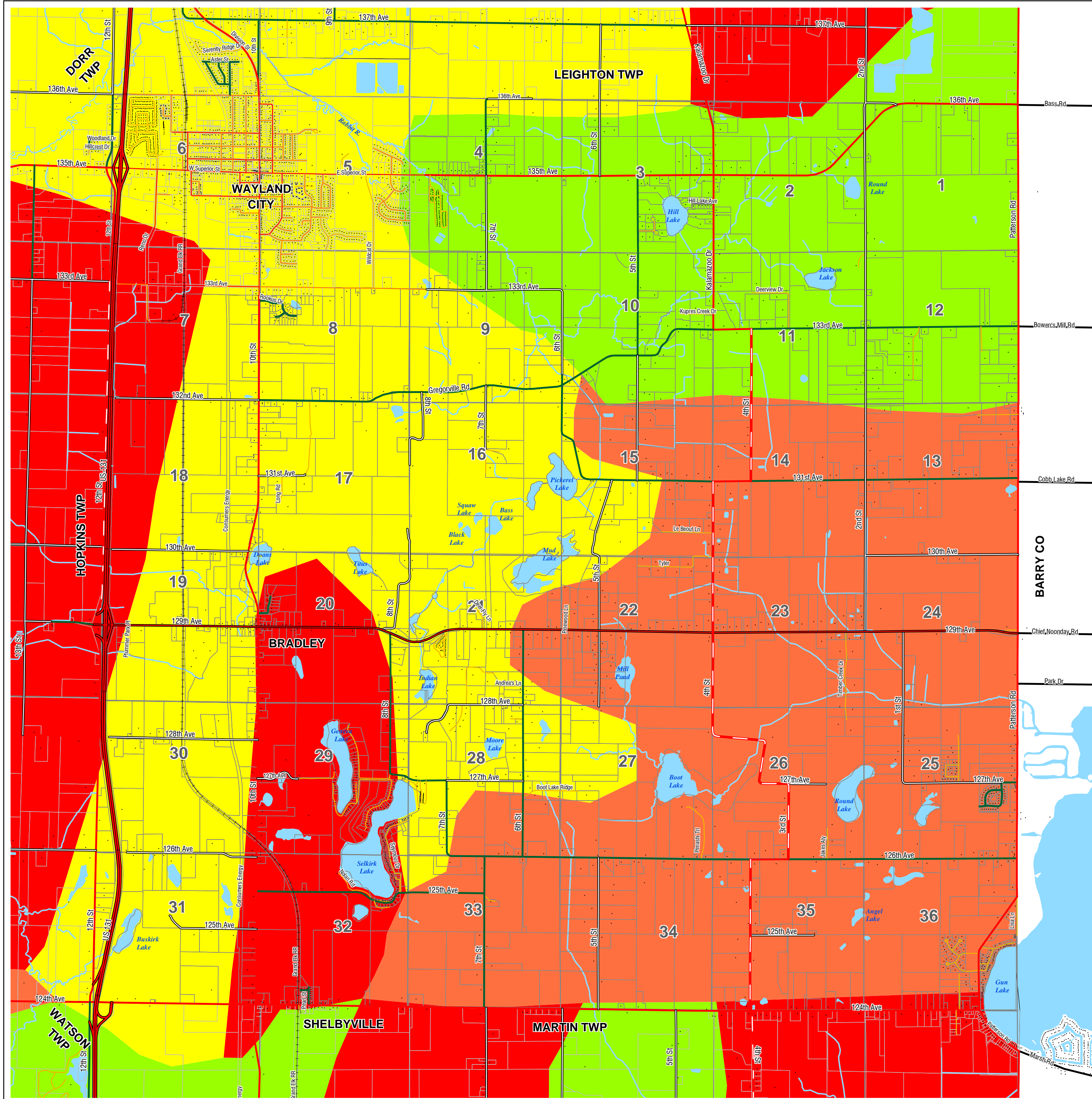
#### Section Legend

Section Boundaries

#### Groundwater Sensitivity\*

- Very High
- High
- Moderate to High
- Moderate to Low
- Low
- Very Low

\* Source: Lusch, D Et al.  
Michigan State University Center for Remote Sensing.



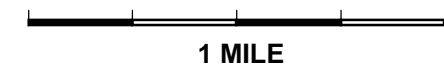
Allegan County Land Information Services assumes no liability for results or conclusions drawn from the use of this data.  
Map Printed: 07/17/2017

# Wayland Township

## SAND & GRAVEL RICH SOILS MAP

### MAP 5

ALLEGAN COUNTY, MICHIGAN



#### Municipal Legend

Jurisdiction Boundaries

#### Section Legend

Section Boundaries

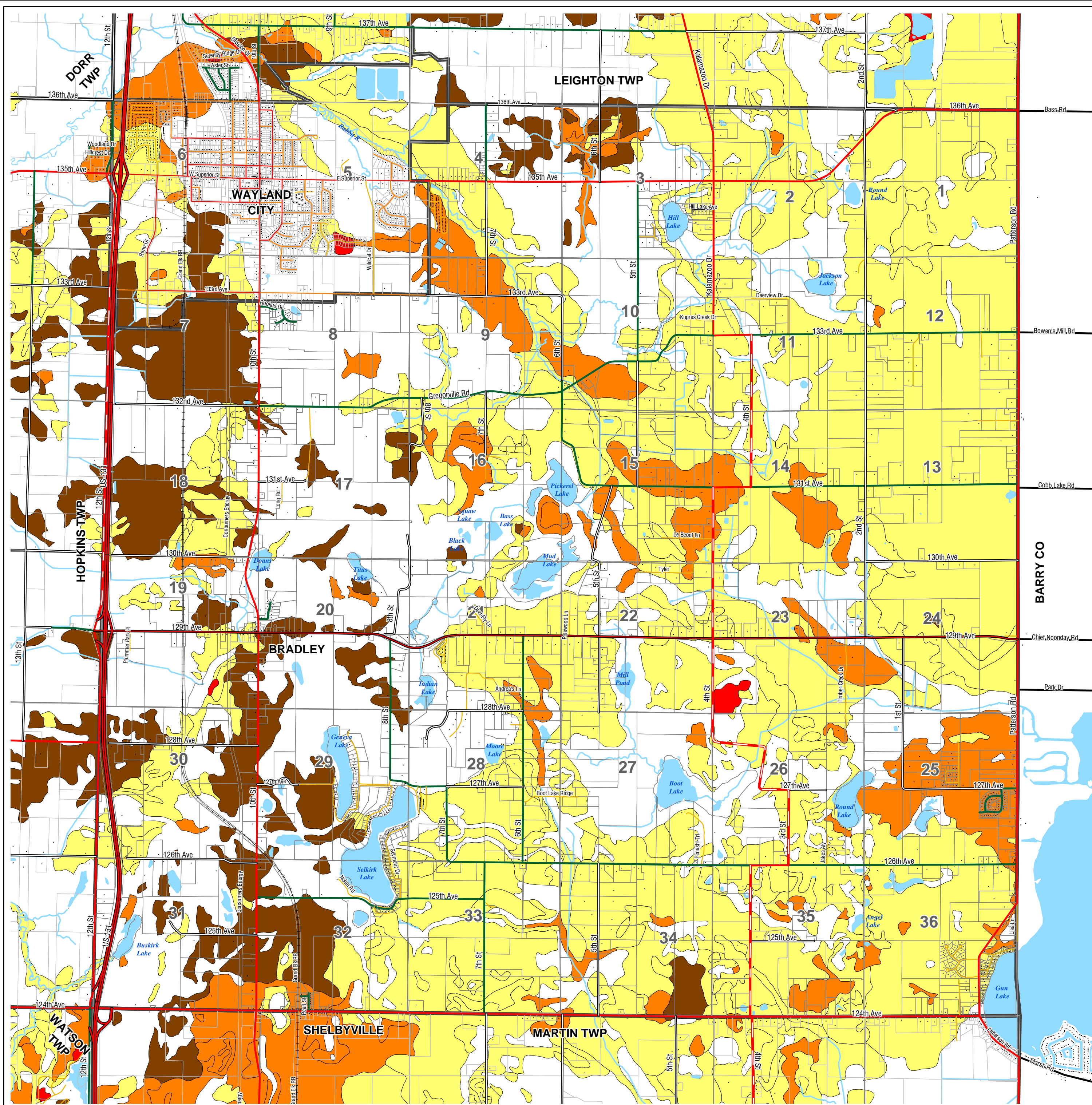
#### \*Soil Category

- Sand Deposits
- Sand & Gravel Deposits
- Topsoil Deposits
- Extraction Site

Note: Based upon soil profiles within 6 feet of the surface. Deposits at depths greater than six feet are not predicted by this map.

\*Soils coded by Mark Sisson, Landmark Strategies, Grand Rapids, Michigan

Source: 1983 USDA Soil Survey of Allegan County. Maps georeferenced and digitized by Western Michigan University.



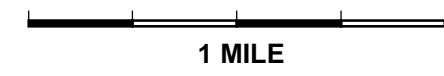
Allegan County Land Information Services assumes no liability for results or conclusions drawn from the use of this data. Map Printed: 07/17/2017

# Wayland Township

## DRAIN MAP

### MAP 6

ALLEGAN COUNTY, MICHIGAN



#### Municipal Legend

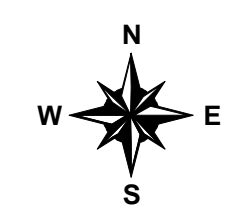
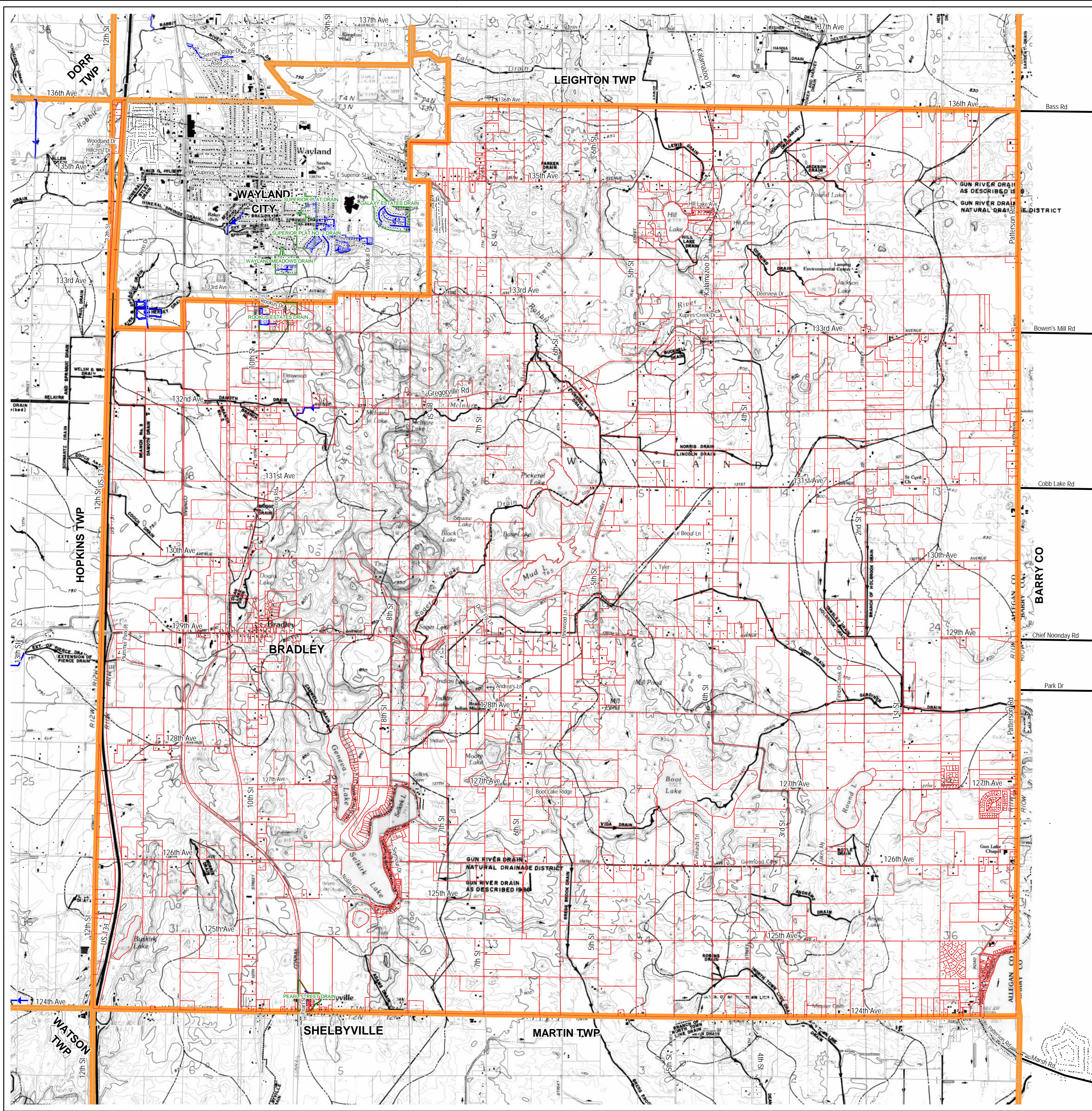
Jurisdiction Boundaries

#### Parcel Legend

Parcel Boundaries

#### Drain Legend

- Drains Recorded Before 1984
- Drainsheds Recorded Before 1984
- Drains Recorded Since 1984
- Drainsheds Recorded Since 1984



Allegan County Land Information Services assumes no liability for results or conclusions drawn from the use of this data.  
Map Printed: 07/17/2017

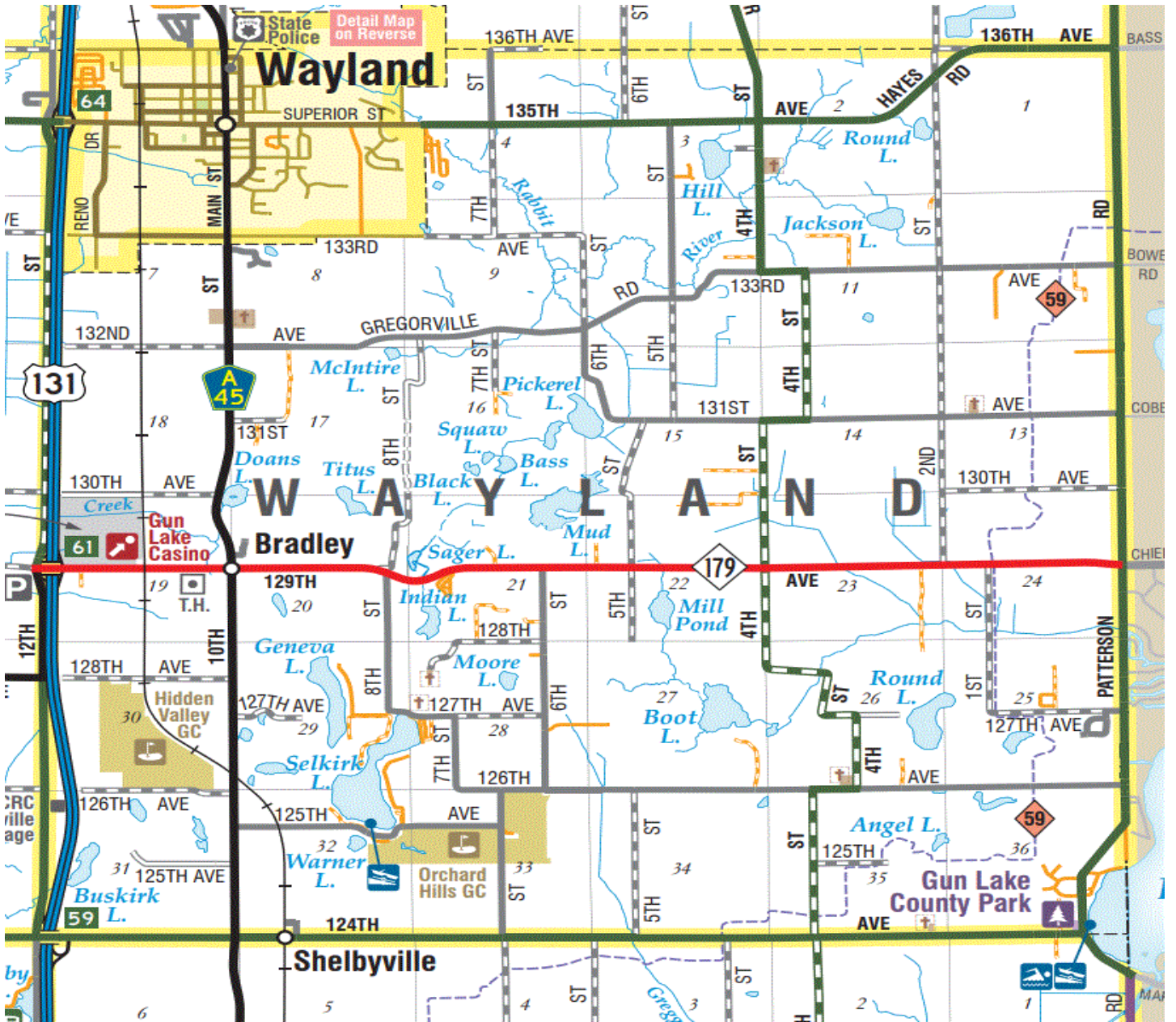
# MAP 7 WAYLAND TOWNSHIP SEWER SERVICE AREA



### LEGEND

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; border-radius: 50%; background-color: lightblue; margin-right: 5px;"></span> WATER TOWER</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; background-color: lightblue; margin-right: 5px;"></span> WELLHOUSE</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; background-color: red; margin-right: 5px;"></span> FIRE HYDRANT</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; background-color: blue; margin-right: 5px;"></span> WATER VALVE</li> <li><span style="display: inline-block; width: 15px; border-bottom: 2px solid blue; margin-right: 5px;"></span> WATERMAIN</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: lightgreen; margin-right: 5px;"></span> STATE LAND</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; border-radius: 50%; background-color: black; margin-right: 5px;"></span> SANITARY MANHOLE</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; background-color: yellow; margin-right: 5px;"></span> SEWER VALVE</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; background-color: red; margin-right: 5px;"></span> LIFT STATION</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; background-color: red; margin-right: 5px;"></span> GRINDER PUMP</li> <li><span style="display: inline-block; width: 15px; border-bottom: 2px solid green; margin-right: 5px;"></span> SANITARY GRAVITY MAIN</li> <li><span style="display: inline-block; width: 15px; border-bottom: 2px dashed purple; margin-right: 5px;"></span> SANITARY PRESSURE MAIN</li> </ul> |
|--|---|

# MAP 8 ROAD CLASSIFICATION PER ALLEGAN COUNTY ROAD COMMISSION



**Highways, Roads & Streets**

- Freeway (Limited Access Highway)
- State Trunkline Highway
- Intercounty Highway Route (County Primary, City Major)
- County Primary Road—Paved
- County Primary Road—Unpaved
- County Local Road—Paved
- County Local Road—Unpaved
- County Local Road—Unpaved/Seasonal (see note below)
- County Local Road—Impassable/Seasonal (see note below)
- City Major Street
- City Minor Street
- Private Road—Paved
- Private Road—Unpaved
- Road Maintained by Adjacent County

U.S. Highway; State Highway

Interstate Highway; Interstate Business Connection

Intercounty Highway; Lake Michigan Circle Tour

U.S. Bicycle Route (not yet posted); Freeway Exit Number

# Wayland Township COMMUNITY FACILITIES & PLACES MAP 9

ALLEGAN COUNTY, MICHIGAN



## Municipal Legend

Jurisdiction Boundaries

## Section Legend

Section Boundaries

Map Number / Facility or Use

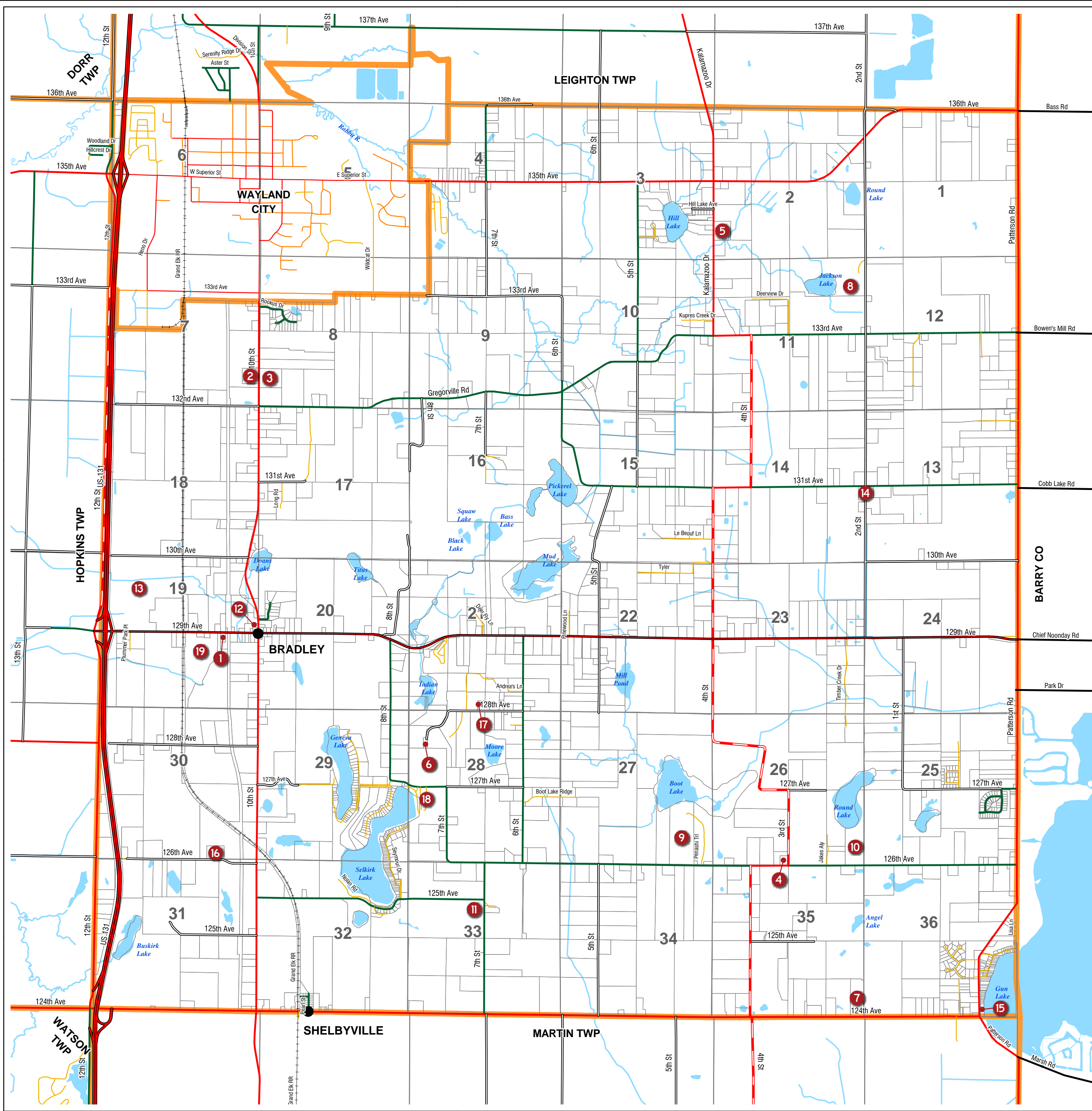
- 1 Wayland Township Offices
- 2 East Elmwood Cemetery
- 3 West Elmwood Cemetery
- 4 Germond (German) Cemetery
- 5 Hill Cemetery
- 6 Bradley Indian Cemetery
- 7 Messer Cemetery
- 8 Ebersole Environmental Education and Conference Center
- 9 Luella Collins Community Center
- 10 SON Life Camp and Retreat Center
- 11 Orchard Hills Golf Course and Banquet Center
- 12 U.S. Post Office
- 13 Gun Lake Casino
- 14 Wolverine Power Supply Sub-Station
- 15 Gun Lake Park
- 16 Vann's Valley Event Center
- 17 Bradley Indian Mission Church
- 18 Selkirk Lake Campground
- 19 Gun Lake Tribe Government Complex

## NOTES:

Municipal boundaries are established from Tax Maps. The locations of water features may not be aligned with their current extents according to the most recent aerial photography.



Allegan County GIS Services assumes no liability for results or conclusions drawn from the use of this data.  
Map Printed: 01/24/2018



**2018  
WAYLAND TOWNSHIP  
MASTER PLAN  
FUTURE LAND USE MAP**  
Adopted by the Wayland Township Board  
on \_\_\_\_\_ 2018

**FUTURE LAND USE CATEGORIES**

**A - AGRICULTURE**

The purpose of this category is the long-term preservation of farmland in Wayland Township. Principal land uses are agriculture and agriculture support services which help to enhance and stabilize the farming industry. The Agricultural category corresponds to the Agricultural Zoning District which requires a minimum lot size of 3.67 acres and minimum lot width of 500 feet.

**LDR - LOW DENSITY RESIDENTIAL**

This Future Land Use category is proposed for single family dwellings on lot sizes of 67,500 square feet which is approximately 1.55 acres. The minimum lot width would be 250 feet wide. This category is analogous to the R-1 Zoning District currently contained in the Wayland Township Zoning Ordinance. Single family dwellings would be the predominant land use although farming activities would also be allowed.

**MDR - MEDIUM DENSITY RESIDENTIAL**

The Medium Density Residential classification is the same as the R-2 zoning category. This category would permit single family dwellings on minimum lot sizes of 27,000 square feet with a minimum lot width of 100 feet. The density is 1.61 dwelling units per acre.

**RR - RECREATIONAL RESORT RESIDENTIAL**

This future land use category is the equivalent of the RR, Recreational Resort Residential zoning district. The RR category surrounds the lands adjacent to a number of lakes in the Township, in particular, Selkirk, Geneva, Hill, Boot and Round Lakes. The RR Zoning District requires a minimum lot size of 150 feet of width - 100 feet at the water line - and a minimum lot size of 27,000 sq. ft.

**MF - MULTI-FAMILY RESIDENTIAL**

In order to provide an area for Multi-Family Residential use (MF) in Wayland Township the 2018 Plan proposes MF use for an area along the west side of 10<sup>th</sup> Street south of the Wayland City limits. This area is close to public utilities within the City of Wayland, fronts on a major Township roadway (10<sup>th</sup> Street), is close to shopping and other amenities in the City of Wayland. The MF category corresponds to the R-3, Multi-Family Residential Zoning District which allows two, three and four family dwelling units.

**MHP - MOBILE HOME PARK**

The Mobile Home Park classification recognizes the existing mobile home park on 135th Avenue (Northbrook Estates Mobile Home Park) and an older Mobile Home Park on 129<sup>th</sup> Avenue in Section 21.

**C - COMMERCIAL**

The Future Land Use Map recognizes the existing commercial uses on Patterson Avenue north of Gun Lake and the commercial uses and zoning for the area on 124th Avenue west of Patterson as well. The Plan also recognizes existing commercial uses in Bradley and near Shelbyville at 10th Street and 124th Avenue and a small commercial zoned area in Section 1 between 12 Street and US 131. The Commercial land use designation permits those uses allowed in both the C-1, Office Service Commercial and C-2, General Commercial zoning districts.

**I - INDUSTRIAL**

The future Industrial land use category corresponds to the I, Industrial Zoning District which permits a variety of manufacturing establishments as well as warehousing, fabrication and assembly operations, salvage yards and recycling facilities and similar uses. Minimum lot size is 40,000 sq. ft. with 150 feet of lot width.

**MU - MIXED USE**

This Future Land Use category would permit a mixture of light industrial and retail/service uses which would be located parallel to U.S. 131 primarily in Section 7. This category would abut existing industrial land in the City of Wayland and the railroad turnaround serving CHS Agronomy in the City. The Plan does recommend a Mixed-Use area in Section 19 on the north side of 129<sup>th</sup> Avenue between the railroad tracks and the Consumers Energy right of way. The Mixed-Use zoning district regulates all land uses in the Mixed-Use category.

**P - PUBLIC**

This future land use category recognizes those lands and facilities that are owned or operated by a government agency or are supported by public funds and include government buildings and parks, cemeteries and public schools. In Wayland Township these include Wayland Township Offices East Elmwood Cemetery, West Elmwood Cemetery, Germond (German) Cemetery, Hill Cemetery, the US Post Office and Gun Lake Park. These are also found on the Community Facilities and Places map.

**T - FEDERAL GOVERNMENT LAND IN TRUST**

This land use category recognizes those lands held in trust by the United States government but under the control of the Gun Lake Tribe of Pottawatomini Indians. These lands are not subject to Township zoning and planning laws.

 Rabbit River Overlay Zone (100ft both sides)

