

Algoma Township Master Plan

ALGOMA TOWNSHIP, KENT COUNTY, MICHIGAN

Recommended by Planning Commission · January 21, 2025



Acknowledgments

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01.

Introduction

The Algoma Township Master Plan is the official policy guide for the Township's future development and growth. The Master Plan summarizes the Township's vision, highlights goals and objectives based on an analysis of strengths and weaknesses and provides the framework and basis for sound community development and land use decision making. Overall, the Algoma Township Master Plan establishes clear direction and expectations for the Township and meets the requirements established by the Michigan Planning Enabling Act of 2008.

Purpose of the Master Plan

- » Identifies existing conditions and characteristics, community values, issues, and opportunities.
- » Guides property owners, developers, neighboring jurisdictions, and county and state entities with expectations and standards for public investment and future development.
- » Supports the allocation and spending of funds.
- » Establishes the basis for the zoning ordinance, capital improvements, land use policies, and other implementation tools and programs.
- » Provides the framework for planning and land use policy decisions made by the Algoma Township Board, the Planning Commission, and Algoma Township staff.
- » Offers a foundation for creative problem solving and adapting to change—in other words, building a resilient community.
- » Builds partnerships between residents, community stakeholder groups, non-profit organizations, neighboring communities, and county and regional entities to participate in implementing the plan.

The Master Plan is a visionary document that describes, in broad terms, the future land uses in the Township. It's also a flexible document that can adapt and change as conditions in the Township change. The Master Plan allows the Township to have coordinated goals and vision for the future.

The Algoma Township Master Plan was developed with engaging and comprehensive public input. This engagement process, alongside conversations with Algoma Township staff and Planning Commission members, resulted in several guiding principles for the future of Algoma Township. The guiding principle underlying the process was that residents want to maintain the rural residential character of the Township, while planning for measured growth. By looking at the future of Algoma Township with these principles in mind, the whole community is working together to find areas to preserve, enhance, and thrive.

The Township Zoning Ordinance is a legal, technical document that allows Algoma Township the power to regulate the use of land within their community. The Zoning Ordinance takes the visions and goals of the Master Plan and describes in legal, technical terms where land uses can exist in the Township and the processes by which someone can gain approval for the development of land. The Master Plan provides the vision and goals for the community, the Zoning Ordinance provides detailed, technical guidelines for development. The Zoning Ordinance will be updated following the adoption of the Master Plan to reflect the Township's current goals and objectives."

Guiding Principles

The planning process fostered many ideas and conversations about the vision for Algoma Township's future and the issues facing the Township today. During the planning process, these ideas coalesced into three guiding frameworks (preserve, thrive, enhance) that shaped the Master Plan and help describe the future of Algoma Township. These guiding principles emerged from an iterative planning process that involved the public, Algoma Township staff and Planning Commission members, and the consultant team from McKenna. The guiding framework is shown below:

Preserve

Algoma Township is committed to not only maintaining the Township's high-quality neighborhoods and businesses, but also to identify areas in which the Township's important natural and rural lands can be preserved into the future even as the Township continues to experience development pressure.

Thrive

Areas within the Township that have been identified as Thrive are anticipated to remain within the same general land uses in the future. In the Township framework, the Thrive areas are typically located in the more urbanized areas, including the 10 Mile Road corridor, the Northland Drive corridor, and the 14 Mile Road corridor. In this context, thrive has been utilized as a catch-all to describe certain improvements that can be made to the existing conditions that would generate increased activity within these areas, while still maintaining the overall character.

Enhance

Large vacant and never-been-developed areas within the Township that have been identified as prime locations for future development opportunities have been categorized as either "Residential Enhancement" or "Business Enhancement" depending on their proposed land use. Many of these areas are located along the US 131 corridor in the eastern portion of the Township. Other places where pockets of development already exist like the Camp Lake area and the intersection of Fonger Street and Pine Island Drive are also listed as Enhance. The goal of this framework category is to identify future land uses that fit with the surrounding character of specific areas as well as to help steer the Township into a thriving and vibrant future through targeted development. By targeting Growth specific areas that have existing infrastructure and other key attributes, the Township can preserve its overall rural and agricultural character.

Timeline of Public Participation

- » Online Master Plan and Parks and Recreation Survey (July 2023 – August 2023)
- » Public engagement Open House (July 25, 2023)
- » Meetings with surrounding municipalities (Summer 2023)

Past Planning Efforts:

- » 2018 Algoma Township Master Plan
- » 2023 Algoma Township Zoning ordinance updates
- » 10-Mile corridor plan with City of Rockford and Plainfield Township (2020)

02.

Current Conditions and Trends



Existing Land Use

Algoma Township's existing land use is the product of numerous factors throughout its history. The Township was constituted a general law township by the Michigan Legislature in March 1849. While the Township has retained its rural, agricultural heritage, it has also preserved many woodlands and natural features. Today, Algoma Township is at the rural and suburban edge of the Grand Rapids region. The Township is mostly suburban in the eastern third (east of US 131) and mostly rural residential with a mixture of forests and open spaces, in the west.

Due to Algoma Township's abundant natural features, lake cottage communities occupy the Township's inland lakes—many of which are year-round residences while others are summer homes. In addition to this residential development, subdivision development is becoming increasingly prevalent in many areas of the Township, namely along Algoma Avenue and Pine Island Drive among other places. This has extensive land use implications, as continued suburban development will result in the Township's loss of agricultural and open space lands. Understanding the Township's existing land uses is invaluable in developing a coherent future land use vision for Algoma Township.

Preserved Open Space/Natural Features

This land use represents much of the western portion of Algoma Township, as well as public and quasi-public lands. Many of the open space parcels in the Township are privately owned. However, Algoma Township owns several parks and recreation facilities. Undeveloped woodlands, open spaces, prairies, and wetlands characterize this land use. It closely resembles Algoma Township's **RA – Rural Agricultural** District.

Farmland/Rural Residential

This land use encompasses Algoma Township's agricultural farm operations and the rural residential parcels that often result from agricultural lot splits. Rural residential uses are most commonly single-family farmhouses or large lot single-family houses that have been split from larger agricultural parcels. Because of this, residential densities in this land use are typically well below 1 unit per acre. This land use closely resembles Algoma Township's **RR – Rural Residential** District.

Lake Residential

This land use is characterized by lakefront residential communities—primarily on Camp Lake but also High Lake and Indian Lakes. Although several of the houses in this land use resemble summer cottages on small lots, many are larger houses constructed as year-round residences. Because of the small lot sizes and compact lakefront neighborhoods, residential densities in this land use are typically 4-8 units per acre. This land use closely resembles Algoma Township's **R3 – Lake Residential** District.

Suburban Residential

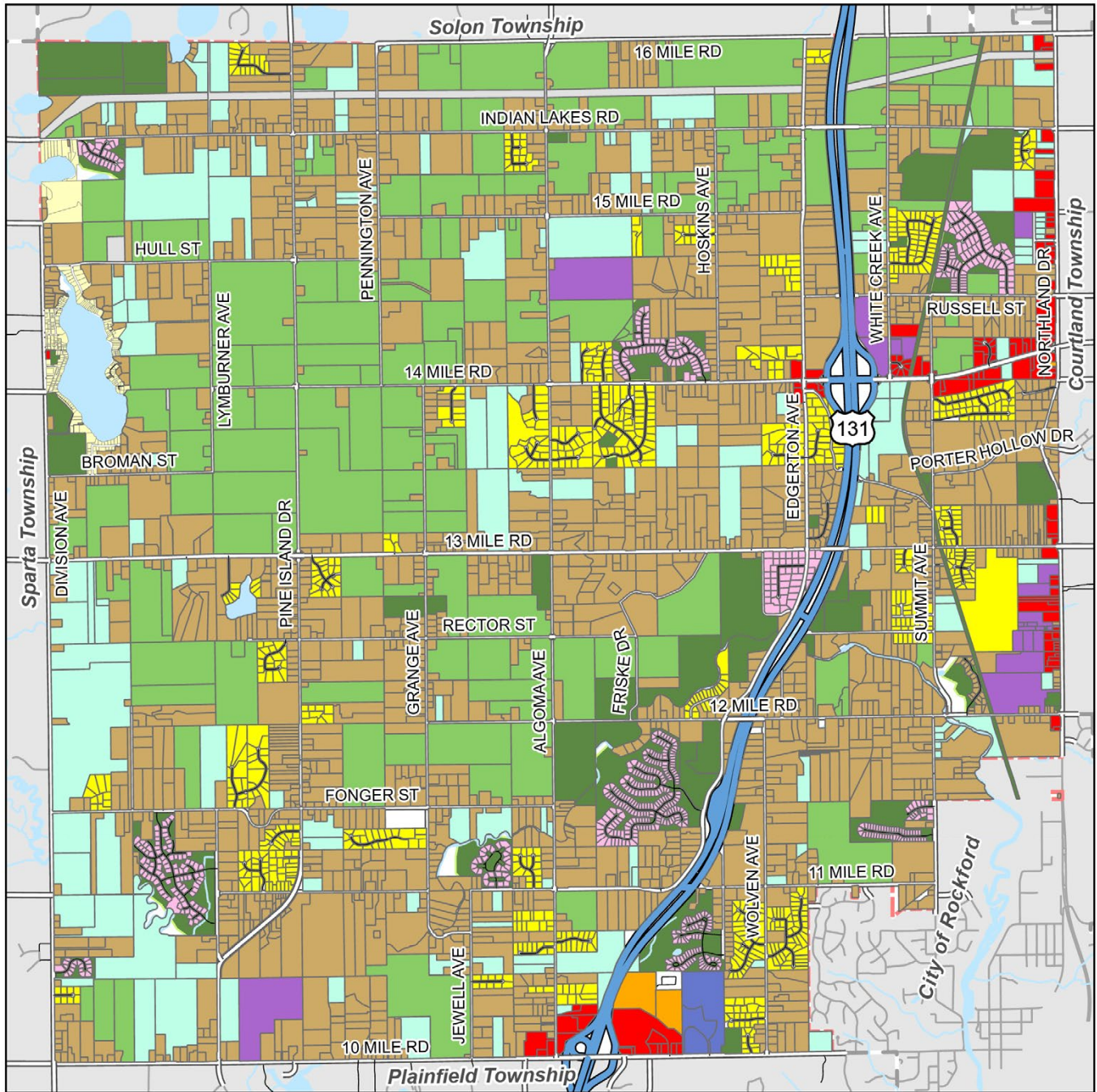
This land use represents the concentrated areas of residential neighborhoods within Algoma Township. These include residential developments in the eastern portion of the Township, like multi-family apartments, condominium buildings, and single-family subdivision development. This land use represents the suburban residential forms within the Township and typically features densities of 6-12 units per acre. This land use closely resembles Algoma Township's **R1 – Suburban Residential** District, **R2 – Low Density/Multi-Family Residential** District.

Industrial/Business

This land use encompasses commercial and industrial operations within the Township in the 10 Mile Road, 14 Mile Road, and Northland Drive enterprise areas of the Township. The land uses envisioned in this area include small-scale industrial operations such as light-industrial factories and warehouses. This land use closely resembles Algoma Township's **MU – Mixed Use** District, **I – Industrial** District.

Summary

An analysis of Algoma Township's existing land use indicates agriculture and residential-oriented areas remain the Township's primary land uses. However, suburban development is increasing along major corridors, as the Township's rural appeal makes it a desirable choice as a "bedroom community" for Grand Rapids. The Township's open spaces and lake residential districts may also be changing in character as they are increasingly being developed. The limited availability of public water and sewer limits the amount of development and growth Algoma Township can receive. These existing conditions are valuable in identifying the Township's character and will inform policy decisions regarding its future land use.



Existing Land Use

Algoma Township, Kent County, Michigan

February 9, 2024

LEGEND

- | | | |
|--------------------|--------------------------------|-----------------------------|
| Township Boundary | Existing Land Use | Multifamily |
| Streams and Drains | Public/Semi-Public/ Recreation | Commercial |
| Lakes and Rivers | Active Farmland | Industrial/Extractive |
| Roadways | Rural Residential | MPUD |
| Freeway | Lakefront Residential | RPUD |
| Local Roads | Neighborhood Residential | Utilities/Utility Corridors |
| Private Road | | Vacant/Undeveloped |

Basemap Source: Michigan Center for Geographic Information, v. 17a.
Data Source: Kent County Open Data 2023.
McKenna 2023.



Regional Location

Algoma Township is located in Northern Kent County between 10 Mile Road and 16 Mile Road. US-131 runs north-south through the eastern edge of the municipality and includes an exit at the northern and southern ends of the Township, which serve as major entry points to Rockford and Cedar Springs. The Township straddles the communities of Rockford, Sparta, and Cedar Springs. While not being in the Algoma Township boundary, the charming towns of Rockford, Sparta, and Cedar Springs are closely linked to Algoma residents who go to school, work, and shop in those communities.

Many residents of the Township tend to identify with the town they live closest to, or the school district they live in, rather than saying they live in Algoma Township. Algoma is about 15 miles north of the region's major urban center east of Grand Rapids and about 35 miles from Muskegon. These cities provide Algoma Township with additional amenities and employment. Positioned between multiple regional nodes, much of Algoma acts as a pocket of natural beauty and productive farmland. The Township is mostly a rural residential landscape with enough commercial infrastructure to meet local needs. The Township has numerous lakes and streams, natural areas and open spaces, and the White Pine non-motorized trail.

Sports Arenas/ Performance Venues

- » Van Andel Arena
- » DeVos Hall
- » LMCU Ballpark
- » Civic Theater
- » St. Cecilia Music Center

Hospitals & Medical Facilities

- » Helen DeVos Children's Hospital
- » Van Andel Institute

Transportation

- » Gerald R. Ford International Airport
- » Amtrak Station – Pere Marquette Route (Grand Rapids – Holland – St. Joseph – Chicago)

Activities/Attractions

- » Grand Rapids Public Museum
- » Gerald R. Ford Museum
- » Grand Rapids Art Museum
- » Children's Museum
- » Frederick Meijer Gardens
- » John Ball Zoo
- » Boulder Ridge Wild Animal Park
- » ArtPrize, Laugh Fest

Universities

- » Aquinas
- » Calvin
- » Grand Valley
- » Ferris State

Food, Shopping

- » RiverTown Crossing
- » Knapps Corner
- » Breweries, Distilleries, Wineries
- » Antique furniture

Major Employers

(3,000+ employees and headquartered in Kent County)

- » Corewell Health
- » Meijer
- » Gordon Food Services
- » Amway
- » Steelcase
- » Lacks Enterprises

Outdoor Recreation

- » Skiing – Cannonsburg
- » Fishing (including ice fishing)
- » Hunting
- » Boating (speedboats, pontoons, kayaks/canoes)
- » Golfing
- » Cycling
- » Mountain Biking

Schools

While Algoma Township does not have its own school district, it is served by three high-quality school districts: Cedar Springs Public Schools, Rockford Public Schools, and Sparta Area Schools.

Cedar Springs Public Schools primarily serves the northeast area of the Township and Sparta Area Schools serves the western part of the Township, while Rockford Public Schools serves the southeastern part of the Township.

While Algoma Township does not currently have a school within its boundaries, Rockford Public Schools has begun construction on Edgerton Trails Elementary School on Edgerton Avenue NE and is expected to be completed in the summer of 2024. This elementary school will feature learning spaces that interact with the natural area, including an outdoor learning patio and a STEAM (science, technology, engineering, arts, and math) room.



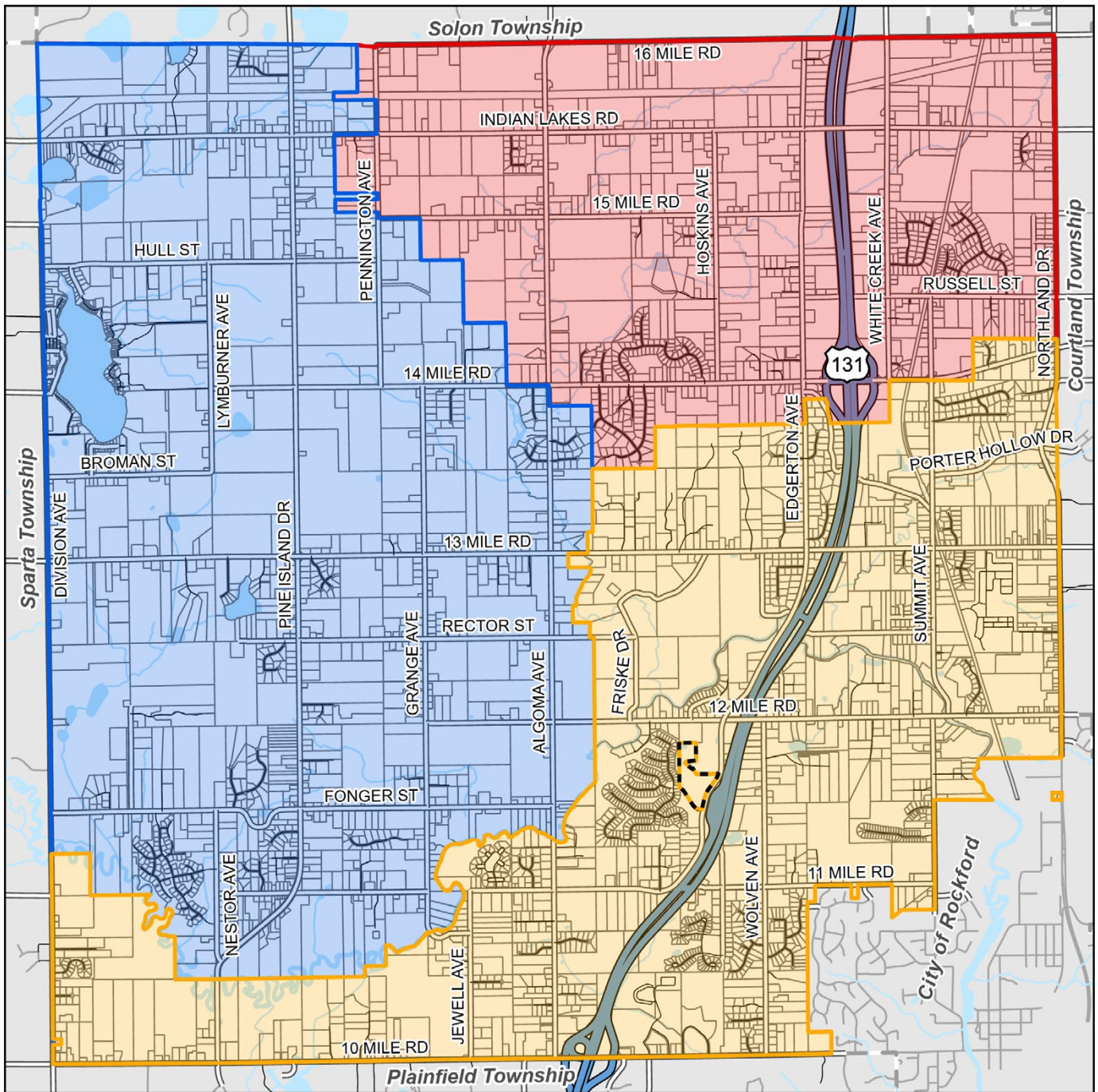
Cedar Springs Middle School



Rockford High School



Sparta Area Schools



School District Boundaries

Algoma Township, Kent County, Michigan
February 9, 2024

LEGEND

- Parcel Lines
- Edgerton Trails Elementary - Under Construction
- School District**
- Cedar Springs Public Schools
- Rockford Public Schools
- Sparta Area Schools



Basemap Source: Michigan Center for Geographic Information, v. 17a.
Data Source: Kent County Open Data 2023.
McKenna 2023.



Social and Economic Characteristics

The U.S. Census Bureau, within the U.S. Department of Commerce, is the source of the demographic data cited in this section. Every ten years, the U.S. Census Bureau conducts a census of population for the United States, and the thousands of political subdivisions within it. The demographic data in this section is gathered from the 2020 Census and the 2020 American Community Survey, a statistically accurate survey of the U.S. Census Bureau.

Population

Between 2010 and 2020, the population of Algoma Township grew by an estimated 2,753 people to a total of 12,293. Population growth allows the Township to encourage new entrepreneurship, reinvestment into housing stock, expansion of retail-oriented businesses and other services needed to support the community. A community comparison was also undertaken to provide the reader with an overview of the population totals of adjacent townships and municipalities. Of the four surrounding communities that were reviewed, Algoma Township had the third largest population total, as evidenced in the table below.

Table 1. Population, Surrounding Communities

	Algoma Twp	Courtland Twp	Sparta Twp	Plainfield Twp	Solon Twp
Population	12,293	8,771	9,395	33,535	6,755

Source: US Census

Since 1980, Algoma Township has exhibited a steady increase in population. This same trend of steady gains in population can also be seen in the neighboring comparison communities that are included in this analysis. Algoma Township gained population between 2010 and 2020, but not as quickly as other nearby communities. As the Grand Rapids metropolitan region continues to grow and push out in all directions, Algoma Township will be on the edge of the urban/suburban boundary and will need to identify ways to accomplish measured growth.

Table 2. Population, 1980–2020

	1980	1990	2000	2010	2020
Algoma Twp	4,411	5,496	7,596	9,540	12,293
Courtland Twp	3,272	3,950	5,803	7,678	9,005
Sparta Twp	6,934	8,447	8,938	9,111	9,395
Plainfield Twp	20,611	24,946	30,104	30,952	33,535
Solon Twp	2,809	3,648	4,628	5,974	6,496
Kent County	444,506	500,631	574,335	602,622	657,974

Source: US Census

Kent County added an average of 53,367 people per decade since 1980. The past ten years alone added an additional 55,352 people. This is a significant population growth per decade, which has raised the demand for essential services, real estate for housing expansion and additional infrastructure investment.

Race and Ethnicity

The population of Algoma Township is moderately homogenous in terms of race and ethnicity. In 2020, 91.8% of residents reported being white/Caucasian for a total of 11,066 persons. The second largest ethnic group was reported as being two or more races, which accounted for 5.4% (651 persons) of the Township. Residents who reported being African American accounted for 0.4% (54 persons) of the Township. Asian residents accounted for 1% (124 persons) of the population. 120 residents reported being some other race, which accounted for 1% of the Township.

1.8% (216 persons) of the Township residents identify as Hispanic, regardless of race.

The table below compares Algoma Township to Kent County. Kent County reports that their resident population is 73% white.

Table 3. Race, 2020

	Kent County	Algoma Township
Total Population	657,974	12,055
Population of one race	607,977	11,404
White alone	480,003	11,066
Black or African American alone	64,499	54
American Indian and Alaska Native alone	4,013	37
Asian alone	21,980	124
Native Hawaiian and Other Pacific Islander alone	214	3
Some Other Race alone	37,268	120
Population of two or more races	49,997	651
Population of two races	47,052	621

Source: US Census

Table 4. Ethnicity, 2020

	Kent County	Algoma Township
Hispanic	70,152 (10.6%)	216 (1.8%)
Non-Hispanic	582,465 (89.4%)	12,077 (98.2%)

Source: US Census

Age Structure

As of the 2020 Census, the median age of Algoma Township residents was 39.4 years, while comparatively, the median age for Kent County was 35.4 years. The State of Michigan had a median age of 39.8 years, while the United States had a median age of 38.2 years.

In 2020, 26.8% (3,295 persons) of the Township population was under the age of 19 years. 23.5% (2,899 persons) of the Township population was between the ages of 20 and 39. 35.3% (4,343 persons) of the population was between the ages of 40 and 64. 14.3% of the population was 65 or older.

Table 5. Age Structure

	Number	Percentage
Total Population	12,293	100%
Under 5 years	1,045	8.5%
5 to 9 years	1,159	9.4%
10 to 14 years	512	4.2%
15 to 19 years	579	4.7%
20 to 24 years	312	2.5%
25 to 29 years	884	7.2%
30 to 34 years	802	6.5%
35 to 39 years	901	7.3%
40 to 44 years	840	6.8%
45 to 49 years	641	5.2%
50 to 54 years	856	7.0%
55 to 59 years	846	6.9%
60 to 64 years	1,160	9.4%
65 to 69 years	604	4.9%
70 to 74 years	242	2.0%
75 to 79 years	352	2.9%
80 to 84 years	294	2.4%
85+ years	264	2.1%

Source: US Census

Algoma Township had a median age similar to those of surrounding communities. Plainfield Township had the highest median age of 41.4 years, while Sparta Township had the lowest median age of 38.5 years..

Table 6. Median Age

Algoma Twp	Courtland Twp	Sparta Twp	Plainfield Twp	Solon Twp
39.4	40.5	38.5	41.4	42.1

Source: US Census, 2020

Based on the age demographics, it is conceivable that a future spike in the school age population could occur. This trend is also supportive of the continued growth in Kent County over the past four decades. With demographics that skew towards younger age groups, the Township may want to consider planning for services that cater to younger demographics. Such services could include safe routes to school, public parks, youth recreation and employment, and daycare.

Income and Economics

A community's base median income is a signifier of the economic health of the community. A higher median income could indicate higher disposable income, which in turn leads to an increase in demand for additional non-essential services. Non-essential services could be classified as a service that is not critical to the life-safety (utilities, food stores, public safety) of residents.

Algoma Township has a median income of \$96,217 per household, which is moderately-to-significantly higher than Kent County, which has a median income of \$66,722. Plainfield Township, for comparison, has a median income of \$73,961, which is approximately 10% higher than the County median income level.

Table 7. Median Household Income

Algoma Twp	Courtland Twp	Sparta Twp	Plainfield Twp	Solon Twp
\$96,217	\$99,291	\$64,750	\$73,961	\$69,254

Source: US Census

Median income of a community is one vitality marker of the overall economic health. A second marker relates to industry professions within the community. Based on data obtained from the 2020 American Community Survey, 24.7% of the Township residents are employed within a manufacturing-based business. The second highest employment sector for Township residents was educational services, health care and social assistance, which accounts for 20.9% of employment.

Grand Rapids, Michigan is known for being a major hub for manufacturing office furniture. In addition, the area also supports regional hospitals, colleges and universities, and a myriad of other businesses and supporting services. As such, having a large portion of the employment base focused on manufacturing, educational services, and health care is anticipated. A further breakdown of employment sectors is provided in the table below.

Table 8. Employment by Industry

Industry	Number	Percentage
Civilian employed population 16 years and over	6,058	100%
Agriculture, forestry, fishing and hunting, and mining	59	1.0%
Construction	507	8.4%
Manufacturing	1,499	24.7%
Wholesale trade	404	6.7%
Retail trade	465	7.7%
Transportation and warehousing, and utilities	241	4.0%
Information	0	0.0%
Finance and insurance, and real estate and rental and leasing	404	6.7%
Professional, scientific, and management, and administrative and waste management services	571	9.4%
Educational services, and health care and social assistance	1,268	20.9%
Arts, entertainment, and recreation, and accommodation and food services	265	4.4%
Other services, except public administration	230	3.8%
Public administration	145	2.4%

Source: US Census

Education

The educational attainment for people 25 years and older in Algoma Township is shown in the graphic below. Within the Township, 96.2% of residents have attained a high school diploma or higher. The Township also has 30.6% of its population with some college experience or an associate degree. Algoma Township has 37.2% of all residents earn a bachelor’s degree, professional degree, or a graduate degree, which is slightly higher than the education attainment rate of 36.8% for Kent County for a bachelor’s degree or higher.

Post-secondary education institutions, either with a primary campus or satellite campus, located in the region of Algoma Township include Calvin University, Aquinas College, Grand Valley State University, Cornerstone University, Davenport University, Kuyper College, Grand Rapids Community College, Grace Christian University, and Hope College.

Table 9. Educational Attainment

Education Attainment	Percent of Population over 25
No High School Diploma or GED	3.8%
High School or GED	28.5%
Some college, No Degree	19.9%
Associate's Degree	10.7%
Bachelor's Degree	23.5%
Graduate or Professional	13.6%

Source: US Census

As noted in the table below, Algoma Township enjoys the highest educational attainment rate out of the comparison communities. With a large employment sector of the Township being in educational services, health care, and social assistance, the need for an advanced degree may be higher. This higher level of educational attainment may also contribute to the higher median income levels in the Township.

Table 10. Educational Attainment of Algoma Township Population 25 years and older

	Algoma Twp	Courtland Twp	Sparta Twp	Plainfield Twp	Solon Twp
Bachelor's Degree or Higher	37.2%	38.0%	20.1%	36.8%	25.2%

Source: US Census, 2020



Housing Analysis

Purpose

The purpose of this study is to examine the demand for housing units in the Greater Grand Rapids Area, with a particular focus on Algoma Township, to inform the Township’s housing policies in this Master Plan. This study includes a detailed analysis of housing market data from the US Census, Environmental Systems Research Institute (ESRI), and other sources. The conclusions of this study are designed to initiate policy discussions with Township officials and stakeholders, especially related to zoning decisions and other Master Plan implementation action items.

Summary of Analyses

This study features several areas of analysis including:

- » Analysis of the underlying demographic trends that impact the housing market, including population projections.
- » Analysis of the overall supply and demand for housing, including a breakdown of “For Sale” vs “For Rent” units.
- » Projection of the population to 2030 and 2040, with accompanying projections of long-term housing trends.
- » A build-out analysis of the Future Land Use Map, to understand how fast the housing build-out envisioned in the plan should occur in order to keep pace with market demand.

Scope and Limitations

This report is based on estimates, assumptions, and other information developed from market research and knowledge of the industry. Sources of information and the basis of estimates are stated in the report.

The conclusions of this report rely on standards set by national organizations and data derived from outside market research organizations. Additionally, they are based on the assumptions stated in this report. The conclusions and supporting data in this report are subject to change based on evolving market conditions. This report is intended to quantify the market for new housing development and is not intended to be used as a financial projection.

Data Sources

Data for this report comes from the following sources, which are cited where appropriate:

- » US Census
 - 2010 Decennial Headcount
 - 2020 Decennial Headcount
 - 2022 American Community Survey
- » ESRI Business Analyst 2023
- » National Association of Realtors

Trade Area

Markets do not stop at municipal borders. When households seek housing in the Algoma Township area, they do not look solely within Algoma Township, or any other specific community. Thus, the geographic extent of the housing market is more realistically the area where someone can live and comfortably commute into Algoma Township. To estimate this area, McKenna used the average commute time in the Township (26.8 minutes) and mapped the area where a commuter could reach Algoma Township Hall in that amount of time.

The resulting Trade Area is shown on the map to the right. The Trade Area incorporates portions of Kent, Ottawa, Montcalm, and Muskegon Counties, reaching as far west as Coopersville, as far north as Howard City, as far east as Greenville, and as far south as Byron Center. The Trade Area has a total population of 611,900 people, according to 2023 ESRI estimates.

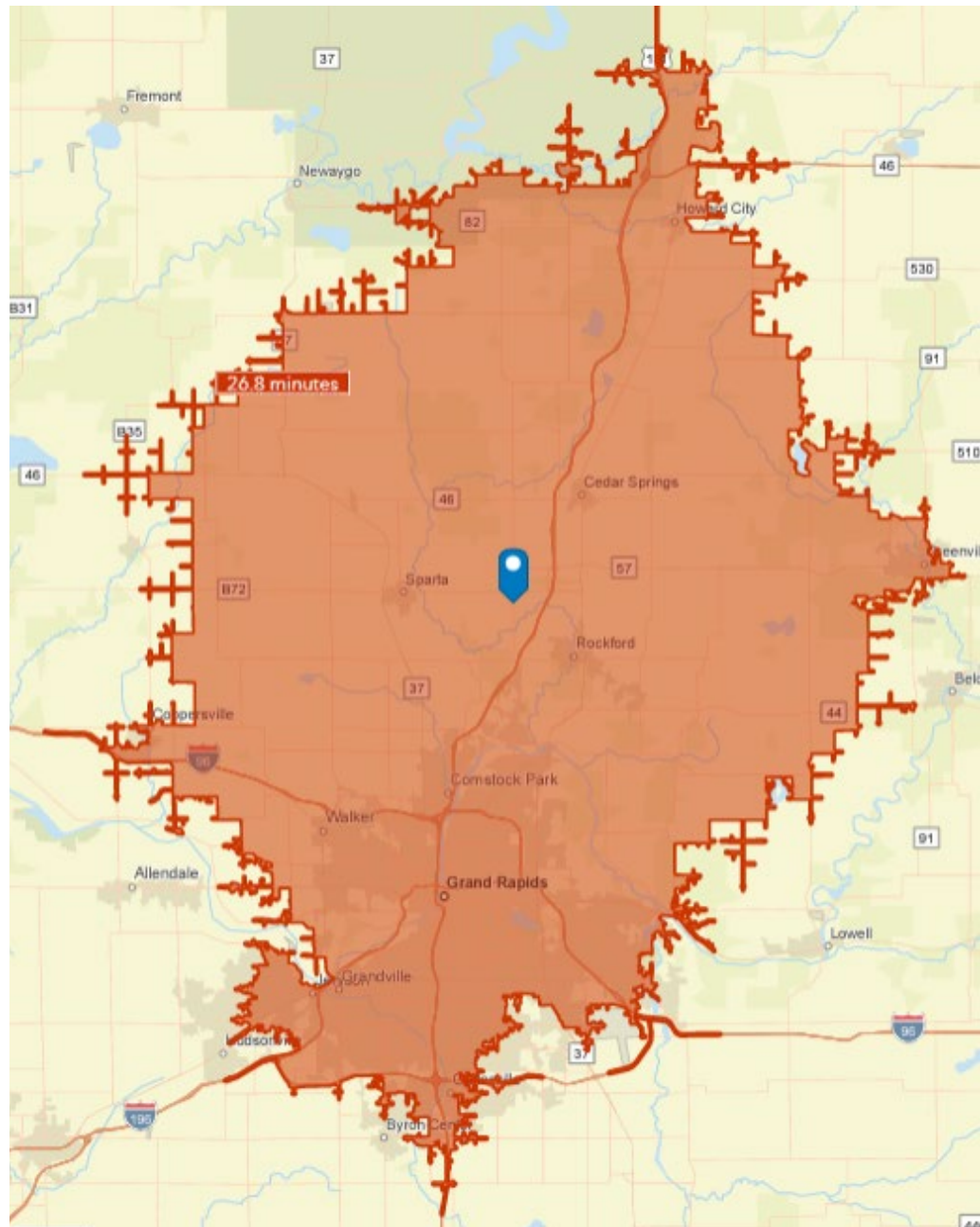


Figure 1. Housing Trade Area

Population Projection

To project the population in the future, McKenna used a Cohort-Component Population Projection. Cohort-Component Population Projections are developed using the following methodology:

Cohort-Component. The population is divided into ten-year age cohorts, using US Census data. At each ten-year interval, individual age cohorts are moved up the ladder. For instance, the group that was 30-40 years old in 2010 became the 40-50-year-olds in 2020, minus those who died during that time frame based on the mortality rate for their age group. For the 81+ age cohort, the number not projected to die during the ten-year period in question was carried over to the next decade. To calculate the number of people aged 0-10, the population of women of childbearing age was calculated and a 10-year birthrate per thousand (from the Michigan Department of Community Health) applied to give the number of births.

Net Migration Calculation. To account for migration, the population projection also includes a net migration factor. The net migration factor was calculated by running a Cohort-Component Analysis from 2010 to 2020 and comparing the results to the actual 2020 population data. The Cohort-Component Analysis predicted a Township population of 10,608 people, compared to an actual population of 12,055. Therefore, the analysis estimates a net gain of 1,447 people to the Township compared to the number of people who would be living there if no one had moved in or out, for a **+12.0% net migration rate**.

The Trade Area at large also has a positive net migration rate, though much lower. For the Trade Area, the Cohort-Component Analysis projected a population of 604,041, compared to an actual population of 611,900, a **+1.3% net migration rate**.

For the purposes of this analysis, the net migration rates are assumed to hold constant through the 20-year projection period. The results of the population projection are shown below:

Table 11. Trade Area Population Projection

	PROJECTED		
	2020	2030	2040
Algoma Township	12,055	14,297	16,875
Total Trade Area	611,900	657,470	699,448

Source: US Census, ESRI, McKenna Calculation

Housing Supply

Algoma Township contains just under 2% of the Trade Area's housing stock. The Township added over 1,000 new housing units between 2010 and 2020, including several new neighborhoods. The pace of housing growth in the Trade Area has been steady but slower - a 7.9% increase since 2010.

In general, housing in Algoma Township is slightly more expensive than the region at large, with a larger gap for renters than for homeowners.

Table 12. Characteristics of Housing Supply

	Number of Housing Units, 2020	Change in Units 2010-2019	Owner-Occupied*	Renter-Occupied*	Median Rent	Median Home Value
Algoma Township	4,459	+1,036 (+23.2%)	90.8%	9.2%	\$940	\$258,100
Trade Area	251,096	+19,928 (+7.9%)	67.9%	32.1%	\$787	\$253,708

Source: US Census, ESRI

*Also includes for-sale and for-rent units.

Housing Type

The table below consolidates Census categories into more descriptive categories, to allow for at-a-glance understanding of the housing supply. The following describes which Census categories are included in each category in the table:

- » Single Family = 1 Unit, Detached
- » Townhouse/Duplex = 1 Unit, Attached and 2 Units
- » Small Multi-Family = 3 or 4 Units and 5 to 9 Units
- » Large Multi-Family = 10+ Units
- » Manufactured Housing = Mobile Home

Housing in Algoma is overwhelmingly single family homes. In fact, there are no housing units that would be classified as Townhouses, Duplexes, or Small Multi-Family. These housing types are collectively known as the "missing middle" because they tend to be under-represented in the market (though generally not as severely as in Algoma).

Missing middle housing types are attractive to retirees looking to downsize, as well as to young couples and families entering the homeownership market. Without these housing types, Algoma is not an option for certain segments of the market.

Table 13. Units in Structure

	Single Family	Townhouse/ Duplex	Small Multi-Family	Large Multi-Family	Manufactured Housing
Algoma Township	91.7%	0.0%	0.0%	4.2%	4.1%
Trade Area	66.1%	10.0%	3.3%	16.2%	4.3%

Source: US Census, ESRI, 2020 Census

Age of Housing Stock

The age of the housing stock can provide important insights for a community, as the conditions of the housing stock may be related directly to its age. Older housing stock can also provide a sense of character to the community. Traditionally, major repairs or rehabilitation (new roof system, upgraded heating and cooling units, exterior siding) are needed when the housing structure reaches an age of 30 years. Communities where a substantial proportion of the housing stock is more than 30 years old typically initiate programs to encourage reinvestment.

An example of such housing program is the HOME Investment Partnerships Program, which is funded by the U.S. Department of Housing and Urban Development (HUD). “This program provides formula grants to states and localities that communities use (also in partnership with local nonprofit groups) to fund a range of activities including building, buying and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people” (Hud.gov).

Further, since the 1960s, the demand for increased energy efficiency homes and additional amenities has increased. Older homes tend to lack features that support barrier free access and may be unsuitable for aging in place without significant remodeling or other reinvestment into the home and property.

Around two-thirds of the Township’s housing stock has been built since 1980. The late decades of the 20th Century were a booming period for housing growth regionally and nationally, but while other communities experienced a prolonged slowdown during and after the Great Recession, Algoma has continued to add housing stock.

Table 14. Year of Construction for Units

	Before 1939	1940-59	1960-79	1980-99	After 2000
Algoma Township	7.6%	8.9%	18.5%	34.3%	30.6%
Trade Area	17.6%	18.3%	23.6%	24.3%	16.1%

Source: US Census, ESRI, Algoma Township

Housing Demand

HEADSHIP AND HOMEOWNERSHIP RATES.

The headship rate is the number of households in each age group divided by the population in that age group. By definition, a household resides in a dwelling unit under its control. Using the data in Table 13 we can calculate the propensity of the population in each age cohort to 1) form a household based on the headship rate, and 2) own or rent a dwelling unit. Notably, roommates or a romantic couple living together are considered “co-heads” of a household, and only one person is counted as the “head” for the purposes of the headship rate.

Headship rate data is provided by the National Association of Home Builders. National data is used for headship because it is not available for smaller geographies. The assumption, for the purposes of this analysis, is that Kent County’s headship rates are roughly similar to the nation at large.

For the homeownership rate, the State of Michigan’s rate is used to create a “baseline” of homeownership demand for the Township and Trade Area. Using the national rate would incorporate regions where homeownership rates are lower, and over-state demand for rental housing. Using a more local or countywide rate would be circular logic, merely repeating what is already going on in the housing market, and not allowing for the analysis to show inefficiencies. Therefore, the statewide rate is used.

Table 15. Homeownership and Headship Rates, 2020

Age	Population (Township)	Population (Trade Area)	Headship Rate (United States)	Homeownership Rate (Michigan)
20-29	1,196	87,036	39.2%	44.1%
30-39	1,703	84,766	54.3%	68.6%
40-49	1,481	74,318	56.7%	75.4%
50-59	1,702	72,370	58.5%	79.9%
60-69	1,764	66,554	63.6%	83.3%
70-79	594	42,080	64.4%	83.7%
80+	558	24,912	54.1%	72.2%

Source: U.S. Census, National Association of Home Builders.

Table 16. Demand Calculation Explanation

Population	Households	Homeowners	Renters
US Census 2020	Population x Headship Rate in Table 18	Households x Homeownership Rate in Table 18	Households - Homeowners

Table 17. Estimated Homeowner / Renter Demand by Age Group, Algoma Township, 2020

Age Group	Population	Total Households	Homeowner Households	Renter Households
20-29	1,196	469	207	262
30-39	1,703	925	635	290
40-49	1,481	840	633	207
50-59	1,702	996	796	199
60-69	1,764	1,122	935	187
70-79	594	383	320	62
80+	558	302	218	84
Total:		5,035	3,744	1,291
			74.3%	25.7%

Source: US Census Bureau, National Association of Home Builders, McKenna Calculations

Table 18. Estimated Homeowner / Renter Demand by Age Group, Trade Area, 2020

Age Group	Population	Total Households	Homeowner Households	Renter Households
20-29	87,036	34,118	15,058	19,060
30-39	84,766	46,028	31,584	14,444
40-49	74,318	42,138	31,773	10,365
50-59	72,370	42,336	33,857	8,479
60-69	66,554	42,328	35,275	7,053
70-79	42,080	27,099	22,693	4,406
80+	24,912	13,477	9,733	3,745
Total:		247,524	179,974	67,551
			72.7%	27.3%

Source: US Census Bureau, National Association of Home Builders, McKenna Calculations

The ratio of demand for homeownership and rental properties (with approximately 75% of demand for homeownership properties) in the Township does not match ratio of owner-occupied units versus renter-occupied units (approximately 90% of the housing units are owner-occupied). That mismatch is likely due to socioeconomic and market factors. Presumably, households who, based on age, are considered more likely to rent, only move to Algoma if they can afford to buy a home, due to the lack of rental housing.

Projected Township Housing Demand – 2030 and 2040

The purpose of projecting housing demand in 10 and 20-year increments is to understand the impact of the housing market on Township policy over the long term. The Master Plan is a forward-looking document with a 20-year time horizon, and therefore, this analysis uses the same time horizon. This report includes a build-out analysis of the Future Land Use Map, which is compared to this Demand Projection to ensure that the housing capacity described in the plan is reflective of the projected market.

Please note that this projection is limited to the parameters in the model and does not take into account unforeseen events or trends that could alter housing demand in the future.

Using the population projection described above and the headship and homeownership rates, the number of housing units demanded in the Township has been projected out to 2030 and 2040. The projection was modeled using the four net migration rates discussed earlier, to project different scenarios.

Table 19. Estimated Housing Demand, 2030

	Projected Population		Housing Units Demanded		Homeowners		Renters	
	2030	2040	2030	2040	2030	2040	2030	2040
Algoma Township	14,297	16,875	5,812	7,094	4,401	5,167	1,411	1,927
Trade Area	669,935	713,514	272,905	286,156	200,542	211,015	72,362	75,141

Source: US Census, ESRI, McKenna Calculation

Table 20. Additional Housing Units Demanded

	Before 2030	Between 2030 and 2040
Algoma Township	777	1,282
Trade Area	25,381	13,251

Source: US Census Bureau, McKenna Calculations

According to the calculation, **Algoma Township will need to add 777 housing units before 2030, and another 1,282 between 2030 and 2040, to meet demand.** This is part of a growing regional demand, though Algoma will see faster growth in 2030s than the region at large.

Recreation Facilities

Algoma Township Parks & Recreation Department maintains multiple parks and recreational facilities that highlight the natural character of the Township. Additionally, the Department frequently collaborates with organizations like North Kent Community Enrichment and Kent County Parks & Recreation to provide activities for all residents to enjoy.

The region also has a number of privately-owned recreational amenities, such as the West Michigan Archery Center and the Cedar Rock Sportplex. While not owned or operated by Algoma Township, these facilities add additional recreational amenities to the region. Below are the parks maintained by Algoma Township Parks & Recreation and the activities they offer:

Algoma Sports Park

Next to Algoma Township Hall, Algoma Sports Park offers sport-focused recreational activities, including soccer fields, baseball fields, a playground, and a walking path. Visitors can also enjoy low-impact recreation by walking through the Helsel Memorial Gardens and picnicking on the multiple picnic benches and tables available throughout the park.

Trestle Park

Trestle Park provides access to the White Pine Trail, which is the second longest trail in the State. Picnic tables and benches are available to provide a place to rest as hikers explore the trail.

Camp Lake Park

Located in Sparta, Camp Lake Park contains a play structure, basketball courts, and a hill that can be used for sledding in the winter. A sheltered picnic area is also available at Camp Lake Park.

Cedar Rock Sportplex:

Cedar Rock Sportsplex is a non-profit, community based, indoor sports facility open to everyone in the greater Grand Rapids area. The facility includes an indoor ice rink and indoor turf field for soccer and other sports.

Chalmers Park

Chalmers Park on the corner of Pine Island Drive and Fonger Street contains baseball fields, basketball courts, and playgrounds, along with a sheltered picnic area. The Township Chalmers Museum is also located in this park.

Gougeburg Landing

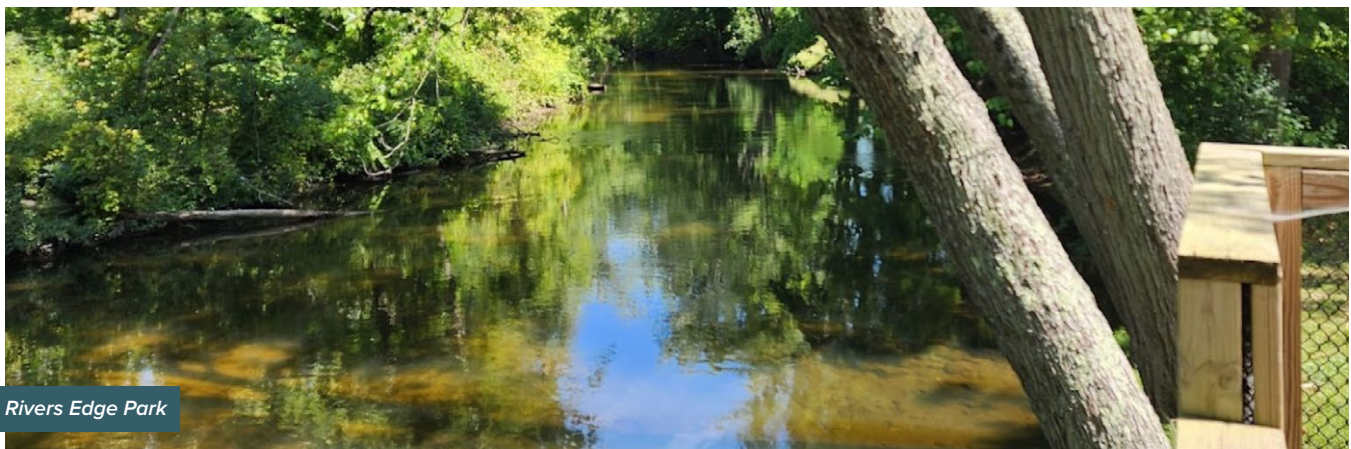
This newly developed park offers water-related recreational activities, like kayaking and canoeing.

Rivers Edge Park

Rivers Edge Park is a great park for fishing through its access to the Rogue River. Additional amenities include a recently built dog park, walking trails, and a play structure.

West Michigan Archery Center (WMAC)

The WMAC is a privately-owned recreation facility in the region. The WMAC is an indoor and outdoor archery center that offers classes for all skill levels, archery tournaments, and open shooting hours.



Rivers Edge Park

Cultural Resources

Community connections are strong in Algoma Township. The Township is home to several religious organizations, governmental organizations, and community groups that provide services and events to the community. These organizations are community resources that improve the quality of life of residents throughout the Township.

Religious Institutions

There are several religious organizations located throughout the Township. In addition to hosting weekly services, these organizations often offer youth groups, adult classes, and participate in important volunteer work.

Kent District Library

The Krause Memorial Library, frequented by many Algoma Township residents despite being located in the City of Rockford, is part of the Kent District Library system. The Kent District Library continues to host many programs and activities for all age groups, including lunches at the library, read-aloud with therapy dogs, and book clubs. They also offer free internet access and have computers available for Kent County residents.

Community Organizations

Many community organizations exist in the Township to provide activities and assistance to its residents. These organizations improve the quality of life of Algoma Township residents through access to social services and community building activities.

North Kent Community Enrichment, formerly Cedar Springs Parks and Recreation, provides recreational and enrichment activities to the North Kent County community, including Algoma Township. Classes, workshops, and camps are offered for a variety of age groups throughout the year. Additionally, Senior Neighbors in Sparta provides transportation, housing assistance, weekly activities at their Senior Center, and other services to meet the needs of seniors throughout Kent County.

Historical Societies

There are many historical societies within the Township and in surrounding communities, including the Algoma Township Historical Society, the Sparta Township Historical Society, the Rockford Area Historical Society and Museum, and the Cedar Springs Historical Society and Museum. In addition to providing information to the community about the history of the Township, these historical societies offer events year-round.



Krause Memorial Library

Natural Features

Located north of City of Grand Rapids, Algoma Township is home to many natural features that highlight its rural beauty. Within its approximately 34.4 square miles, Algoma Township contains rolling hills, prime and unique farmland, and different water features. The Township shares a common border with six other communities: the Cities of Rockford and Cedar Springs, Solon Township, Courtland Township, Plainfield Township, and Sparta Township.

Algoma Township's natural beauty is reflected in the diversity of its land uses. The western portion of the Township, specifically along US-131 and near the City of Rockford border, has been developed with rural residential as well as commercial and industrial areas. The area surrounding Camp Lake and Indian Lakes have also been developed with lakefront and rural residential neighborhoods. Undeveloped and active farmland can be located throughout the Township but is concentrated in the northeast portion. The Rogue River runs east to west across the southern portion of the Township and is one of the major tributaries of the Grand River, the longest river in Michigan. The river and many of the creeks are surrounded by forested wetland areas. This natural feature provides a buffer between many of the hydrologic features of the Township and more developed areas.

Wetlands and Watersheds

A watershed is an area of land where all its water drains to a common location. Watersheds also include many smaller tributaries (or sub-watersheds) such as creeks and streams that feed into a larger river and are influenced by the topography of the land. Surface water in Algoma Township consists of rivers and creeks, like the Rogue River, Cedar Creek, and Little Cedar Creek, small ponds, and lakes like Camp Lake and High Lake. Algoma Township is entirely within the Rogue River watershed, which encompasses an area of about 139,522 acres and contains Kent, Newaygo, Muskegon, and Montcalm counties.

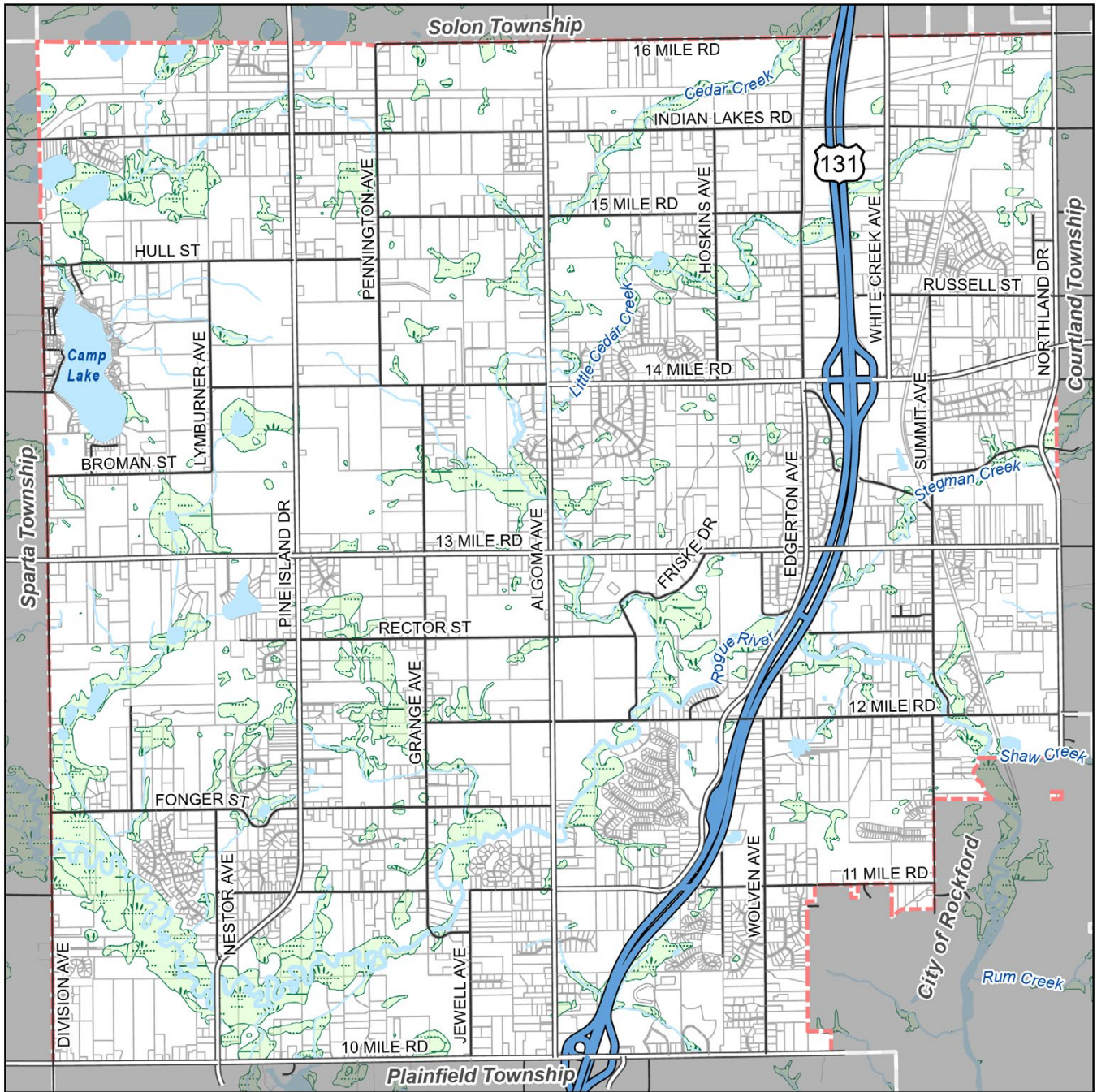
The creeks, rivers, ponds, and lakes create wetlands throughout the Township. Wetlands are key to the ecological health of an area because they provide habitat for many species of plants and animals, increase protection from floods, and improve water quality. Algoma Township's wetlands are concentrated in the eastern portion of the Township, and the largest wetland is in the southwest corner of the Township, along the Rogue River. Any development on a wetland area should be strongly discouraged to preserve a wetland's ability to reduce flood risks and improve water quality.

Protecting the water quality in the Township's rivers and streams is of critical importance to protecting the overall environmental health of the Township. Rivers and streams provide critical habitats for plants and animals, increase the quality of life for Township residents and help to define the character of the community. The Township can help preserve its water features by setting aside parks and open space along rivers and streams and discourage

high-intensity development along rivers and streams.

According to the United States Environmental Protection Agency, one of the leading threats to a community's surface water is nonpoint source (NPS) pollution. Unlike pollution resulting from a single point, such as an industrial development or sewage treatment plant, NPS pollution cannot be traced to a single source or a specific location. NPS pollution is caused by rainfall or snowmelt moving over and through the ground. As the runoff moves, it carries pollutants and deposits them into lakes, rivers, wetlands and groundwater. These pollutants include excess fertilizers, oil and grease from urban areas, sediment from construction sites, bacteria from livestock and many other contaminants. Per-fluoroalkyl and poly-fluoroalkyl substances (PFAS) are another a water quality concern in Algoma Township. The U.S. Environment Protection Agency states that PFAS are man-made chemicals that are used in a variety of industries and products. Exposure to these chemicals may lead to negative health effects, like an increased risk of certain cancers, and potential environmental impacts, as some PFAS do not break down easily in the environment. Because PFAS are also difficult to remove or destroy, it is important to limit the amount of PFAS that are released into the environment.

The nature of NPS and PFAS pollution means that the land use practices of one community may have a wide-ranging effect on another community. Since the Rogue River is a major tributary of the Grand River, NPS and PFAS pollution can easily affect neighboring communities that have access to this river.



Wetlands

Algoma Township, Kent County, Michigan
February 9, 2024

LEGEND

-  Township Boundary
-  Algoma Township Parcels
-  Streams and Drains
-  Lakes and Rivers
-  Wetlands



Basemap Source: Michigan Center for Geographic Information, v. 17a.
Data Source: Algoma Township 2019. McKenna 2023.

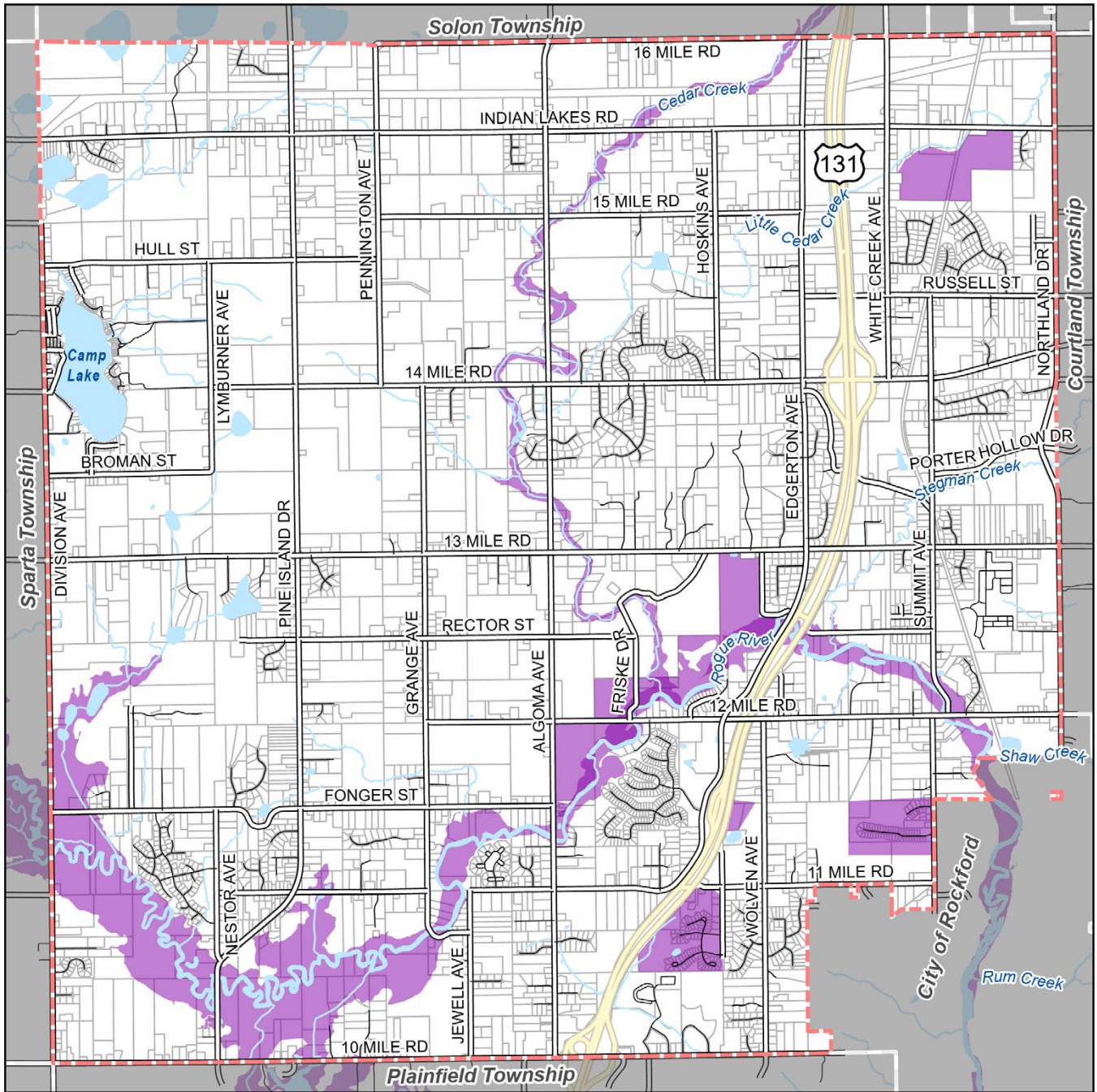




Rogue River

Floodplains

Algoma Township has a flood zone as defined by the Federal Emergency Management Agency along the Rogue River. The Special Flood Hazard Area (SFHA) also known as the "1% annual flood area, is the land area most likely to face major flooding. In this area, the National Flood Insurance Program's (NFIP) floodplain management regulations must be enforced and the mandatory purchase of flood insurance applies. Areas in the SFHA in Algoma Township are shown on the map on the following page. Most lands located within the SFHA in Algoma Township are undeveloped, except for a limited number of low-density residential developments located along the Rogue River. As future land use decisions are contemplated in the updated Master Plan, the Township should discourage development in these sensitive, and potentially hazardous, locations.



National Flood Hazard Areas

Algoma Township, Kent County, Michigan
February 9, 2024

LEGEND

-  Township Boundary
-  Algoma Township Parcels
-  Streams and Drains
-  Lakes and Rivers
-  1% Annual Chance Flood Hazard



Basemap Source: Michigan Center for Geographic Information, v. 17a.
Data Source: Algoma Township 2019.
McKenna 2023.



Woodlands

At the time West Michigan was settled by Europeans, the area was covered with dense hardwood forests. As the number of inhabitants increased, these forests were cleared for lumber and the lands were converted to farming. Today, the quantity of land still occupied by mature vegetation has diminished. Where large contiguous woodlands remain, they provide considerable community benefits considered in the planning process.

Woodlands are frequently only considered valuable as a visual amenity enhancing the natural or built environment. However, woodlands have other measurable benefits which include:

- » Slope stabilization and erosion control;
- » Conserving water quality;
- » Maintaining a micro-climate;
- » Filtering pollution from the atmosphere;
- » Decreasing noise; and
- » Providing wildlife habitat.

Woodlands also have economic benefits, including being a **source of wood and wood fiber for dimensional lumber, fuel, and a wide range of wood-based products such as veneer, paper, etc.** But those economic benefits can only be realized if stewardship of the woodlands is given high priority.

Recognizing these important physical properties and integrating woodlands into future development can improve the community's overall environmental quality and enhance the visual character of the built environment.

The land surface of the county consists of level rolling glacial plains and moraines. **Kent County's average elevation is slightly less than 800 feet above sea level and 200 feet above the level of Lake Michigan.**

Topography can significantly influence land development patterns and can impact such things as site location, orientation, building design, road layout and construction, and utility installation. For example, construction on extreme slopes is difficult because the land must support the building's weight and the surrounding soils must be prepared to mitigate potential erosion. Topographic variations also are opportunities to appreciate the surrounding environment. Homes on slopes, for instance, are usually positioned to take advantage of walk-out basements. However, land with little slopes usually needs more drainage improvements.





Tree Cover

Algoma Township, Kent County, Michigan

January 31, 2024

LEGEND

Tree Cover Percentage

- < 1%
- 1-25%
- 25-50%
- 50-75%
- > 75%
- Unsurveyed



*Basemap Source: Michigan Center for Geographic Information, v. 17a.
Data Source: Multi-Resolution Land Characteristics Consortium 2023.
McKenna 2024.*



Water and Sewer

Portions of the Township are served by municipal water systems in Plainfield Township and the City of Rockford. The only municipal sewer system in the Township is in the Camp Lake area and operated by North Kent Mechanical, a private entity and not affiliated with North Kent Sewer Authority.

City of Rockford

The City of Rockford is essentially carved out of the southeast corner of Algoma Township. The city supplies water and sewer to residents and businesses in the southeast corner of the Township. Rockford's own growth and development pressure means that the city will need water and sewer capacity if they wish to continue to grow and develop. The city is planning to run water up Summit Ave to 12 Mile Road. Rockford reports not having any additional capacity to supply Algoma Township, due to PFAS contamination and limited resources for large-scale public work projects. Rockford states that they would have to add an additional municipal well system if they were to increase their capacity. They have reportedly been looking for a new well since 2018. With widespread PFAS contamination in the Township and a lack of quality aquifers, finding and adding a new well will be a challenge.

Plainfield Township

Plainfield Charter Township borders Algoma Township to its south. The Township then borders the City of Grand Rapids to its south and as such, is a much more urban and developed township. Plainfield Township supplies water and sewer to a small number of residents and business owners along the 10 Mile Road corridor near the intersection of Algoma Avenue. The township reports that it does not have the capacity to increase water service to other areas, because it will need the capacity for its own future growth. Plainfield Township leaders suggest future growth being around or near the current existing infrastructure. Plainfield Township reports that they are investigating extending the sewer system up Algoma Avenue to 11 Mile Road. This would benefit a number of Algoma Township residents in the southern middle section of the Township.

Village of Sparta

The Village of Sparta borders the Township on the west. Sparta has their own municipal water and sewer system and used to serve 214 Algoma Township residents at Camp Lake, near the far western edge of the Township. Algoma Township owns the sewer system infrastructure in this area and Sparta collects the wastewater. The Sparta water system goes to the village's east edge, at the end of their urban service boundary. Sparta is not looking to expand its current water or sewer systems beyond meeting the needs of their residents.

City of Cedar Springs

The City of Cedar Springs lies directly to the northeast of Algoma Township, just north on Northland Drive. Cedar Springs has the unique position of having an abundance of water, water infrastructure, and future water sites available. The city owns 3-municipal wells that are all running daily. Cedar Springs reports that one of their municipal wells is old and starting to fail, so they are drilling a new municipal well.

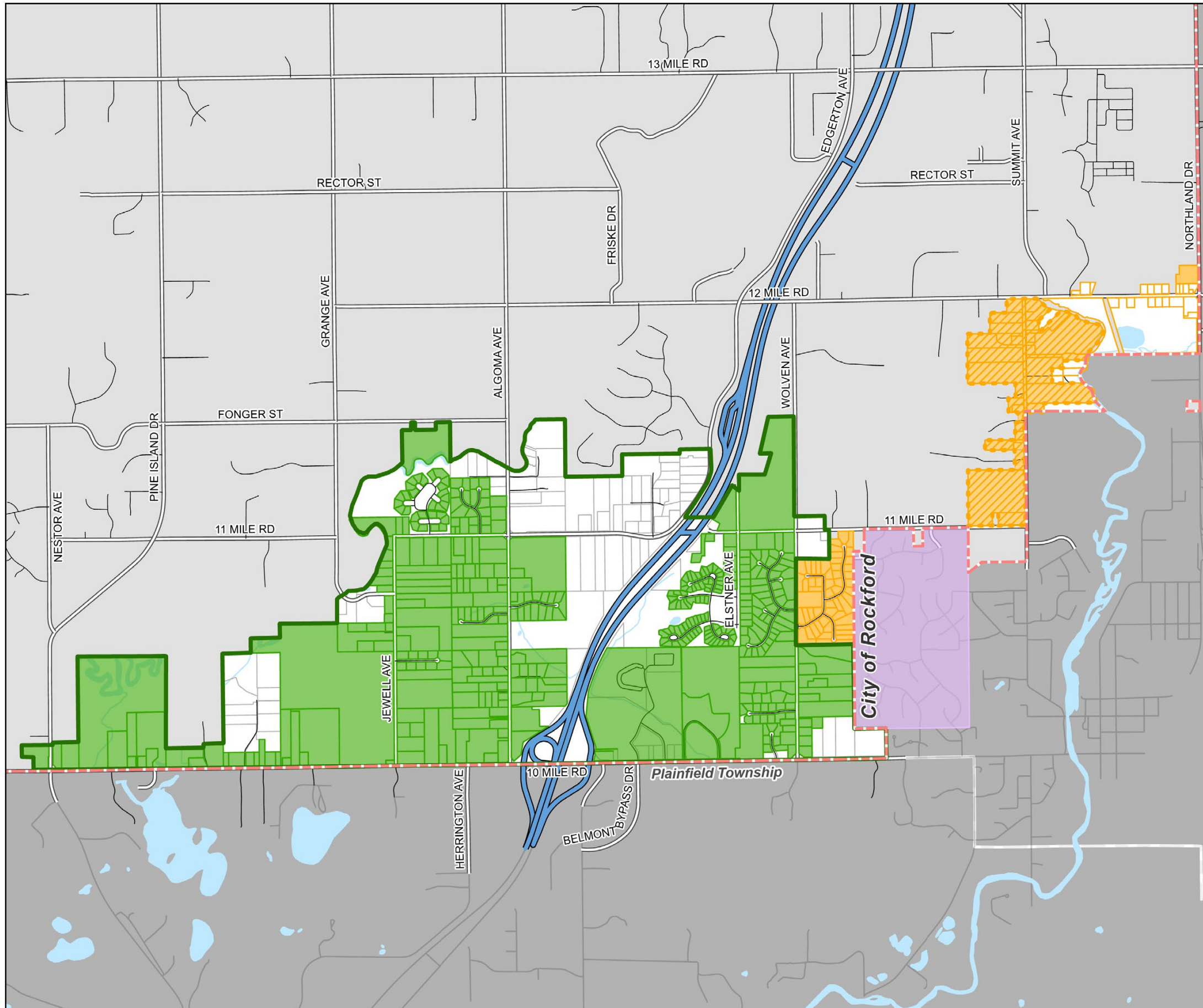
Cedar Springs currently has a 425-Agreement with Solon Township directly to its west, and directly north of Algoma Township. In the agreement, Cedar Springs supplies water to Solon Township in exchange for those individuals becoming residents of Cedar Springs. The city supplies the water infrastructure, and the Township allows their residents to join the city. The agreement appears to work for these two locations and allows Cedar Springs to build out its water infrastructure, while supplying rural areas in the region.

Cedar Springs could potentially be a partner in supplying Algoma Township with its future water needs, if that ever becomes a desire. They already supply water and sewer to the 16-mile and Northland Drive area to Cedar Springs Middle School. The middle school sits directly across the intersection from the northeast corner of Algoma Township, making it a viable connection. The city also reports owning 3 dispersible fields in northeast Algoma Township currently and the potential for more in the future.

Algoma Water Services

Algoma Township, Kent County, Michigan

April 19, 2024



LEGEND

- Township Boundary
- Plainfield Twp Water - Available
- Plainfield Twp Water - Connected
- Rockford Water Service - Available
- Rockford Water Service - Under Construction
- Rockford Water Service - Connected
- Rockford 425 Agreement



Basemap Source: Michigan Center for Geographic Information, Version 17a.
Data Sources: Algoma Township, Plainfield Township,
City of Rockford, Village of Sparta, Kent County,
McKenna Associates, 2023








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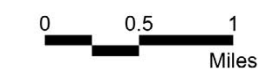
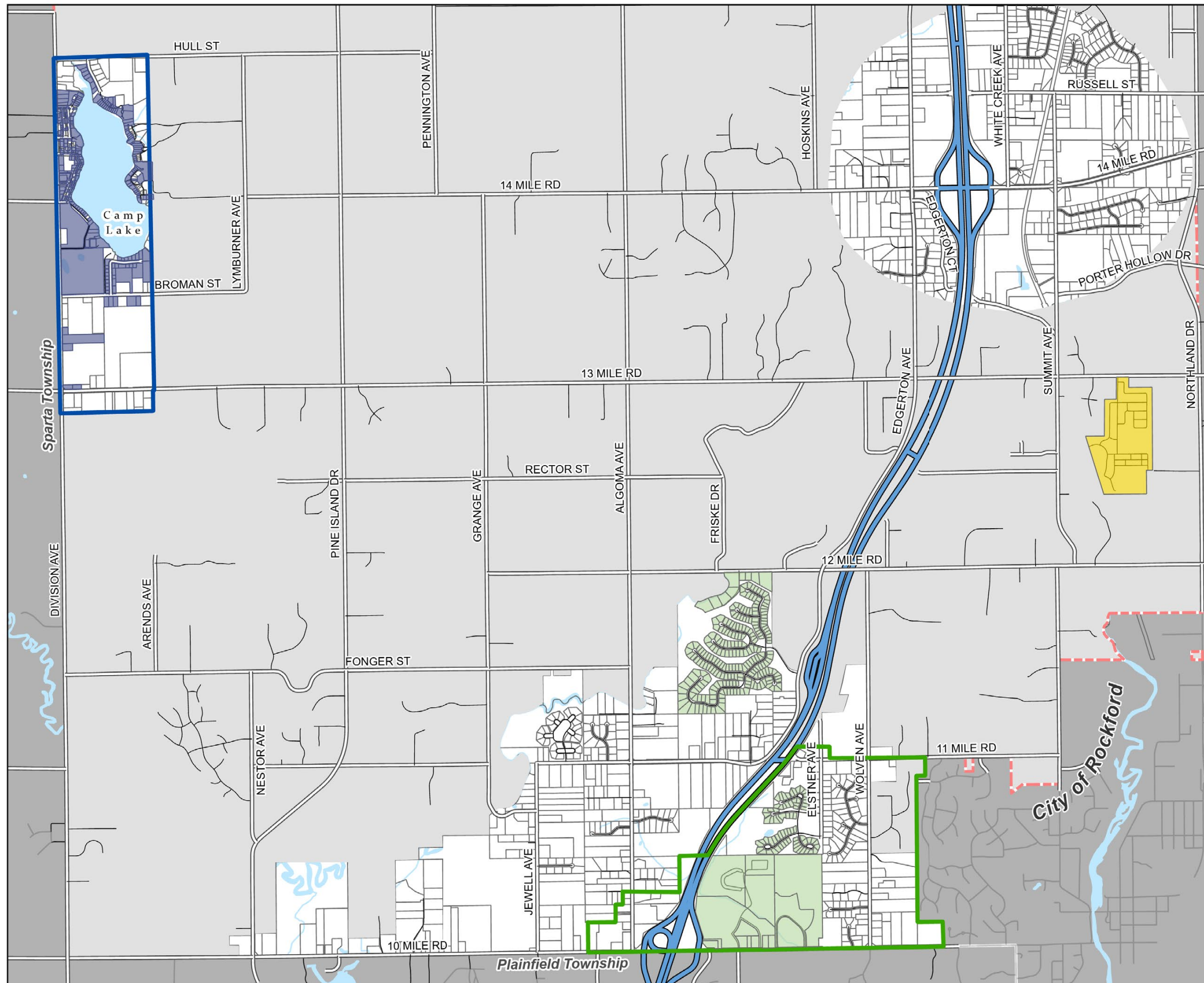
Algoma Sewer Service

Algoma Township, Kent County, Michigan

April 19, 2024

LEGEND

-  Village of Sparta Municipal System - Connected
-  Village of Sparta Municipal System - Available
-  North Kent Sewer Authority - Connected
-  North Kent Sewer Authority - Available
-  Private Sewer System



Basemap Source: Michigan Center for Geographic Information, Version 17a.
 Data Sources: Algoma Township, Plainfield Township,
 City of Rockford, Village of Sparta, Kent County,
 McKenna Associates, 2023



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Technology Infrastructure

Broadband

The Maximum Available Broadband Speeds Map on the following page provides a snapshot of internet access in Algoma Township. The most common way to measure internet speed, or “bandwidth”, is download speed, the speed at which your device can receive information. This is measured in Megabits per second (Mbps), and most services provide up to 1,000 Mbps (1,000 megabits = 1 Gigabit, Gbps). Today, around 25 Mbps is often considered the minimum threshold for a regular internet user, though higher speeds are needed for streaming in 4K, playing online games, and downloading large files. The number of people using the internet at one time in a single household also affects speeds, so larger households may need faster internet to use multiple devices simultaneously.

General download speed needs for different online activities:

- » Checking email and browsing the web: 2-5 Mbps
- » Streaming HD content, Video Conferencing: 15-25 Mbps
- » Streaming 4K content, playing some online games: 40-100 Mbps
- » Downloading large files, Playing large online games: 200+ Mbps

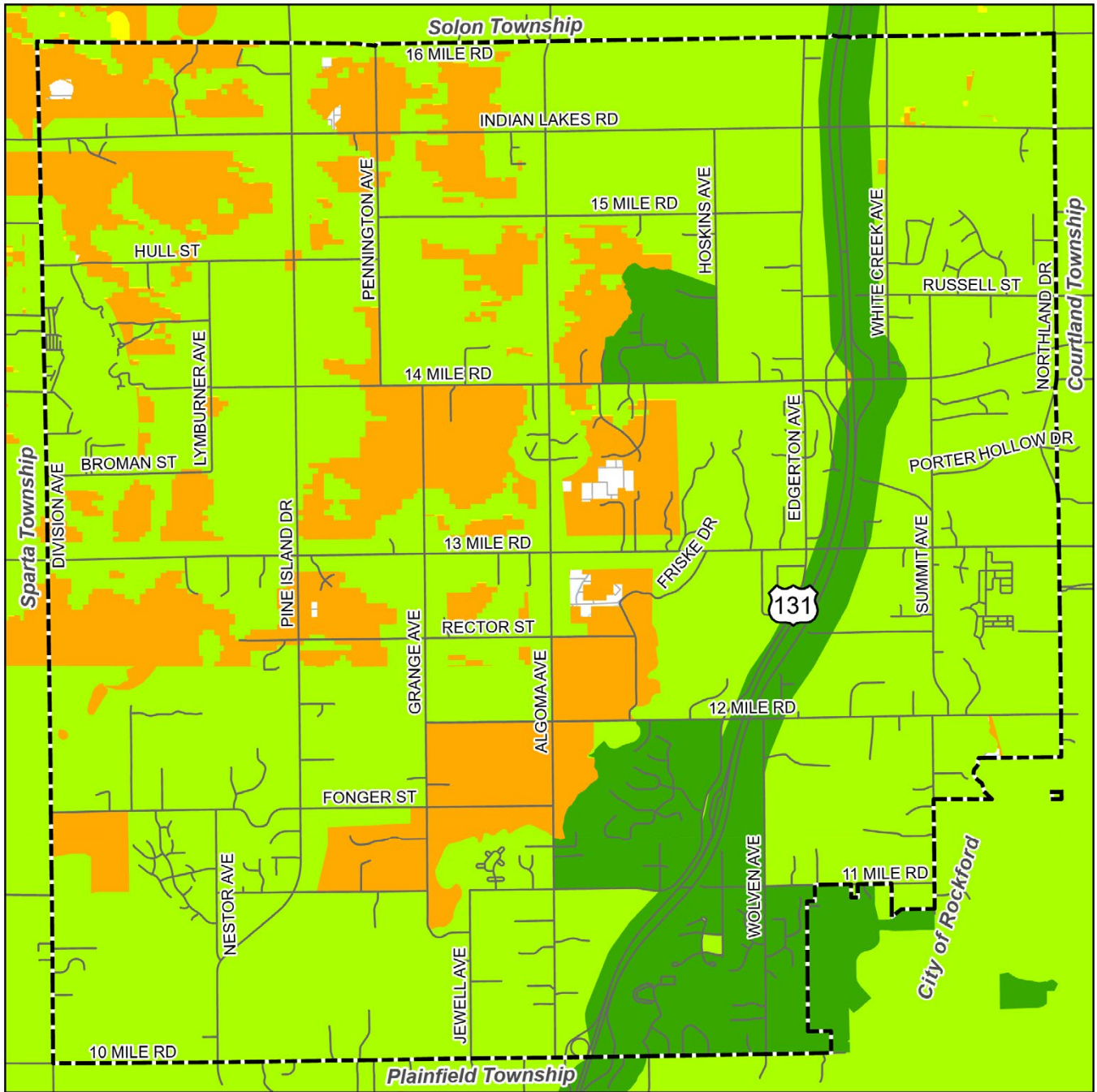
As shown on the Maximum Available Broadband Speeds Map, there are large areas of the Township that have access to up to 100 Mbps of bandwidth. This can be sufficient for most online activities, but can be limiting for households that have higher needs.

There are significant portions of the Township that have access to less than 10 Mbps of bandwidth. These areas are classified as “Underserved” by the Federal Communications Commission (FCC). Internet access has become increasingly necessary for participation in the US economy and society. The ability to work remotely opens up a wider range of job opportunities. Additionally, people that don’t have access to transportation or have mobility issues can access more resources, such as telehealth services, by using the internet.

Wireless Telecommunications

While wireless telecommunications facilities are distributed around the Township, residents still report dead zones and slow data speeds in some areas. 5G service is not yet available in the Township, and has yet to come to the Grand Rapids region completely.

As wireless buildout shifts away from 150+ foot towers and towards smaller and less impactful “small cells”, the Township will evaluate its zoning and look for ways to reduce red tape and incentivize improved wireless infrastructure.



Maximum Available Broadband Speeds

Algoma Township, Kent County, Michigan
February 9, 2024

LEGEND

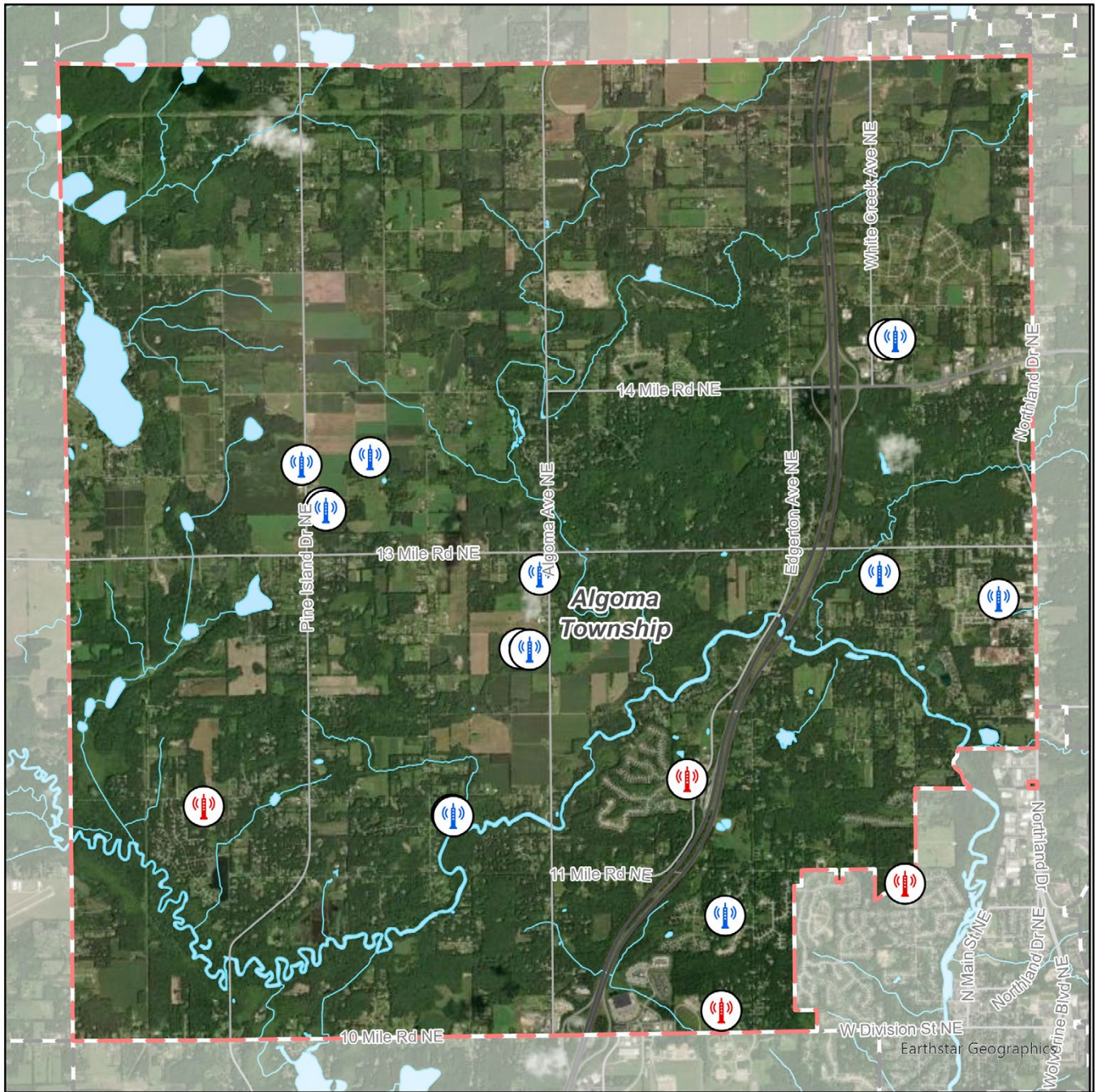
- 10 Mbps Download Speed
- 25 Mbps Download Speed
- 100 Mbps Download Speed
- 1 Gbps Download Speed

Map displays maximum available broadband download speeds as of September 30, 2021 (most recent data available). White spaces indicate no broadband coverage.



Basemap Source: Michigan Center for Geographic Information, v. 17a.
Data Sources: Connected Nation Michigan Public Broadband Data, Sept 2021. Kent County 2023. McKenna 2023.







Cell Towers

Algoma Township, Kent County, Michigan

January 23, 2024

Tower Distinction

-  Small Cell (<40 ft)
-  Towers (>40 ft)



Basemap Source: Michigan Center for Geographic Information, v. 17a.
 Data Source: antennasearch.com 2024.
 McKenna 2024.



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03.

Goals and Policies

Community Input Survey

In summer 2023, an online Community Input Survey was distributed to Township residents and on the website Algomatwpplan.com. Hard copy versions of the survey were also made available at Algoma Township Offices. The survey stayed open through July and August and received 332 total responses and was completed by 311 individuals. Most survey participants (97%) reported being Algoma Township residents, while only a small few respondents said they were not Township residents. Respondents shared their perceptions of the Township and rated ideas for the future.

Respondent Characteristics

The largest age group of respondents were those aged 45 to 64 years (43%), followed by those aged 30 to 44 years (31%), and those aged 65 years or older (21%). Respondents also reported the length of time they had lived in the Township with those having lived here for 11 years or more making up the largest group (54%), followed by respondents who have lived in the Township for 6 to 10 years (22%). Respondents were then asked which of Algoma Township's school districts they affiliated with. The largest group of respondents (52%) stated Rockford as the district they affiliate with, followed by Sparta (26%), and Cedar Springs (15%).

Respondents were asked to select their relationship to Algoma Township.

- » 97% are Township residents
- » 87% are property owners
- » 72% shop or dine in Algoma Township

Respondents were asked to describe Algoma Township:

- » 54% describe Algoma as serene, quiet living
- » 21% describe Algoma as Family-Oriented
- » 12% said the protection and enjoyment of natural areas

Respondents were asked what they like about Algoma Township:

- » 79% of respondents liked Algoma Township's proximity to large employers while maintaining a rural landscape and lifestyle
- » 78% like the natural recreation amenities like the White Pine Trail, Rogue River, and others
- » 73% like the close access to US-131, state highways, and major thoroughfares
- » 68% like the preserved natural features such as farmland and national forest lands

Respondents were asked to describe what they would like to see change from their current condition:

- » 62% of respondents advocate allowing farm stands, farm markets, and other agri-tourism related businesses
- » 55% of respondents want more walkability or bike-ability on key roads like 10-Mile, 13-Mile, and 14-Mile
- » 45% of respondents want more bike trails and bike paths

Respondents were asked what they like about the current commercial areas:

- » 57% of respondents liked the rural character and charm
- » 51% liked that the businesses are owned locally
- » 47% liked that parking is usually available
- » 29% liked the options for shopping, dining, and entertainment

Respondents were asked to share what they wish Algoma Township had more of:

- » 64% of respondents wanted more farm stands, farm markets, and other agri-tourism related businesses
- » 45% wanted to see more restaurants
- » 31% wanted to see more food trucks and other pop-up businesses

Respondents were asked about needed upgrades or improvements to conditions in Algoma Township:

- » 34% of respondents want upgraded or improved Internet access
- » 28% want upgraded or improved sidewalks
- » 26% want upgraded or improved streets
- » 26% want upgraded or improved bike facilities
- » 25% want improvements in speeding

Respondents were asked if they agreed with designating “Growth Areas” for future commercial and housing development:

- » 39% of respondents selected “Yes”
- » 26% of respondents selected “Maybe”
- » 34% of respondents selected “No”

Respondents were asked about specific locations within the Township where more commercial business or new housing should be developed:

- » 14-Mile/US-131 Corridor
- » 10-Mile west of Algoma Ave
- » No development/limited development
- » Near US-131 access exits like 10 or 14-Mile
- » 10-Mile and Northland Drive
- » 14-Mile and Northland Drive

Existing Conditions

Respondents were asked about cellphone reception and Broadband coverage in the Township:

- » 42% feel current cellphone and Broadband technology is adequate
- » 25% feel neither cellphone reception nor Broadband reception are adequate
- » 16% feel Broadband reception is adequate, but cellphone reception is not

Respondents were asked about existing housing options supporting residents’ needs to rent or purchase:

- » 66% of respondents chose “Yes”
- » 14% of respondents had no opinion on existing housing options
- » 8% of respondents chose “No, the cost is too high”

Respondents were asked about their preferred Housing Type preferences:

- » 71% Most Desirable: Traditional Single-Family Home
- » 56% Least Desirable: Apartment Complex
- » 33% Accessory Dwelling Units (ADUs)

Respondents were asked about exploring options to expand the current housing stock:

- » 11% of respondents Strongly Agree
- » 23% of respondents Agree
- » 25% of respondents are Neutral/no opinion
- » 16% of respondents Disagree
- » 21% of respondents Strongly Disagree

Respondents were asked about their preferred modes of transportation in the Township:

- » 99% of respondents use a passenger vehicle
- » 37% use a bicycle
- » 37% walk

Respondents were asked to rate the roads in the Township that feel the most unsafe for walking and non-motorized transportation:

- » Northland Drive (82%)
- » 10 Mile Road (80%)
- » 14 Mile Road (79%)
- » Algoma Avenue (77%)

Parks and Recreation

Respondents were asked if the number of recreational activities and facilities provided is adequate:

- » 12% of respondents feel many more activities and facilities are needed
- » 40% feel somewhat more activities and facilities are needed
- » 32% feel there are enough activities and facilities available
- » 2% feel there are too many activities and facilities available now
- » 12% are undecided/don't know

Respondents were asked about developing bike/walking paths in the Township:

- » 43% of respondents Strongly Agree
- » 33% of respondents Agree
- » 17% of respondents Neither Agree or Disagree
- » 2% of respondents Disagree
- » 2% of respondents Strongly Disagree

Respondents were asked what programs, activities, or facilities that should be provided:

- » Walking paths/trails (14 mentions)
- » Splash pad (12 mentions)
- » Pickleball courts (8 mentions)

Respondents were asked about the amount of parkland currently in Algoma Township:

- » 8% of respondents feel much more parkland is needed
- » 41% feel somewhat more parkland is needed
- » 37% feel enough parkland is available now
- » 1% feel too much
- » 11% are undecided/don't know

Respondents were asked to rate the quality recreational facilities in the Township:

- » 9% of respondents rate the job being done of providing recreational facilities in the community as Excellent
- » 60% rate the job being done as Pretty good
- » 21% rate the job being done as Fair
- » 1% rate the job being done as Poor
- » 8% selected Undecided/don't know

Respondents were asked about areas where more parkland can be developed:

- » Along Rogue River

Respondents were asked if the Township should develop bike/walking paths:

- » 42% of respondents Strongly agree that the Township should be actively developing biking/walking paths to connect various sites and destinations together
- » 34% of respondents Agree
- » 15% of respondents Neither agree nor disagree
- » 5% of respondents Disagree
- » 2% of respondents Strongly disagree

Respondents were asked to rate the availability of the following facilities:

Bicycle paths

- » 30% of respondents feel many more should be developed
- » 45% feel more should be developed
- » 16% feel enough are available now

Hiking/walking trails

- » 23% of respondents feel many more should be developed
- » 50% feel more should be developed
- » 19% feel enough are available now

Nature areas

- » 22% of respondents feel many more should be developed
- » 42% feel more should be developed
- » 25% feel enough are available now

Respondents were asked about their familiarity with recreational programming provided through North Kent Community Enrichment:

- » 41% of respondents are Not at all familiar
- » 28% are Not so familiar
- » 22% are Somewhat familiar
- » 6% are Very familiar
- » 1% are Extremely familiar

Survey Summary

1. Residents strongly support increasing safety and infrastructure for bicyclists and walkers in the Township.
2. Residents appear interested in learning more about the concept of “growth areas” and potentially identifying appropriate places where housing and commercial development can take place but want to make sure the rural character and feel is still prioritized.
3. Current housing options appear to support the housing needs of current residents and residents largely support the traditional single-family housing type common in the Township.
4. Residents would like to see more casual/pop-up businesses in Algoma Township, such as farmers markets, restaurants, and food trucks.
5. Residents express overall satisfaction with parkland and available activities, but more collaboration could be done with North Kent Community Enrichment to advertise the programming currently available and increase future recreational programming.

Community Open Houses

One of the main goals of the Planning Commission during the Master Plan process was to gather as much public input as possible from all resident demographics. During the Master Planning process, Algoma Township held numerous working sessions with the Planning Commission that were open to the public, and one public engagement open house in the summer of 2023. Township staff hosted the in-person public engagement events with the assistance of the McKenna staff. The open houses were well attended, averaging about 50-70 participants at each event. The open houses had three stations for participants to engage. At the open houses, project staff were available to obtain public feedback in a casual and conversational setting. An Algoma Township Planning Commission member and McKenna staff were stationed at each of the engagement stations. The engagement event focused on the Township as a whole, with the focus of the event having been around a large aerial map of the Township.

The first station asked participants to look at maps of the Township on poster boards and place numbered stickers where they thought the Township should "preserve", "enhance", or "thrive". Participants then wrote the number of the sticker on a comment card and shared their vision to preserve, enhance, or thrive in that area.

The second engagement station contained visual preference poster boards with different styles of housing and commercial areas. Participants were each given 5 colored round dot stickers and asked to place their stickers on the images that they believed would fit best in Algoma Township.

The third and most popular was the giant map exercise. This station involved a large, aerial table map of Algoma Township being laid out on several tables. Participants were asked to place a numbered sticker on an area of the map and write down their idea on a corresponding comment card. This station was very popular at the open houses and generated a lot of discussion. Participants would often stand around the map together and discuss different areas and concepts in the Township.

In general, the purpose of the public engagement open houses was to help determine:

- » The value residents receive from the services provided in the Township.
- » If current planning and development priorities are aligned with current goals and objectives.
- » What should be the Township's future priorities.
- » Where should the Township decide to preserve, enhance, or thrive.

Summary

Algoma Township residents shared a wide range of opinions, hopes and dreams for the future of the Township. Many residents supported adding bike and pedestrian infrastructure like bike paths and sidewalks, as well as expressing concern about speeding and pedestrian and bike safety. This was a very popular theme in the open house and mentioned by many participants. Others talked about their desire for additional commercial options in the Township and placed importance on main intersections like 10-mile, 14-mile, and 17-mile, to name a few.

Participants advocated for new commercial options like farm stands, barn event centers, and other agricultural related businesses. Many individuals talked about the need to add industrial jobs and facilities in the Township and advocated for placement in various places in the Township. Many individuals mentioned using the Algoma Township Hall grounds as an activity center for the Township. Individuals mentioned adding recreational facilities, splash pads, and other community items at the Township Hall. Above all else, individuals shared their desire to keep the Township rural and natural.

Commercial Locations

Residents and participants were asked to comment on potential Township commercial locations, which may contain new retail, office, housing, and civic buildings. Designating commercial areas primarily near the Township's eastern and southern boundaries allows Algoma Township to grow economically while maintaining the natural open spaces in the "interior" of the Township. Based on feedback from the survey and public open houses, the following broad commercial areas were highlighted:

- » Commercial areas In Algoma Township should be centered around the following areas:
 - 10 Mile Road east of US 131
 - 14 Mile Road east of US 131
 - 16 Mile Road east of US 131
 - Northland Drive north of 12 Mile Road (Northland Enterprise Zone)

Hamlet Commercial Zones

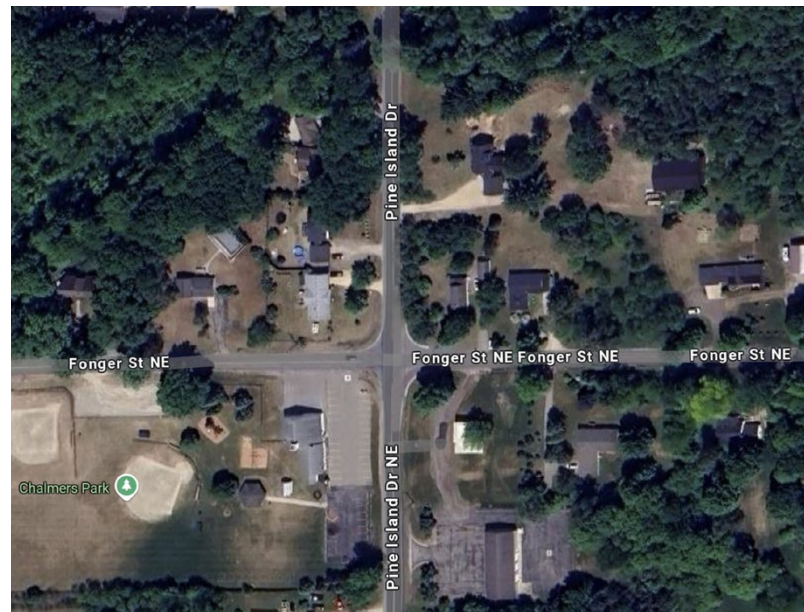
Participants also expressed their desire to open the Township to various forms of commercial land uses in areas of the Township where cluster development has made a "hamlet". One example of this in Algoma Township is the intersection of Pine Island Drive and Fonger Street (shown bottom right). This intersection has grown into a pattern of clustered single-family housing, but it's relatively far from commercial areas. This plan envisions allowing commercial land uses like a farmers market, small grocery store, or general store in this location to provide hamlet commercial options for people living in this area. Designating hamlet commercial areas near clustered single-family housing will potentially increase walkability in the Township. The following hamlet commercial areas were highlighted:

- » Hamlet Commercial areas In Algoma Township should be centered around the following areas:
 - Pine Island Drive and Fonger Street
 - Division Avenue and 13 Mile Road
 - Division Avenue near Camp Lake

Preserve

The first engagement board asked respondents to indicate areas of the Township that should be kept or left in an "as is" state. Of those who were present at the open house, the following themes were predominant:

- » Preserve low-density and agricultural atmosphere of the Township.
- » Porter Hollow: Corduroy Road is in a bog. Too costly to pave. Leave it alone as it is being used as a cut through with high speeds currently.
- » Traditional values.
- » Preserve natural habitats without additional parks/trails.
- » For the most part, I like our Township the way it is currently. I don't want to see apartments and small lot developments.
- » Walking paths by the White Pine Trail and Detach Campground.
- » Preserve farmland along Pine Island Drive
- » Preserve lake areas.
- » 14-mile more speed enforcement.
- » No industrial "green" energy production. Private okay.
- » Leave the farms alone.
- » Cedar Rock "Sportsplex" (4758 Cornfield Dr, Cedar Springs).



Enhance

The second engagement board asked respondents to indicate areas of the Township that should be enhanced. Enhancement areas of the Township could use additional infrastructure like sidewalks but should not be considered for large-scale development or redevelopment. The following key themes were most frequently identified:

- » Commercial and industrial development. We need both as the Township grows.
- » Improve lighting at 14-Mile and 131. Add overhead lights at intersections.
- » Having a centrally located fire station in the Township
- » Install traffic signals at 13-Mile and Algoma / Northland Drive and 16-Mile. Prioritize traffic safety at all major intersections in the Township.
- » Bike lanes on main roads that connect to the White Pine Trail.
- » For residential, the square footage of an accessory building should be increased, and the number of structures should increase > 1.5 acres.
- » Creating greater access to White Pine Trail- Summit is dangerous to cross and the bridge over Stegman has no place for people.
- » Would like to see more bike paths in the Township! Bike path from Sparta along Consumers Energy easement to White Pine Trail.
- » Too many speeding vehicles, too many people using cell phones in cars, heavy trucks are destroying our roads. Would appreciate it if Algoma Avenue was 45 MPH.
- » Improve housing quality/keep density in Camp Lake.
- » Make Trestle Park parking lot bigger than it currently is. 4-vehicles plus an ADA accessible space is what currently exists.
- » 14-Mile by 131 – Old Rosie’s Diner and other businesses need to be improved.

Thrive

The third engagement board asked respondents to identify areas within the Township that would benefit from additional opportunities, such as new developments (residential, commercial, recreational). The following key themes were identified by participants:

- » Add Industrial zoning district and allow Industrial development along Northland Drive between 12-16 Mile and along US 131 north of 14-Mile.
- » Increase or allow increases in Industrial zoning along Northland Drive near 12-13-14 mile.
- » Housing-single-family homes on 1-5 acre lots. Keep high-density housing behind the commercial property on the main corridors (10-Mile, 14-Mile, 17-Mile).
- » Adding Commercial Corridors. Keep commercial businesses near interchanges.
- » 10-Mile west of 131 at N. Division – plenty of space.
- » Would love to see more access to the river and more bike paths.
- » Limited – protect natural habitat. We moved out of the city to be in the country and 10-Mile feels like 28th Street and Alpine. Some growth sounds good but in moderation.
 - In the 10-Mile by Meijer and 14-Mile and Northland Drive areas.
 - Build new retail, food, shopping.

Community Vision and Goals

Algoma Township is a thriving community preparing for future growth while enhancing its resident's quality of life and protecting its natural resources.

During the 2023 Master Plan update process, Algoma Township residents and stakeholders shared their visions for the future of the Township. Algoma Township residents see themselves as a rural, family-oriented community that strives for managed growth with proper supporting infrastructure within a framework of a vibrant agricultural base and a small-town feel.

The community's values, as expressed through various community input processes, were the basis for the goals and objectives that were chosen. The community goals and objectives are aspirational descriptions of what the community would like itself to be in the future. Goals are intended to provide a basic framework upon which long-term development decisions may be made as well as day-to-day decisions made by public and private entities. Objectives describe the specific actions that must be taken to work towards achieving the goals.

Agriculture

01 Maintain and implement the Algoma Township Farmland Preservation policy which is to preserve the prime, unique, and valuable agricultural land in Algoma Township for present and future generations.

OBJECTIVES

- A) Analyze current lot splits and sizes. Allow farmers to sell their land while protecting the rural, agricultural character of Algoma Township.
- B) Advocate links between local farm products and local consumers
 - » Update permitted and special uses in the “A, Agricultural” zoning district to allow increased economic use of farmland and farm buildings.
 - » Allow farm markets and farm stands in the Township.
- C) Buffer working farms from residential development.
 - » Update ordinance standards when appropriate for open space and buffers to protect farmland.
 - » Preserve open space in clustered housing developments adjacent to active farmland.
 - » Study the permitted density of development parcels adjacent to master planned agricultural areas.
- D) Continue to monitor local farmer priorities and concerns as they evolve.
 - » Survey the farming community.
 - » Hold discussion meetings with farmers.
 - » Discuss farmland preservation policy and zoning ordinances.
- E) Monitor State of Michigan farmland legislation and support and implement when appropriate.
 - » Remain active with MTA (Michigan Township Association) on farm legislation.
 - » Support the Michigan Right to Farm Act (PA 93 of 1981).



Housing

02

Plan for safe, creative, and desirable residential neighborhoods that are suitable for people of varying ages, lifestyles and incomes.



OBJECTIVES

- A) Analyze present and future housing needs based on Census data and best-available demographic analyses and projections.
- B) Plan for traditional subdivision densities and attached housing units only where public utilities are available or can be reasonably extended.
- C) Encourage the creative development of new residential areas when and where appropriate through the use of planned unit developments (PUDs)
 - » Adopt ordinance standards for sidewalks, trails, linked and usable open spaces and natural feature preservation.
 - » Adopt ordinances which allow flexibility regarding lot size and area, building setbacks, and design and dwelling unit types within a single unified development.
 - » Ensure that PUD ordinances apply to a range of housing densities, not just traditional subdivisions.
- D) Protect existing and future residential areas from any unwarranted negative effects of nearby non-residential uses through installing berms, landscaping, greater setbacks and natural features preservation.
 - » Consider adopting a township-wide Property Maintenance Code to enforce applicable ordinances..
 - » Demolish abandoned, dilapidated, and unsafe homes.
- E) Allow pedestrian and vehicle connections to nearby schools, parks, shopping and employment opportunities via road, trails and sidewalks.
- F) Allow for senior housing developments and related medical care facilities in close proximity to shopping, houses of worship, parks, medical offices, sidewalks, and public transit in a variety of zoning districts.
 - » Adopt zoning ordinance regulations to allow senior housing and related medical care facilities in residential, office and commercial zoning districts by special land use.
 - » Survey seniors for input and ideas.
 - » Implement policies or programs that allow residents to age in place. An example would be to increase non-motorized transportation connections.
- G) Explore options for applying for Michigan State Housing Development Authority (MSHDA) grants to enhance Algoma Township's housing offerings;

Transportation

03 Maintain and plan for a safe, efficient, and functional transportation system for all users, both motorized and non-motorized.

OBJECTIVES

- A) Plan for future public streets that disperse traffic density to improve traffic flow on major routes in the Township.
- B) Design new streets to allow for the most efficient and least expensive extension of infrastructure:
 - » Develop a street layout that matches the neighborhood design of this Master Plan.
 - » Require new public or private local streets to stub in developable directions where appropriate. The terminus of the stub shall be legally reserved for the future street extension.
- C) Plan for future paved shoulder bike lanes and bike paths along major roads in the Township:
 - » Make non-motorized trail-spur connections from residential areas and activity centers to the White Pine Trail.
 - » Add parking and staging areas along the trail.
- D) Require new construction to include public street improvements, sidewalks, and trails on approved site plans.
- E) Implement elements of the Township’s non-motorized transportation plan and seek ways to adapt for future needs:
 - » Continue to develop the Township’s non-motorized transportation plan.
 - » Develop zoning ordinance regulations to implement master plan future non-motorized transportation facilities.
 - » Identify areas of the Township that have pedestrian infrastructure in place.
 - » Identify gaps in the pedestrian infrastructure.
- F) Look for ways to partner with neighboring cities and townships on land use decisions and planning;
 - » City of Rockford – 2022 Master Plan
 - » Plainfield Township – 2023 Master Plan
 - » Village of Sparta – Master Plan 2023
- G) Explore options for applying for Michigan Department of Transportation (MDOT) grants to enhance Algoma Township’s transportation offerings.



Utilities

04

Maintain and plan for efficient, functional, and fiscally sound utility systems.

OBJECTIVES

- A) Explore options for conducting a municipal well feasibility study.
- B) Explore options for installing a municipal well for Township residents.
- C) Continue to partner with Plainfield Township, City of Cedar Springs, City of Rockford, and City of Sparta regarding public water and sewer systems.
- D) Consider membership in the North Kent Sewer Authority to construct and maintain a long-term, cost-effective sanitary sewer system for Algoma Township residents.
- E) Continue to partner with the Kent County Drain Commission office regarding drainage issues.
- F) Monitor cellphone and high-speed internet service availability and examine infrastructure improvements as needed.
- G) Explore options for applying for grants for infrastructure needs like water, sewer, roads, Broadband, and cellphone infrastructure.
- H) Explore options for developing Broadband improvements in the Township for all residents.



Economic Development

05 Encourage dynamic commercial and industrial districts.

OBJECTIVES

- A) Adapt the Zoning Ordinance to allow creative rural commercial offerings like farm markets, farm stands, event barns, and others.
- B) Connect business and industrial areas with various forms of transportation including sidewalks and paved shoulder bicycle lanes/paths.
- C) Designate small-scale commercial land uses as hamlet commercial nodes that allow for commercial uses near clusters of residential properties serving nearby residents;
- D) Periodically review and update commercial and industrial zoning ordinances to meet the needs of local business owners.
- E) Encourage commercial and industrial development east of US 131 in areas where public water and sanitary sewer are available or can be reasonably extended.
- F) Promote the redevelopment, rehabilitation, and adaptive re-use of existing commercial or industrial sites and buildings within existing commercial or industrial areas.
- G) Explore options for applying for Michigan Economic Development Corporation (MEDC) grants to enhance Algoma Township's commercial offerings.
- H) Encourage creative business operations such as food trucks or storage container buildings, in places where they can add to township character and vibrancy such as 14 Mile Road or Northland Drive.



Parks and Community Resources

06 Maintain and expand natural, recreational, and cultural resource assets.

OBJECTIVES

- A) Implement the recommendations of the 2023 Algoma Township Parks and Recreation Master Plan.
- B) Periodically review and update the Algoma Township Parks and Recreation Master Plan.
- C) Seek parkland acquisition within master planned enhancement areas.
- D) Continue to maintain and update Algoma Township parks with new recreation equipment and facilities.
- E) Encourage developers to build parks/open space in standard, non-PUD subdivisions in addition to PUD subdivisions. Require new developments to include provisions for open space.
- F) Require a natural features inventory as part of the site plan approval process.
- G) Explore options for applying for Michigan Department of Natural Resources (MDNR) grants to enhance Algoma Township's park and recreation offerings.



Relationships

07 Maintain and expand regional and inter-governmental cooperation and relationships.



OBJECTIVES

- A) Seek ways to connect Algoma Township residents with their Township representatives using social events, mass text messages, Township website, and social media pages.
- B) Seek ways to build relationships between Township residents and the police, fire, and EMS employees in the Township;
- C) Continue to partner with City of Rockford and Plainfield Township regarding traffic on the 10 Mile Road corridor, public water and sewer systems, and other land use best practices.
- D) Continue to develop regional relationships with City of Rockford, City of Cedar Springs, Village of Sparta, Plainfield Township, Solon Township, Courtland Township, Sparta Township, and others for public infrastructure needs and services.
- E) Participate in West Michigan based regional economic development initiatives with the Right Place and others.
- F) Develop relationships with state and regional entities to identify PFAS contamination and develop remediation strategies.
- G) Participate in Michigan-based associations like the Michigan Township Association and others.
- H) Continue to participate in the Grand Valley Metro Council.
- I) Continue to support and work with the Right Place to attract businesses and talent to Algoma Township.

Assessing

- » Michigan Assessors Association

Building and Construction

- » Home Builders Association of Michigan
- » Home Builders Association of Greater Grand Rapids

Cemetery

- » Michigan Association of Municipal Cemeteries

Community Police

- » Police Officers Association of Michigan
- » Michigan Association of Police
- » Michigan Association of Police Organizations
- » Michigan Association of Police Chiefs
- » Michigan Fraternal Order of Police

Elections

- » Michigan Association of Municipal Clerks
- » Election Center (An Association of election officials)
- » Federal Elections Commission

Fire Department

- » Michigan Association of Fire Fighters
- » Michigan State Firemen's Association

Historical Society

- » Historical Society of Michigan
- » Michigan Political History Society

Parks and Recreations

- » Michigan Recreation and Park Association (mParks)

Planning and Zoning

- » Michigan Association of Planning
- » The Right Place
- » West Michigan Shoreline Regional Development Commission

Treasurer

- » Michigan Municipal Treasurers Association

Zoning Board of Appeals

- » Michigan Municipal League

04.

Framework for Algoma Township

*As a means to drive the Future Land Use Plan, each area in the Township has been characterized into one of three categories: **preserve, thrive, and enhance**. In doing this, the Township can pin-point and prioritize land use and zoning decisions to address and identify the existing strengths in the Township and opportunities for improvements.*

Preserve

Algoma Township is committed to not only maintaining the Township's high-quality neighborhoods and businesses, but also to identify areas in which the Township's important natural and rural lands can be preserved into the future even as the Township continues to experience development pressure.

Some of the main reasons why specific areas in the Township have been categorized as preserve include:

- » To preserve natural features and watersheds.
- » To limit development to target areas to prevent further sprawl.
- » To work alongside the agricultural community to save prime agricultural land.
- » To maintain the Township's woodlands and hills.
- » To maintain the Township's rural character.

Thrive

Similar to Preserve, areas within the Township that have been identified as Thrive are anticipated to remain within the same general land uses in the future. In the Township framework, the Thrive areas are typically located in the more urbanized areas, including the 10 Mile Road corridor, the Northland Drive corridor, and the 14 Mile Road corridor. In this context, Thrive has been utilized as a catch-all to describe certain improvements that can be made to the existing conditions that would generate increased activity within these areas, while still maintaining the overall character. These improvements can include:

- » Constructing or improving sidewalks in neighborhoods.
- » Adding sewer or water infrastructure where needed for public health.
- » Improving broadband and/or wireless infrastructure.
- » Implementing beautification elements such as landscaping, tree planting, or public art.
- » Increasing connectivity and efficiency of road networks, including potentially paving or redesigning roadways.
- » Increasing trail and non-motorized connectivity to the White Pine Trail.
- » Investments in parks and recreation.
- » Improving the appearance of existing buildings or structures.

Enhance

Large vacant and never-been-developed areas within the Township that have been identified as prime locations for future development opportunities have been categorized as either "Residential Enhancement" or "Business Enhancement" depending on their proposed land use. Many of these areas are located along the US 131 corridor in the eastern portion of the Township. Other places where pockets of development already exist like the Camp Lake area and the intersection of Fonger Street and Pine Island Drive are also listed as Enhance. The goal of this framework category is to identify future land uses that fit with the surrounding character of specific areas as well as to help steer the Township into a thriving and vibrant future through targeted development. By targeting growth specific areas that have existing infrastructure and other key attributes, the Township can preserve its overall rural and agricultural character. Growth could occur in:

- » New residential neighborhoods.
- » New retail businesses and restaurants.
- » New industrial or business parks.

The categories, as well as their locations on the Framework Map, were developed through an analysis of the key inputs to Algoma’s character and economy, as shown in the table below. Each input affects each of the Framework categories in a different way, as denoted by the colors in the chart to the right

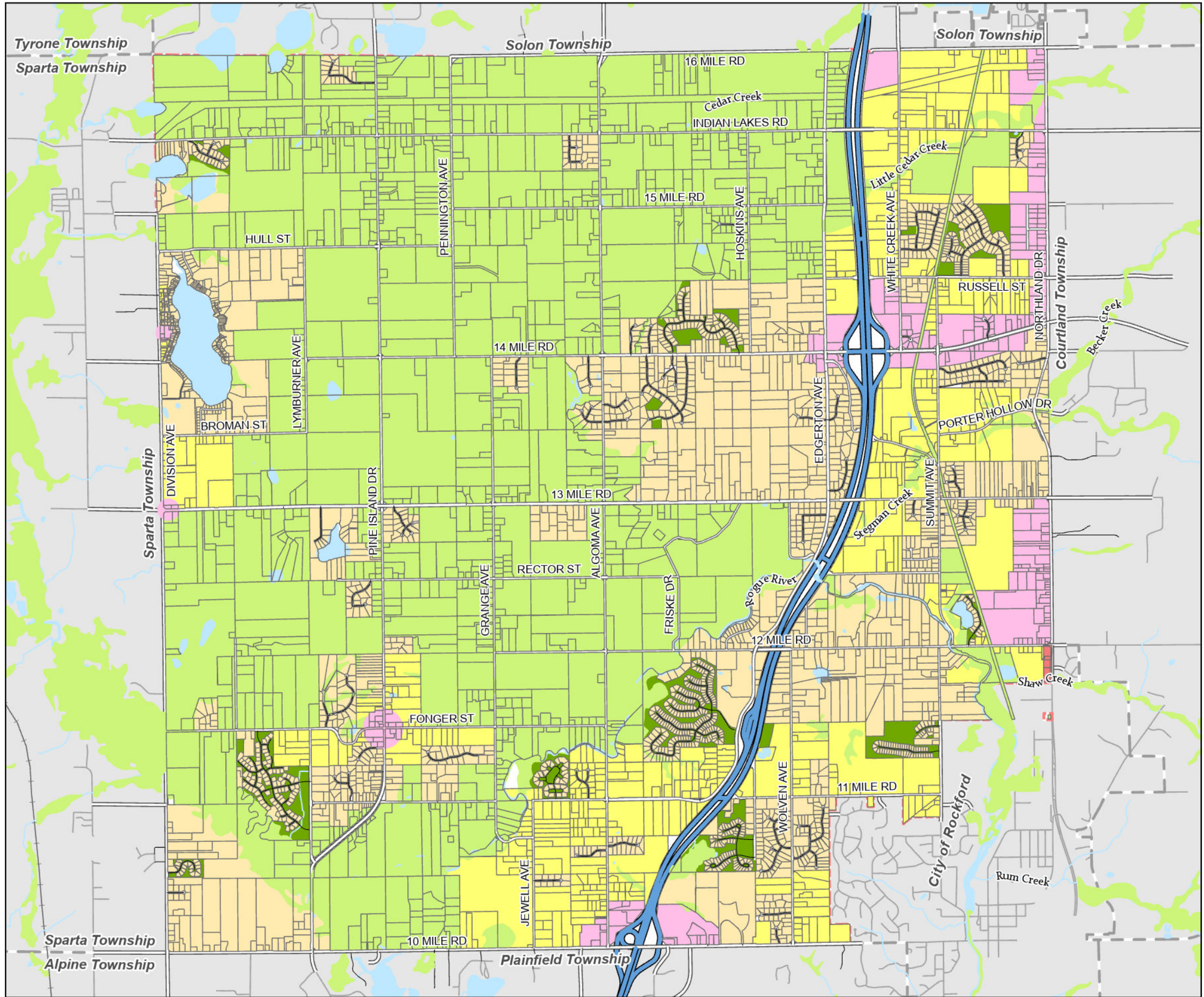
Preserve

Thrive

Enhance

Geography	Natural Resources	People	Infrastructure	Economy
Algoma Township is located in close proximity to West Michigan’s largest metropolitan region, but it retains a strong rural character.	The defining characteristics of the Township are the abundance of woodlands, water, and rolling terrain.	Algoma Township has experienced an increasing population since 2010, and is one of the fastest growing communities in Michigan.	Three different authorities own and operate public water and/or sanitary sewer facilities in various places throughout Algoma Township, with a fourth operating water and sewer just over the Township border.	Algoma Township is a bedroom community where residents choose to live among natural beauty, and commute to other areas for jobs and retail.
The abundance of woodlands, hills, and bodies of water make the Township an attractive place to live and recreate in.	Camp Lake is the Township’s biggest lake and is an amenity for those who live around its shores.	If residential development continues, the Township could experience much faster growth – potentially reaching 20,000 or more people.	As a rural, low-density area, Algoma Township does not suffer from traffic congestion, but many complain of excessive speeding. Many Algoma residents commute long distances.	Nearby urban and suburban communities provide more jobs and amenities that can be consumed by their populations. Algoma Township residents fill those gaps.
Most Algoma Township residents can commute to jobs throughout Grand Rapids and the surrounding region with ease.	The Township has two major watersheds. Several streams feed into the Rogue River watershed and many smaller streams flow into the Little Cedar Creek.	Many residents are employed in manufacturing, education, and health care industries. The Township’s average household income is above the national average.	Unpaved roads are common, especially in the Township’s rural areas. In some places, but not all, these roads are sufficient for local use, and do not need to be paved.	Algoma Township can preserve its rural character and beauty and be responsive to the market demands of its growing region.
The combination of natural beauty, recreational amenities, and reasonable commutes to a number of job centers makes Algoma Township an ideal “bedroom community.”	Ground and water pollution from PFAS installations and fertilizers applied to crops and homes, construction of impervious surfaces, and seepage from septic tank systems could all threaten the Township’s watersheds.	The Township’s existing housing stock is composed mostly of older single-family residences and newly built suburban style developments.	Internet and cellular connectivity have become a vital component of infrastructure. Resources are available for the continued buildout of broadband and cellular communication infrastructure in the Township.	If Algoma Township plans to stay rural, while allowing for strategic pockets of development to accommodate economic growth, it can maintain a fiscally responsible land use pattern.
Residents seek out large lots and natural settings, and the beauty of the community must be preserved to retain that appeal.	Wetlands exist throughout the Township and are important in protecting watersheds and habitats.	Housing growth slowed in the Township during the 2010s, though the rate of construction increased in the latter half of the decade.	Algoma Township features a portion of the regional White Pine Trail. This trail serves an important recreation and transportation function, while enhancing Algoma’s quality of life.	
As the Township faces growth pressures, concentrating growth in appropriate areas can alleviate traffic demands while encouraging local shopping and other amenities.		Three in four Algoma Township residents travel outside of the Township for work.	The Township operates six parks – Algoma Sports Park, Rivers Edge Park, Chalmers Park, Trestle Park, and the Camp Lake Park and Gougeburg Landing.	

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Algoma Township Framework Map

Algoma Township, Kent County, Michigan

October 2, 2023

Legend

- Preserve
- Thrive
- Residential Enhancement
- Business Enhancement



Basemap Source: Michigan Center for Geographic Information, Version 17a.
Data Source: McKenna 2023, Kent County 2023.



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Transportation

As part of the Grand Rapids metropolitan region, Algoma Township's transportation system plays an important regional role. Transportation infrastructure impacts the Township's quality of life, economic viability, and the provision of community services. The Transportation planning goals in the 2018 Master Plan desired an in-depth analysis and study of the road network, expanding the non-motorized trail system, and exploring opportunities for the coordination of public transportation with regional partners. To expand on these goals, this section provides an analysis on Algoma Township's road network, information on transit in the Township, and an analysis and recommendations for pedestrian and bicycle infrastructure in Algoma Township.

Transportation infrastructure influences land use patterns and land use patterns influence transportation infrastructure demand. Because of this, land use and transportation policy should be linked together, as decisions in one category invariably impact the other. As transportation systems tether regions together and enable local, regional, and interstate commerce; infrastructure funding remains a central focus of government at the local, state, and federal levels.

Roads

Road Classification

Roadways in Algoma Township are currently classified by federal and state agencies that determine their eligibility in certain funding programs, and these are discussed as follows.



National Functional Classification (NFC) System

Federal funding for roadway infrastructure is largely determined through the Federal Highway Administration’s National Functional Classification (NFC). This system assigns classifications to every roadway based on traffic characteristics and their proximity to Adjusted Census Urban Boundaries (ACUBs). This determines which roadways are classified as urban or rural, influencing their eligibility under certain funding programs. The NFC roadway classifications are listed below as well as illustrated in the map on the following page.

Michigan Act 51 Roadway Classification System

State funding for roadways is authorized under Public Act 51 of 1951 which developed criteria for classifying roadways. This act provides funding for state trunklines and empowers counties, cities, and villages as “Act 51 Agencies,” allowing them to receive funding sourced from fuel taxes, vehicle registration fees, and other automobile-related taxes. Due to its status as a township, Algoma Township does not maintain control over its roadways and relies on the Kent County Road Commission for maintenance and repair of its roadway network. A map of Act 51 classified roadways in Algoma Township is included on page 67.

Table 21. Roadway Classifications in Algoma Township

Roadway Classification	Road
Interstate	» US-131
Other Principal Arterials	» Division Street
Minor Arterials	<ul style="list-style-type: none"> » Northland Drive » 14 Mile Road between Northland Drive and Edgerton Avenue » Edgerton Avenue between 13 Mile and 14 Mile Roads » 13 Mile Road west of Edgerton Avenue » 10 Mile Road west of US-131
Collectors	<ul style="list-style-type: none"> » Pine Island Drive » Algoma Avenue » 14 Mile Road between Algoma Avenue and Edgerton Avenue » 13 Mile Road east of Edgerton Avenue » White Creek Avenue

Roadways - National Functional Classification

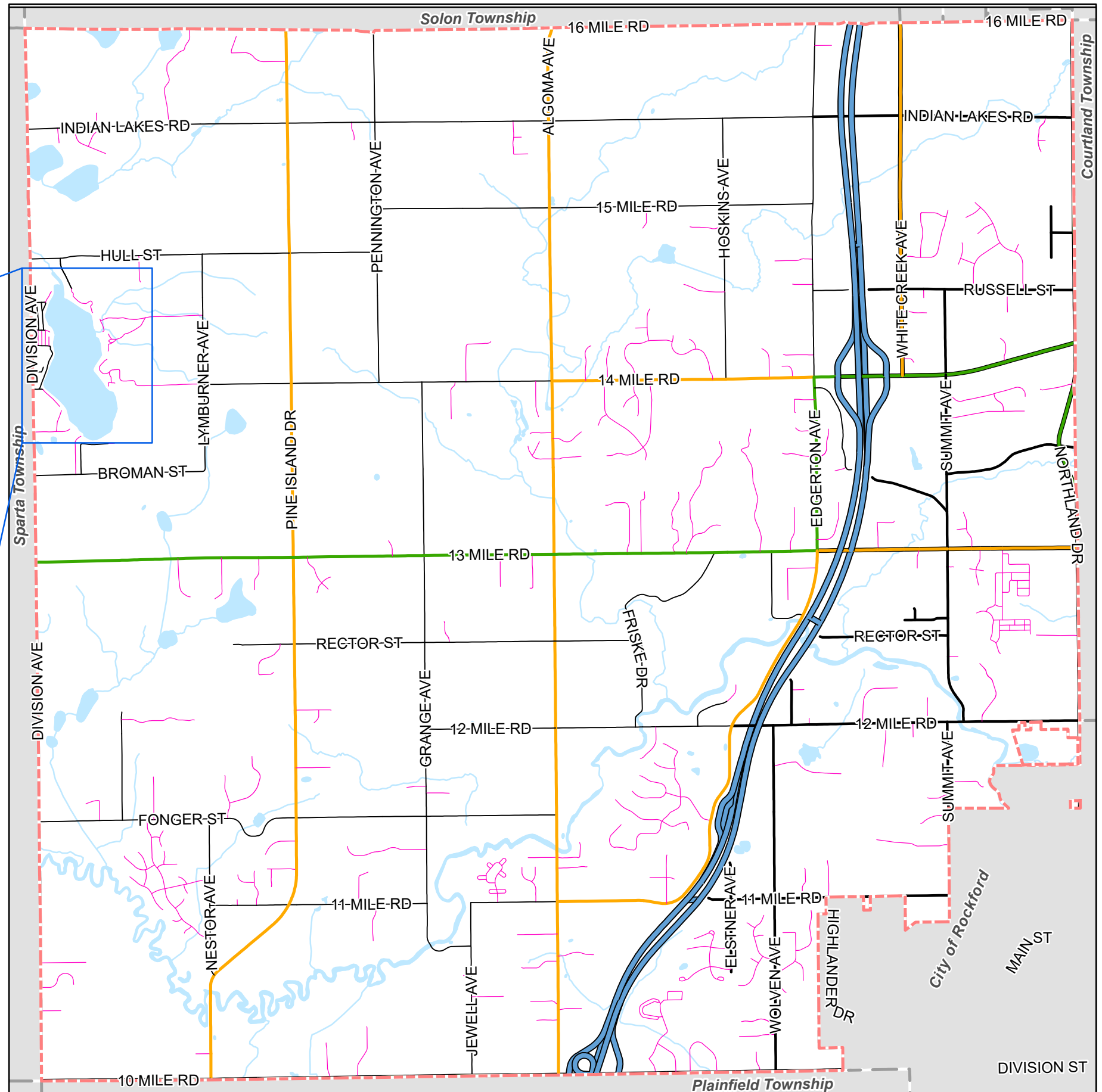
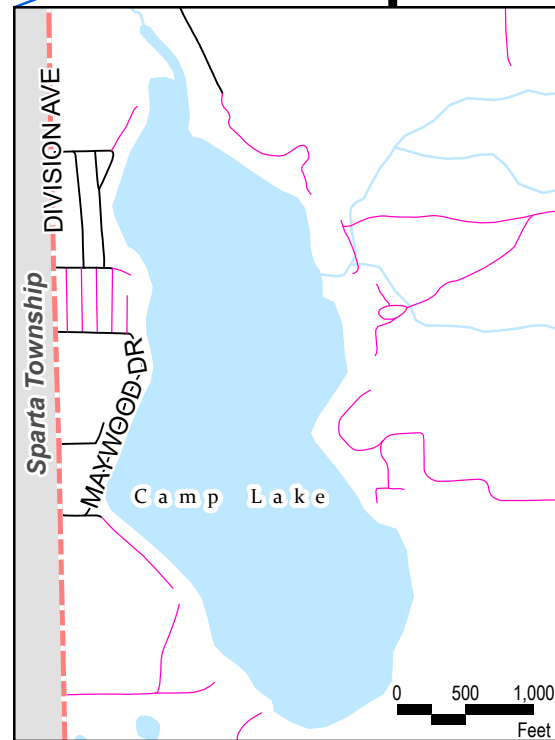
Algoma Township, Kent County, Michigan

January 25, 2024

LEGEND

Functional Classification

-  Interstate
-  Urban Principal Arterial
-  Urban Minor Arterial
-  Rural Minor Arterial
-  Urban Collector
-  Rural Major Collector
-  Local Road
-  Rural Local Road
-  Private Road



Basemap Source: Michigan Center for Geographic Information, Version 17a.
Data Source: McKenna 2023, Kent County 2023.



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Roadways - Act 51 & Unpaved Surfaces

Algoma Township, Kent County, Michigan

January 25, 2024

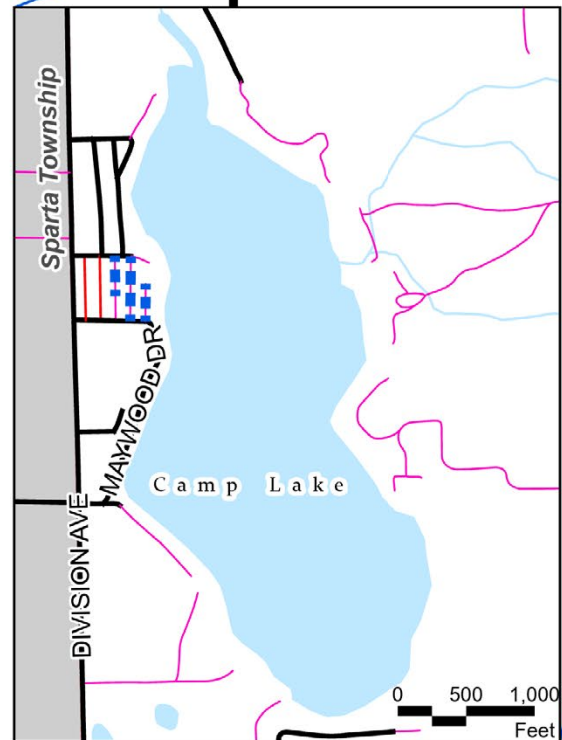
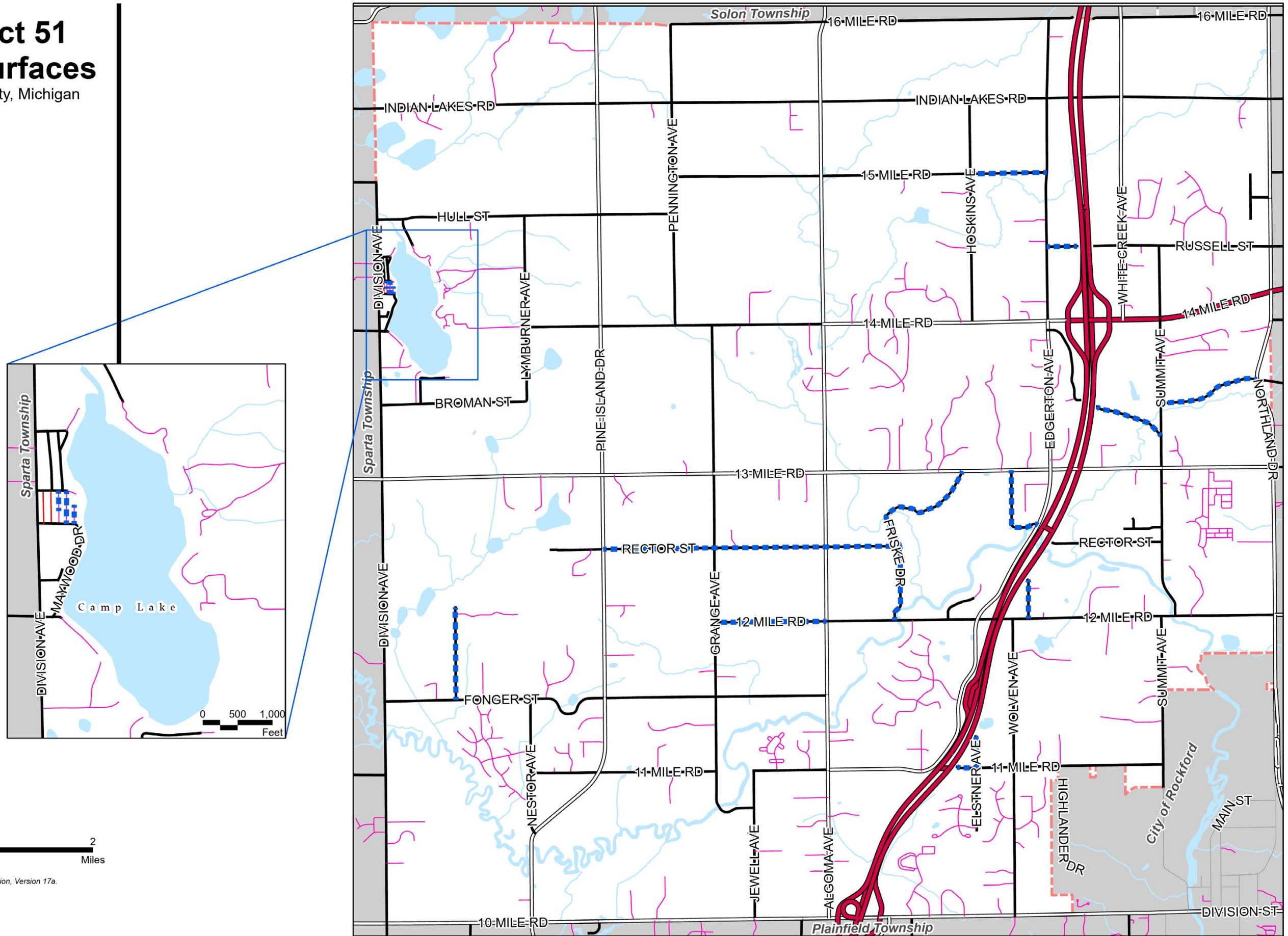
LEGEND

Act 51 Designation

- State Trunkline
- County Primary
- County Local
- Private
- Unknown
- City Major

Road Surface

- - - Unpaved Local Road



Basemap Source: Michigan Center for Geographic Information, Version 17a.
Data Source: McKenna 2023, Kent County 2023.



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Commuting and Traffic Count Analysis

While an understanding of roadway classifications is important in planning for the funding and maintenance of the existing roadway system, it is key to understand how the roadway is being used by residents and visitors to determine existing and future transportation needs. As a largely rural and residential community, workers throughout the region call Algoma Township home. The table and radar chart below from the U.S. Census Bureau’s OnTheMap tool provides data on the distance and direction from an Algoma Township residents’ home to their workplace.

Table 22. Job Counts by Distance/Direction to Algoma Township in 2021

Distance from Township Center	Count	Share
Less than 10 miles	1,261	23.0%
10 to 24 miles	3,049	55.5%
25 to 50 miles	342	6.2%
Greater than 50 miles	838	15.3%
Total of All Jobs	5,490	100%

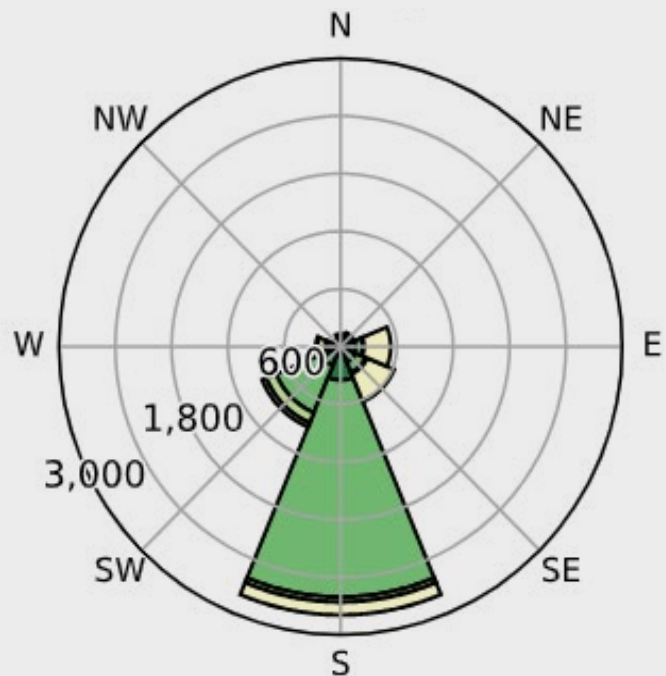
Source: United States Census Bureau OnTheMap, 2021

The majority of Algoma Township residents commute to areas within the Grand Rapids metropolitan region. 23% of Algoma Township residents commute less than 10 miles to their place of employment, while over 55% of residents commute 10 to 24 miles to work. This confirms Algoma Township’s regional importance for workers in the Grand Rapids metropolitan region.

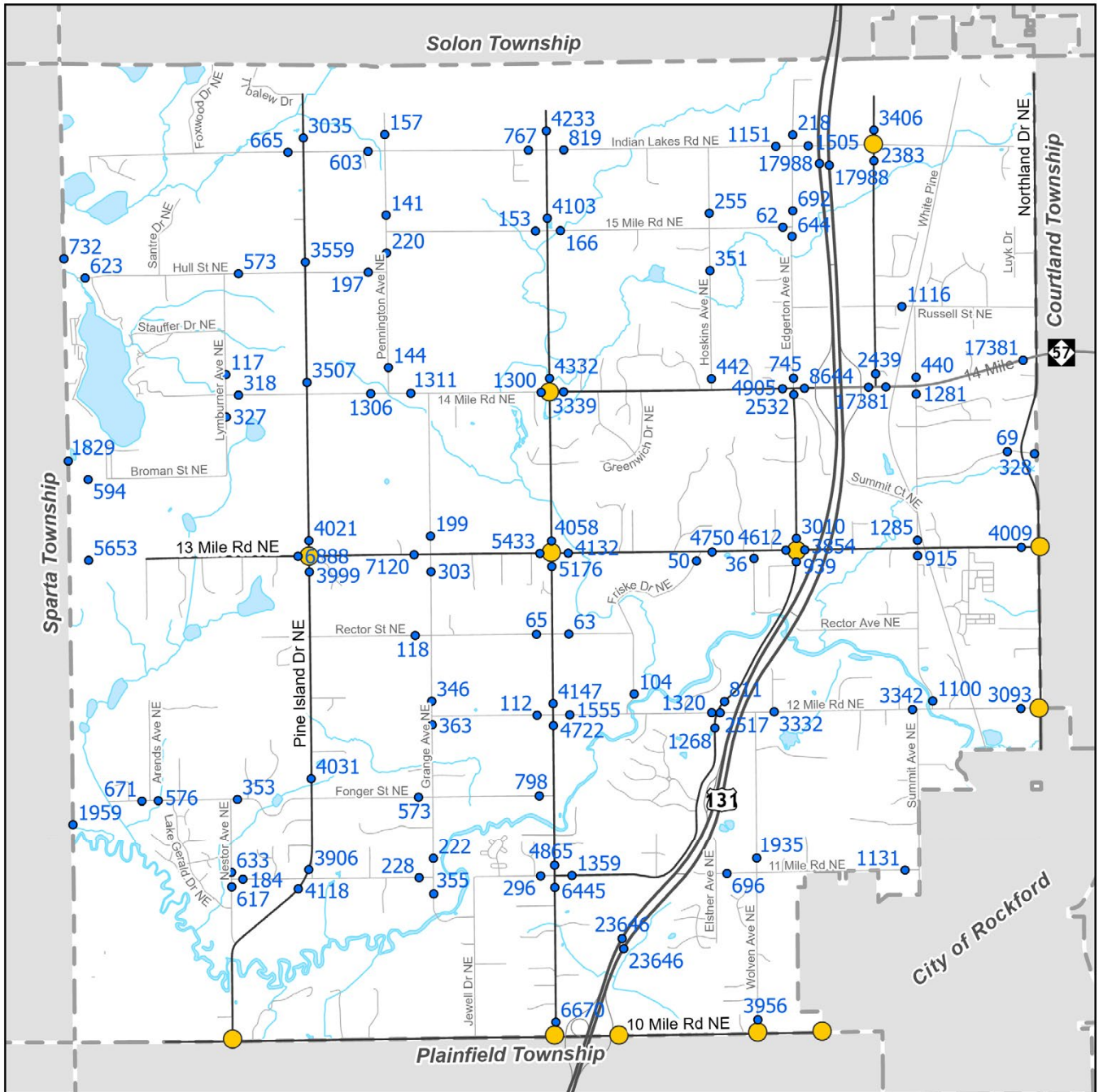
In addition to residents commuting to places of employment near Algoma Township, residents are overwhelmingly commuting south to work. Considering this is the direction of large regional employment centers like Grand Rapids, this large proportion of residents commuting south is reasonable.

Data on how Algoma Township residents are commuting to work helps inform traffic counts on Algoma Township’s roads. However, most of Algoma Township’s roads experience low to moderate traffic counts between 0 and 233 vehicles. US-131 south of 14 Mile Road experiences higher traffic counts of between 1,050 and 4,062 vehicles. This corresponds with the U.S. Census Bureau’s commuting data, as US-131 is the major north-south route to Grand Rapids. The map on the following page shows traffic counts of all major roads in Algoma Township.

Figure 2. Job Counts by Distance/Direction to Algoma Township, 2021



Source: United States Census Bureau OnTheMap, 2021



Traffic Counts Per Day

Algonia Township, Kent County, Michigan

May 9, 2024

LEGEND

- Traffic Counts Per Day
- Signals



Basemap Source: Michigan Center for Geographic Information, v. 17a.
Data Source: Grand Valley Metropolitan Council. McKenna 2024.



Rail

While there are no railroads currently passing through Algoma Township, the Marquette Rail passes through nearby Sparta. This rail line is a freight rail that typically transports industrial materials to its clients. Algoma Township historically had the Reed station on the TS & M railway and a station on the Pennsylvania railway, although these stations have been abandoned since the mid-1940s.

Transit

As a rural township, public transportation options are not widely available in Algoma Township. However, Kent County offers transportation for seniors and those with disabilities through the Way 2 Go! program. The Way 2 Go! program offers rides for any reason, including medical appointments, shopping trips, and social engagements, for a \$2 minimum fee per one-way trip. As a prominent regional player in the Grand Rapids metropolitan region, the Township should consider collaborating with nearby municipalities to expand public transportation access to greater percentage of Algoma Township residents.

Road Network Changes

The Kent County Road Commission has been working with Algoma Township to complete maintenance on some Algoma Township roads. In the summer of 2022, KCRC completed the repaving of portions of Reyburn Drive, Tebeau Drive, Summit Avenue, 15 Mile Road, and Grange Avenue.

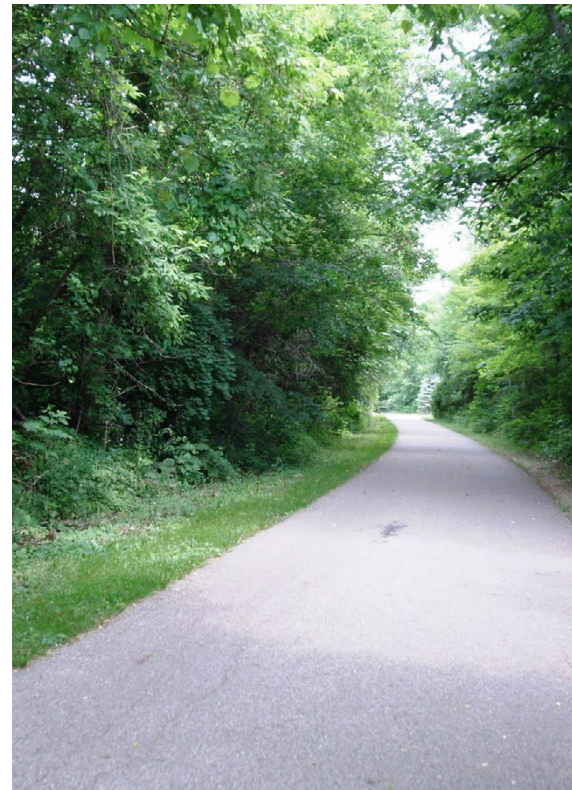
In 2023, KCRC expanded paved shoulders and gravel edging on 10 Mile Road, providing additional roadway space for bicyclists. Paving and filling work was also completed on Northland Drive in 2023.

Pedestrian and Bicycle Facilities

Algoma Township is home to the White Pine Trail, a standalone non-motorized trail, which provides a great way for residents and visitors to enjoy the natural beauty seen throughout the Township. Spanning nearly 93 miles through Kent, Mecosta, Montcalm, Osceola, and Wexford Counties, the White Pine Trail provides 4.5 miles of paved path running north to south through Algoma Township for hiking, running, biking, and other non-motorized transportation uses. Additionally, the White Pine Trail allows snowmobile access north of Russell Road. While the trail's main purpose is recreation, it provides convenient access to Algoma Township's parks, downtown Rockford, and Cedar Springs.

The White Pine Trail is a great asset for Algoma Township, and opportunities exist to expand on this non-motorized transportation system. As mentioned previously, in the summer of 2023, the Kent County Road Commission expanded bike infrastructure for the Township by adding a 4 foot paved shoulder and 4 foot crushed gravel edging on 10 Mile Road. This is in addition to the paved shoulder on 13 Mile Road from Northland Drive to Algoma Avenue.

Algoma Township also offers local pedestrian and bicycle paths within many of its parks. Algoma Sports Park contains a nearly one-mile paved loop around the park for walkers, runners, and bicyclists. A nearly one-mile crushed limestone path is also available at River's Edge Park.

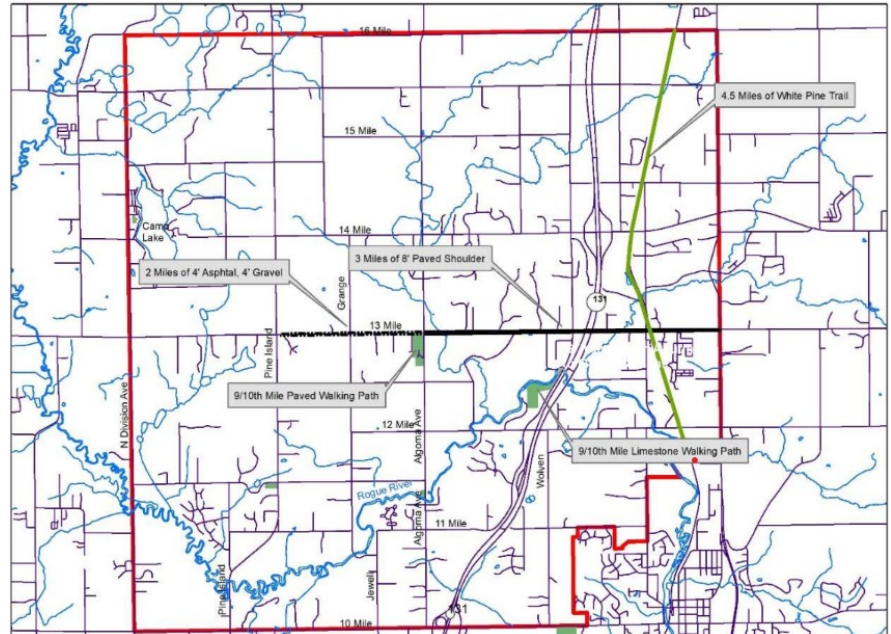


Algoma Township Non-Motorized Trails: Inventory & Planning for the Future (2022)

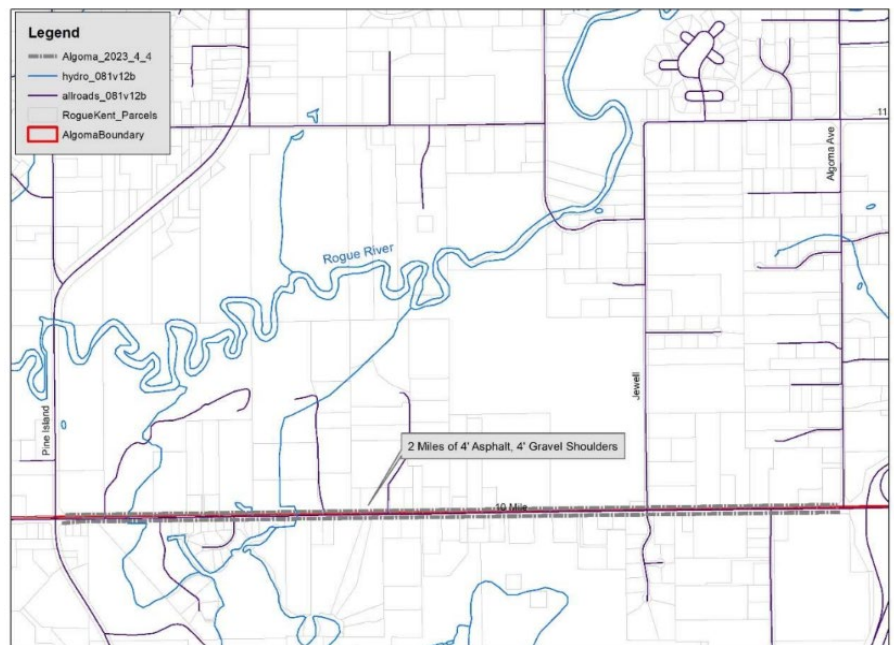
In 2022, Algoma Township approved a non-motorized transportation inventory and plan created by South Peat Environmental, LLC as part of their 2024-2028 Parks and Recreation Plan. The Non-Motorized Plan provides details on existing regional and local non-motorized Infrastructure, such as the paved path at Algoma Sports Park, as well as strategies to expand future non-motorized transportation access. One map from this plan, displayed to the right, shows current non-motorized infrastructure in Algoma Township, highlighting the White Pine Trail, limestone walking paths, and paved shoulders on 13 Mile Road.

The plan also discussed future improvements to non-motorized transportation infrastructure. The map on the bottom right shows the completed paved shoulder bike lane on 10 Mile Road, completed in 2023. This shoulder helped expand non-motorized access from the western side of the Township to the eastern side of the Township.

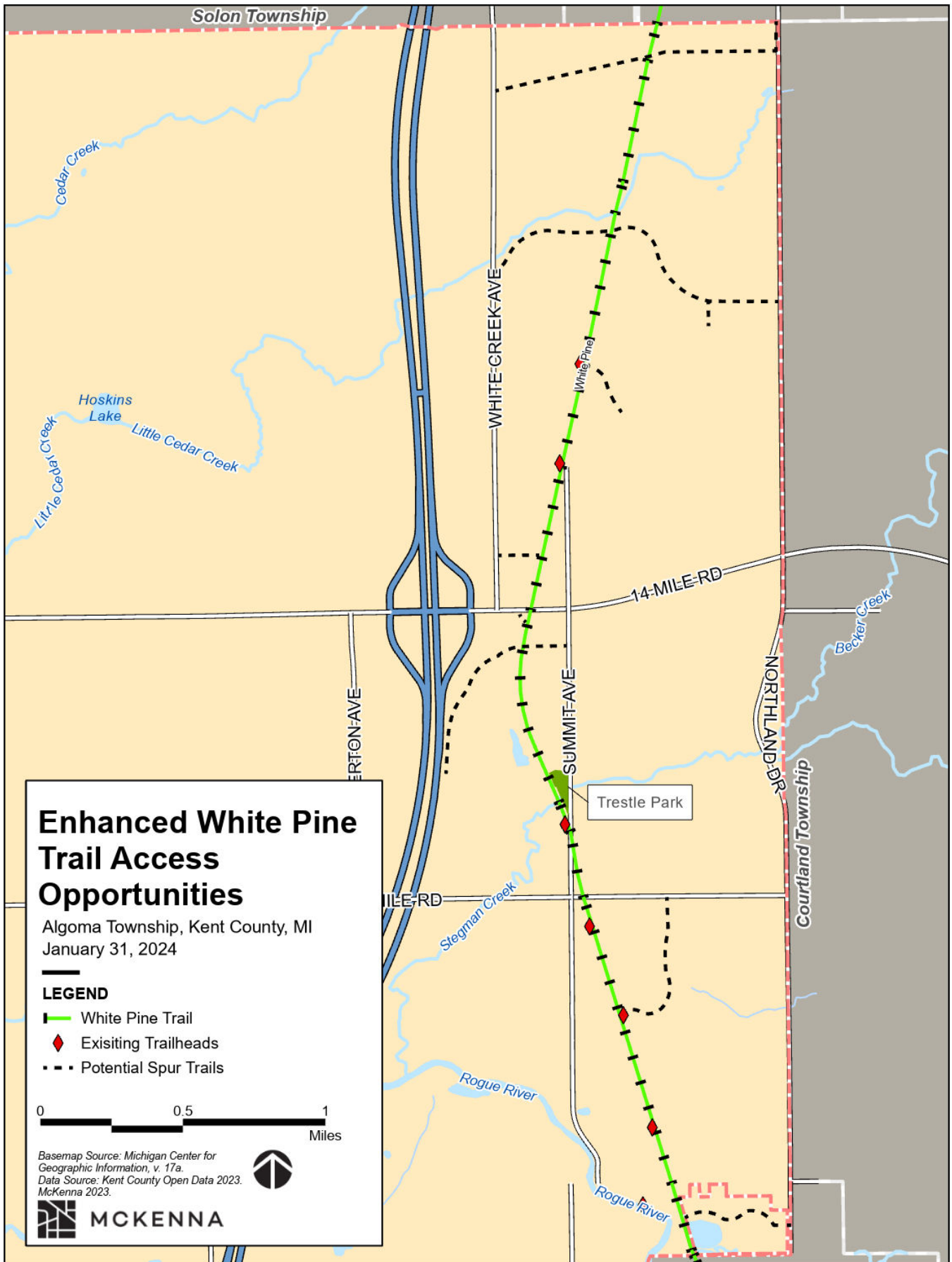
In addition to this inventory, the plan also suggested improvements, like pedestrian bridges, and potential funding sources, like the Federal Transportation Alternatives Program (TAP).



Algoma Township: Non-Motorized Trails, 2022



KCRC 2023 Shoulder Bike Lane Project: 10 Mile



Future Bicycle and Pedestrian Network

While the White Pine Trail and local trails in Algoma Township parks provide many means for non-motorized transportation, there are many opportunities the Township could pursue to connect the White Pine Trail to other recreational, residential, and commercial areas. The 2022 Algoma Township Non-Motorized Trails plan that was a part of the Township's 2024-2028 Parks & Recreation Plan include additional strategies and areas to expand non-motorized access. These areas can be seen on Map 14. Enhanced White Pine Trail Access Opportunities on page 73 and include:

- » **White Creek Avenue to Northland Drive.** Two potential trailhead expansions could be constructed north and south of Indian Lakes Road. Trailheads at these locations can provide non-motorized access from residential areas in the northeast corner of the Township to planned natural preservation areas and commercial areas along Northland Drive.
- » **Existing Trailhead Expansions on the White Pine Trail.** The Township could consider expanding the existing trailheads on the White Pine Trail north of Russell Street and south of 13 Mile Road. An expansion north of Russell Street will better connect the residential neighborhood north of Russell Street to the White Pine Trail. An expansion south of 13 Mile Road and east of Summit Avenue will connect the White Pine Trail to existing paved shoulders on 13 Mile Road.
- » **White Pine Trail south of 12 Mile Road.** Adding a trailhead on the White Pine Trail south of 12 Mile Road into the City of Rockford can help encourage nearby Rockford residents to explore the White Pine Trail and Algoma Township as a whole. It also provides greater non-motorized access for Algoma Township residents to visit downtown Rockford.
- » **Summit Court to Summit Avenue.** The Township could consider a trail connecting Summit Court to Summit Avenue to provide non-motorized connections between growing neighborhoods south of 14 Mile.
- » **14 Mile Road to White Pine Trail.** A trailhead addition on 14 Mile Road provides greater non-motorized access between the White Pine Trail and a future commercial area along 14 Mile Road.
- » **White Creek Avenue to White Pine Trail.** Similar to a trailhead addition on 14 Mile Road, a trailhead addition in this location can better connect the White Pine Trail to a future commercial area along 14 Mile Road.
- » **Edgerton Ave to 11 Mile Road to Jewell Drive.** A bike lane route in this area was suggested as part of the 2022 Non-Motorized Plan. This would provide a stronger connection between the southwestern portion of the Township and the White Pine Trail. Additionally, this bike route would cross the area near the future Edgerton Trails Elementary School, adding opportunities for youth enrichment in the Township.
- » **Pine Island Drive.** A bike lane on Pine Island Drive connecting to the existing paved shoulders along 13 Mile Road was also suggested as part of the 2022 Non-Motorized Plan. This location would provide a stronger connection between the northern and southern portions of the Township.

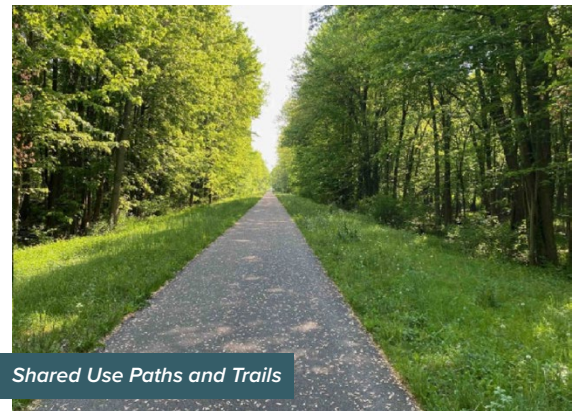
Pedestrian and Bicycle Pathway Modes

Improvements to the pedestrian and bicycle pathway network in Algoma Township with new connections to the White Pine Trail and Township parks will support residents' health and wellness. With bicycle network improvements, more Township residents will be able to make safe, short trips to parks, schools, and even entertainment and shopping, all without getting in the car.

The Non-Motorized Plan in Algoma Township Parks & Recreation Plan 2024-2028 currently focused on standalone off-street shared use pathways and on-street paved shoulders for connections. Looking forward, Algoma Township should work to identify streets that can be formalized with on-street bike lanes and marked shared lanes. Non-motorized facilities should be designed to meet current recommended design practices of the American Association of State Highway Transportation Officials (AASHTO) or the National Association of City Transportation Officials (NACTO).

Shared Use Paths and Trails

Shared use paths and trails are paved concrete or asphalt paths wide enough to accommodate both pedestrians and bicyclists. They are typically a minimum of 10 feet wide with two (2) feet of clearance on either side of the path. Shared use paths offer cyclists a safe place to bike off-street when there is no space for a bike lane, or it is unsafe to bike on the street. There are a number of shared use paths and trails in Algoma Township, including the White Pine Trail, the walking path at Algoma Sports Park, and the walking trail at River's Edge Park.



Shared Use Paths and Trails

Bike Lanes and Paved Shoulders

Bike lanes create a dedicated space for cyclists on a roadway. They are appropriate on streets with moderate to heavy traffic. Bike lanes are indicated by on-street markings, which can be supplemented with signage. Bike lanes reinforce proper roadway etiquette, raise the visibility of bicyclists, and help both bicyclists and drivers behave predictably when sharing road space. For safe cycling, bike lanes should be four (4) feet to six (6) feet wide. While Algoma Township has been working with the KCRC to expand paved shoulders on key roads like 10 Mile, greater analysis should be done to see if there are appropriate opportunities to create buffered or protected bike lines within the Township. Buffered bike lanes and protected bike lanes can be designed to provide additional separation from vehicle traffic for on-street cyclists.



Bike Lanes and Paved Shoulders

Marked Shared Lanes or Sharrows

Marked shared lanes use a double chevron and bicycle marking, or "sharrow," in a lane intended for the joint use of motorized and bicycle traffic. Chevron symbols direct bicyclists to ride in the safest location within the lane, outside of the door zone of parked cars and areas where debris is likely to collect. Algoma Township could explore marked shared lanes as a low-cost treatment suitable for lightly traveled collector and arterial roads.



Sharrows

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05.

Future Land Use

The Future Land Use Map

The Future Land Use Map is a geographic representation of the Township’s vision for future development, investment, and preservation. It should be used to guide decision-making by Township officials, especially regarding rezoning approvals. The map was developed using input from the public and stakeholders, as well as information regarding market conditions, population projections, sustainability objectives, and infrastructure capacity.

The image below demonstrates how the Master Plan future land use map will identify areas of the Township as categories of land use. These categories are broad and don’t really provide the reader with an accurate picture of what uses are allowed and what are not.

Master Plan Future Land Use Classifications

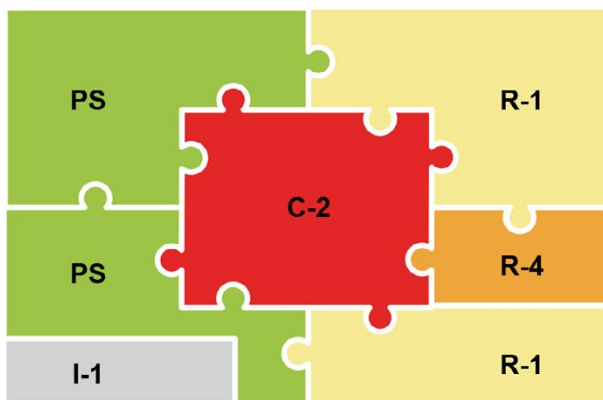


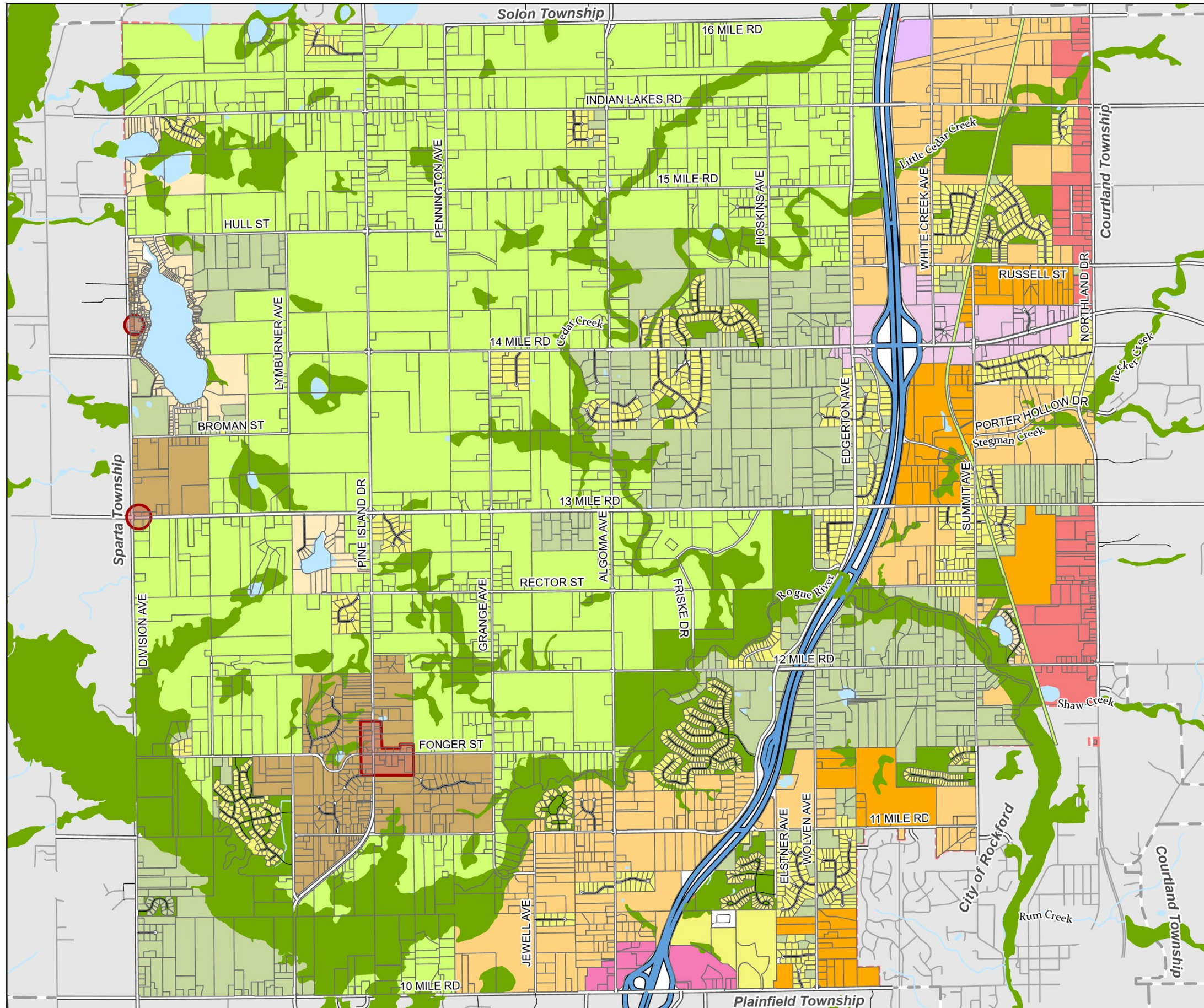
The Zoning Plan and Zoning Map

The Zoning Plan, further in this chapter, lists the appropriate zoning districts associated with each Future Land Use category. Per the Michigan Planning Enabling Act, the zoning plan should explain “how the land use categories on the future land use map relate to the districts on the zoning map” (MCL 125.3833(2)(d)). While the Zoning Map is legally binding and specifically determines legal land uses and dimensional standards, the Future Land Use Map provides more general goals and context for where future development should go. The images below help to demonstrate the differences between the Master Plan’s Future Land Use Map and the Zoning Map.

The image below demonstrates how the zoning map will identify areas of the Township as zoning districts of allowable land uses. These districts are specific and legally binding and accompany the zoning ordinance. This map demonstrates legally where land uses are permitted and not allowable in the Township.

Zoning Ordinance Districts





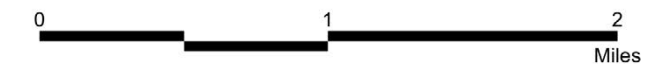
Future Land Use

Algoma Township, Kent County, Michigan

January 9, 2024

LEGEND

- Natural Preservation
- Rural Preservation
- Rural Estate
- Thriving Lakefront
- Thriving Neighborhood
- Hamlet Residential
- Modern Spacious Residential
- Residential Flex
- Industrial
- 14-Mile Commercial
- 10-Mile Commercial
- Northland Enterprise
- Hamlet Commercial



Basemap Source: Michigan Center for Geographic Information, Version 17a.
Data Source: McKenna 2023, Kent County 2023.



| **Future Land Use**

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Agricultural and Open Space Preservation Areas

Future Land Use categories included in Rural Preservation:

» Rural Preservation:	Woodlands and hills, working farms, and other associated uses
» Natural Preservation:	Floodplains and wetlands

Agriculture and open space preservation should be an important consideration for the Township’s rural areas. Agriculture and open space preservation is intended to preserve the rural, agricultural style of the Township, while restricting intense urban and suburban development to the eastern portions of the Township, east of US 131. Algoma Township will likely face intense development pressure during this Master Plan period as the Grand Rapids metropolitan region moves north.

If Algoma Township desires to retain its rural, agricultural character in the future, it is imperative that the rural and open spaces in the Township are considered for preservation. Many public engagement participants commented on the rural, agricultural character of the Township being the key element that drew them to become residents. If this development pattern isn’t considered for preservation, the Township risks becoming much more suburban in the next 10-20 years.

The majority of the agricultural and open space preserve areas are in the west and northwest sections of the Township. This area is mostly comprised of large residential lots and agricultural uses. Most households in this area have a personal well and septic system. Public water and sewer service are not currently planned within the **Rural Preservation** area during this Master Plan period.

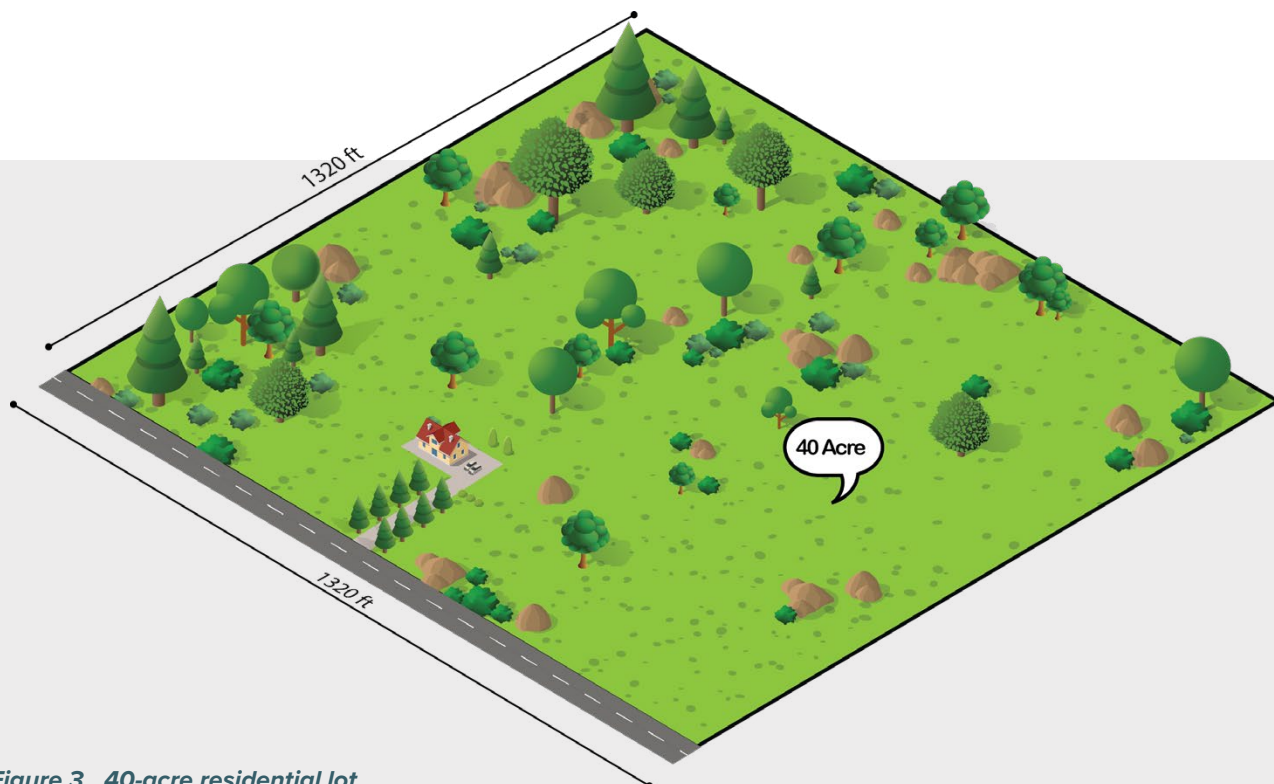


Figure 3. 40-acre residential lot

Algoma Township has beautiful natural features that should be preserved. Development should not be encouraged in **Rural Preservation** areas. The typical development pattern for this area should be rural residential homesteads (2-acre lots minimum, except for cluster developments as described in the Zoning Plan) and agricultural uses. Factors such as existing large lot sizes, lack of public sewer and water infrastructure, proximity to existing agricultural uses, environmental factors like PFAS contamination, and property owner preference for large lots were all considered in developing the preserve areas. When the **Rural Preservation** areas are established, the specific pattern of residential growth within the areas outside the boundary can be determined.

Suburban style single-family housing developments in this area should be low-impact developments that preserve as much open space as possible, and, even with density bonuses for clustering, should not exceed 1 unit per acre. Construction that preserves open spaces and natural areas will help the Township retain rural, open space character, while providing additional housing to residents.

APPROPRIATE LAND USES

Appropriate uses include dwelling units matching the character and density of the surrounding uses, parks, preserves, agri-tourism (i.e. cider mills) and farms including the keeping of large and small animals, including bees, chickens, and other domesticated farm animals, as well as growing crops.



Figure 4. 2-acre lots

Residential Areas

Future Land Use categories included in Residential Areas:

» Rural Estate:	1-1.5 Dwelling per acre
» Thriving Lakefront:	Existing waterfront homes
» Thriving Neighborhood:	Existing subdivision homes
» Hamlet Residential:	Rural neighborhoods (1-1.5 dwelling units per acre)
» Modern Spacious Residential:	2-6 units per acre (clustering required at higher densities)
» Residential Flex:	4-8 units per acre (clustering required at higher densities)

For most undeveloped lots planned for residential, **Rural Estate** (1-1.5 units per acre) is the envisioned development style, to keep a consistent housing style with the existing rural single-family character of the Township. However, in the eastern portion of the Township, east of US 131 near the 14 Mile Road, and 10 Mile Road, as well as other nodes of activity, Modern Spacious Residential (2-4 units per acre, up to 6 units per acre with clustering) or Residential Flex (4-6 units per acre, up to 8 units per acre with clustering) are envisioned.

The **Rural Estate** category exists in clusters of smaller lots throughout the Township’s more rural areas. Housing density is limited due to lack of public water and sewer, and densities above 1 unit per acre are undesirable due to the impact on natural features. Those categories are designed to preserve environmentally sensitive and naturally beautiful areas, while allowing for very low-density housing.

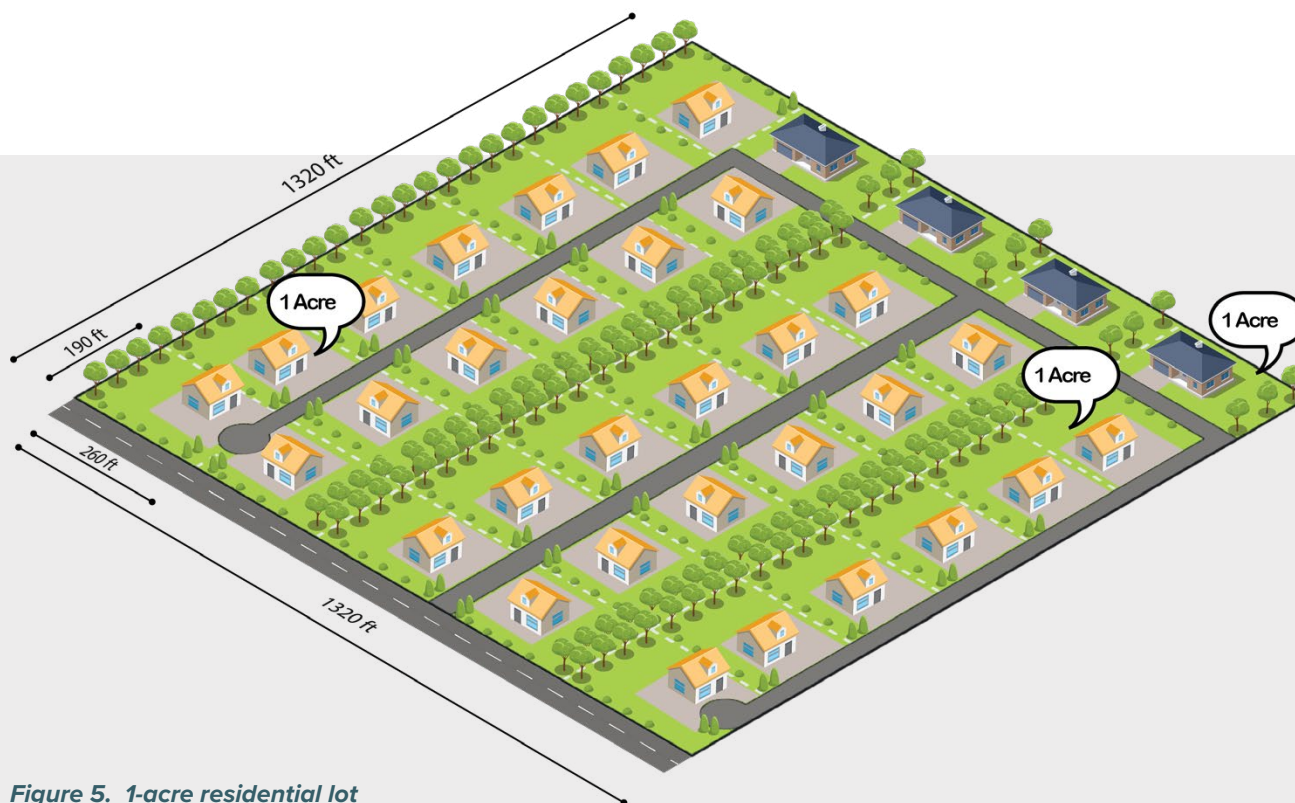


Figure 5. 1-acre residential lot

Thriving Lakefront and **Thriving Neighborhood** areas are in areas of the Township where this type of housing already exists. **Thriving Lakefront** areas are found surrounding Camp Lake and High Lake where housing density can be greater than in other areas of the Township. The **Thriving Neighborhood** districts are where suburban-style neighborhoods already exist like the Saddle Ridge neighborhood.

The **Hamlet Residential** areas are where clusters of homes have developed near key intersections in rural parts of the Township. These areas weren't necessarily designated to become neighborhoods, but over time, clusters of homes have been built and they function as a rural neighborhood. Areas of the Township that are planned for Hamlet Residential are the Pine Island Drive and Fonger Street intersection, the west side of Camp Lake, and the intersection of Division Avenue and 13 Mile Road

The **Modern Spacious Residential** and **Residential Flex** areas are designed to add suburban density to the Township. These areas are mostly planned for east of US 131, along key corridors in the Township and where housing already exists or fits the character of the area.

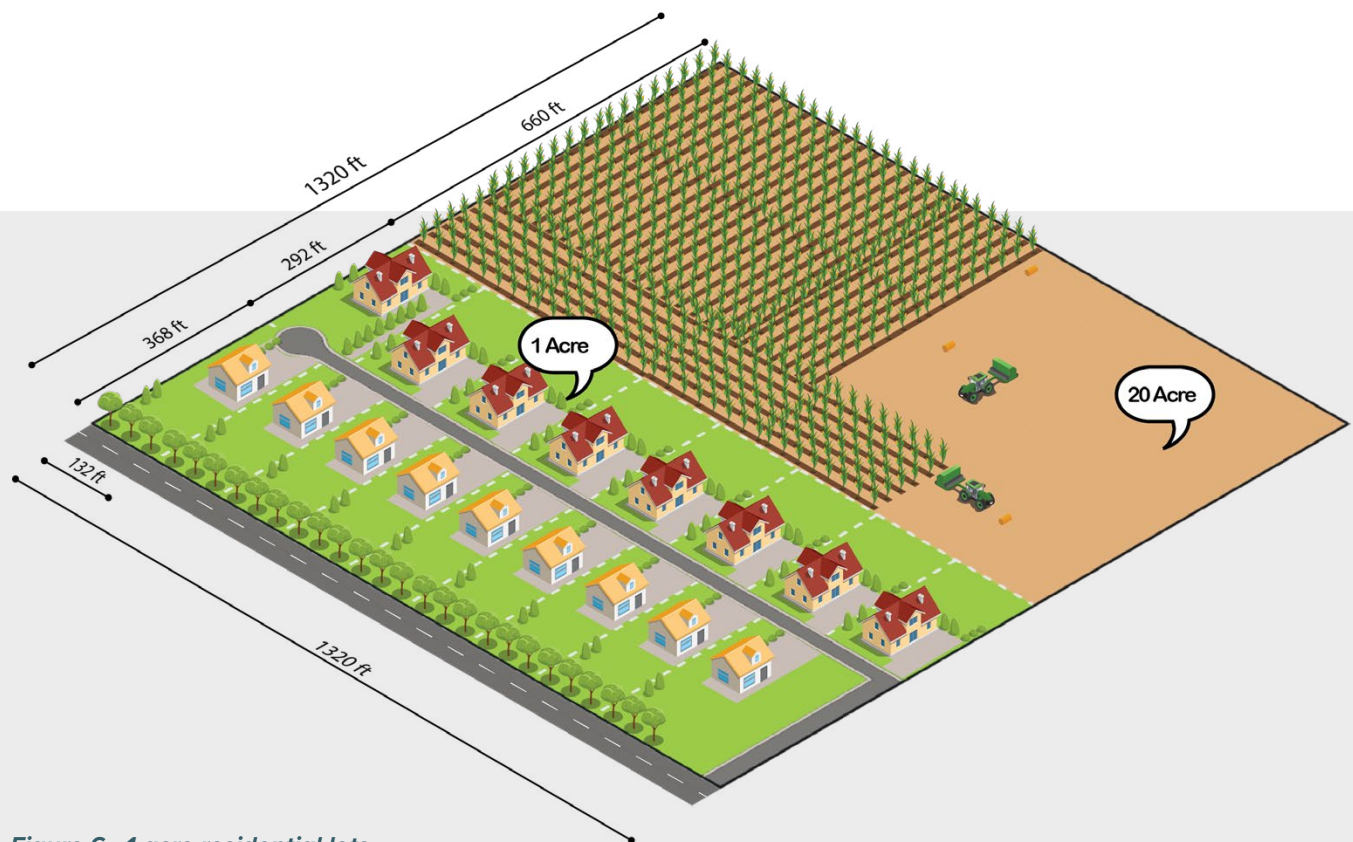


Figure 6. 1-acre residential lots with adjacent farmland

Residential Flex areas could consist of a variety of housing types (single-family, duplex, townhomes, small multi-family buildings, or larger multi-family complexes) at a density between 4 and 5 units per acre (with the potential to increase to 6 units per acre in a cluster neighborhood as described in the Zoning Plan). **Residential Flex** should only be developed when it can be adequately supplied by water and sewer infrastructure, and where road infrastructure is sufficient for additional traffic.

In some areas, natural features such as hills and wetlands may force density in **Residential Flex** areas below the target density of 4 units per acre—that should not be considered contrary to this plan. Where such conditions exist, developers should still have flexibility of unit type, but should locate the units within the flat upland areas, preserving trees, hills, and woodlands in between the units, as shown on the diagram below.

The Future Land Use map snippet shows a Residential Flex area where topography and natural features may force the residential density below 4 units per acre.

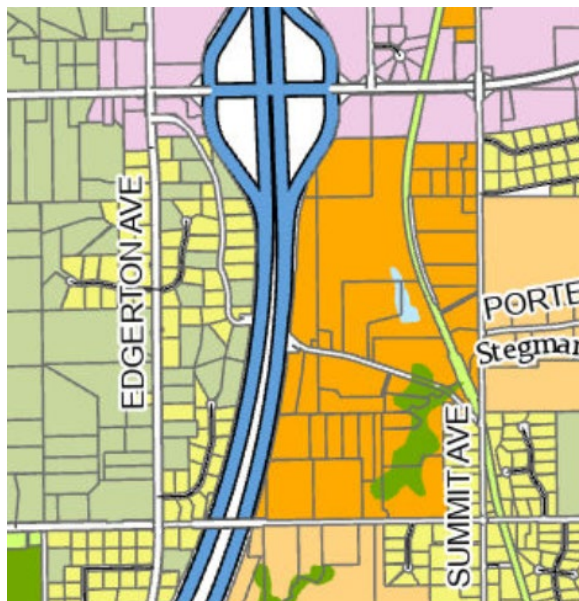


Figure 7. Residential Flex, Future Land Use Map



**APPROPRIATE
LAND USES**

Typical uses in Residential areas include single-family homes (and multi-family in Residential Flex) with access to the White Pine Trail and neighborhood parks, open space, and convenient access/close proximity to schools, places of worship, and government facilities.



Figure 3. Residential Flex

Commercial and Industrial Areas

Future Land Use categories included in Commercial and Industrial areas:

» Industrial:	Manufacturing and logistics
» 14-Mile Commercial:	Cedar Rock Gateway
» 10-Mile Commercial:	Rockford Gateway
» Northland Enterprise:	Amenities and Jobs
» Hamlet Commercial:	Rural Amenities

The Future Land Use Map generally envisioned businesses and institutions expanding in the eastern portion of the Township, especially where Algoma Township borders Rockford and Cedar Springs. These are areas where commercial land uses already exist but could expand to meet the needs of Township residents, as those needs arise. By focusing commercial development in the eastern portion of the Township, Algoma can create a commercial density that doesn't currently exist in the area, while preserving valuable natural spaces in other areas of the Township.

The Industrial district is planned for several large, undeveloped parcels of land east of US 131, south of 16 Mile Road at Indian Lake Road and White Creek Avenue. This area has close access to US 131 and would be an ideal place for industrial land uses.

The commercial and industrial districts should be seen as a spectrum of intensity, as described below:

Future Land Use Category	Envisioned Land Uses
Hamlet Commercial Overlay	Light Commercial Serving Local Residents
14 Mile Commercial	Commercial offices, retail, restaurants, and services for locals and commuters/travelers on US-131 and M-57.
10 Mile Commercial	Regional Commercial, including national and regional retailers, to serve Algoma residents, as well as those from Rockford, Plainfield Township, and other communities.
Northland Enterprise	Large scale commercial and light manufacturing, warehousing, and wholesale, including businesses that combine elements of both of those land uses, such as Contractor's Yards.
Industrial	Manufacturing, warehousing, wholesale, and other industrial uses. Heavier industries, including those with the potential for noise, odor, dust, or heavy truck traffic, should be located here, not in Northland Enterprise, and should be heavily regulated through the Special Land Use process.

Sub-Areas

Several commercial Sub-Areas have been identified for more specific planning. These areas include the **10-Mile corridor, 14-Mile corridor, the Northland Enterprise Zone,** and three areas designated as Hamlet Commercial areas. These areas were chosen because commercial land uses already exist in many of the areas.

The 10-Mile corridor is the southern boundary of Algoma Township and a shared boundary with Plainfield Township. This east-west corridor currently has a mixture of commercial and industrial uses and could be further developed to serve the commercial needs of Algoma residents.

The 14-Mile corridor is another east-west corridor that bisects the Township. The road carries vehicle traffic through the Township from Courtland Township in the east to Camp Lake in the west. This corridor has commercial land uses in the eastern portion of the Township, from Northland Drive to about Edgerton Avenue. The land use then switches from mostly commercial to residential and open space as 14-Mile travels west.

The Northland Enterprise zone is a commercial area on the Township’s eastern boundary with Courtland Township, on Northland Drive. The commercial segments of this road are in the southeastern corner of the Township near City of Rockford, and in the northeast corner of the Township near Cedar Springs. The district straddles Northland Drive between 16 Mile Road and Russell Street and also on Northland Drive between 13 Mile Road and 12 Mile Road.

The Enterprise district envisions a mixture of commercial and light-industrial uses happening in proximity with one another. The concept could include collaboration between businesses for different levels of production and shipping. The area is designed to allow businesses to maximize their potential on their land, while being able to coordinate with other businesses in the area, keeping aspects of production local.



Algoma Township



Precedent Image from Other Community



Algoma Township

Precedent Image from Other Community



Algoma Township



HAMLET COMMERCIAL OVERLAY

Hamlet commercial districts are also envisioned for this Master Plan. These zones exist where there are clusters of houses but no commercial uses nearby. The Hamlet Commercial areas envision light commercial uses like convenience stores, or other businesses that serve the daily needs of residents. Site designs should be rural in character. Hamlet commercial areas are envisioned at the following location in the Township:

- » Fonger Street and Pine Island Drive
- » 13 Mile Road and Division Avenue
- » Division Avenue at Camp Lake

The Hamlet Commercial Overlay is designated on the Future Land Use Map as a generalized area, not connected to specific parcels. The purpose of showing the Overlay in this manner is that this Plan does NOT envision that the entire Overlay will be built-out with commercial. Instead, the intent of this Plan is that any parcel within the Overlay may be appropriate for commercial use. Residential uses and natural preservation should intersperse with the rural, low-intensity commercial uses.

Appropriate land uses includes low-intensity businesses such as personal services, small offices (including medical offices), and convenience stores, as well as religious institutions, schools, and similar uses. Residential uses in Neighborhood Commercial areas should be within mixed use arrangements, such as units above first-floor non-residential buildings.

Water and Sewer Extensions – Limited

The various utility providers in the Township have demarcated the lines where they are able to provide public water and sewer. They have also indicated to the Township that there are limits to their capacity without infrastructure upgrades such as new wells, expanded pipes, and additional treatment capacity.

While externally imposed, these boundaries will help the Township focus development efforts towards infill rather than sprawling out, allowing more cost-effective delivery of public services and the preservation of open space and natural resources. The Township has committed to reviewing the geographic extent of public utilities every five years, concurrent with the Master Plan, in an effort to be responsive to changing conditions and needs. More frequent re-analysis may be needed to address growth pressure, or in the event of infrastructure upgrades by one or more utility providers.

When reviewing proposed water and sewer expansions, the following criteria must be considered:

- » Whether the amount of available land served by water and sewer is adequate to meet demand for land uses that need these services.
- » Current demographic and economic projections.
- » The ability of the Township to maintain acceptable levels of service and quality of life for existing and new residents.
- » Analyses of soil type, vegetation, topography, availability of public water and sewer services, existing property lines, existing land use, and potential for development.

In the event there is a request from a private property owner or developer to amend the boundary. The applicant must provide the following for consideration:

- » Location in relation to the existing service area.
- » Documentation from the applicant there are no other suitable development sites within areas already served by utilities.
- » Documentation that a compelling public health and/or safety issue exists for which the only solution is amending the urban services district boundary.
- » Weigh the benefits and economic burdens for the Township.

Many homes in the vicinity of Rockford are served by water and sewer. Sewer service in the Camp Lake area is provided by North Kent Mechanical—a private company. North Kent Mechanical is not the same entity as the North Kent Sewer Authority, a multi-jurisdictional water and sewer authority.

Wind and Solar Energy

In order to preserve the natural, rural beauty of the Township, the viability of the Township's farmland, the precious ecosystems contained within the Township, and the health, safety, and welfare of the Township's residents, Algoma Township adopts the following policies with regard to the development of solar energy facilities within its borders.

- » Renewable energy is important for the sustainability of ecosystems, food systems, economies, and communities. However, the large-scale positive impacts must be weighed against local negative impacts, including the health, safety, and welfare of the residents of Algoma Township.
- » **On-site solar energy systems** provide ecological and economic benefits, at a scale that is desirable in a rural community and with fewer impacts on the immediate surroundings than utility-scale solar energy systems. However, the impacts they do have must be managed through zoning regulations.
- » **Utility-scale wind energy systems** have been shown to negatively impact the health, safety, and welfare of nearby residents, can spoil rural character, and can harm local ecosystems. Therefore, they shall be treated as industrial uses, and, if large-scale wind turbines are proposed in the Township, they must be considered carefully, and meet the Township's goals in order to be approved.
- » Utility-scale solar energy systems ("solar farms") should be developed with careful consideration of the impacts on local ecosystems, farmland, rural beauty, and the health, safety, and welfare of the Township's residents. Specifically, in determining whether to approve a new solar farm, the Township will take the following into account:
 - The Township's natural beauty must be preserved, especially wetlands and woodlands. To the extent possible, existing wetlands and woodlands should not be removed for solar energy development.
 - The Township's agricultural systems must be protected. While the loss of some farmland to solar energy production is likely, the Township will seek an appropriate balance of land uses to retain the vibrant food production economy that already exists in the community.
 - Nearby residents must be protected from noise, flooding, glare and aesthetic degradation, through appropriate setbacks and landscaping along the edges of solar farms.
 - Solar farms should be located in appropriate locations with regard to transmission infrastructure. Certain parts of the Township do not have efficient access to long-distance electric transmission lines.
 - Solar development should not exceed transmission capacity. The region's long-distance electric transmission lines have finite capacity. The Township will limit the size and/or number of approved solar farms within its boundaries if the capacity of the transmission lines becomes insufficient for additional energy production.
 - The Township encourages creative and sustainable practices in solar energy design, including allowing animal grazing, planting fruit trees or pollinator habitat between panels, locating panels above large parking lots or rooftops of large-footprint buildings, or even locating solar panels within the US-131 right-of-way if deemed feasible.
 - The Township encourages creative and sustainable practices in solar energy design, including allowing animal grazing, planting fruit trees or pollinator habitat between panels, locating panels above large parking lots or rooftops of large-footprint buildings, or even locating solar panels within the US-131 right-of-way if deemed feasible.
- » **The Township may, at some point, hit its "solar and/or wind limit."** Algoma Township acknowledges the importance of renewable energy, but, as described in this section, other priorities, such as local ecosystems, agricultural production, transmission infrastructure capacity, and rural aesthetics, are also important. Therefore, once solar farms are approved and operational in the Township, the Township may restrict the size of new proposals, or not approve them at all, in order keep balance between the community's priorities.

Wind energy systems shall also not be permitted in areas planned for natural preservation or residential development, and shall only be permitted in other areas where they do not have a negative impact on surrounding residents or ecosystems.

The Township acknowledges Public Act 233 of 2023, which will place the power to approve some utility-scale wind and solar installations in the hands of the Michigan Public Service Commission (MPSC), rather than the Township. However, in the event that a proposal in Algoma Township is in front of the MPSC, the Township hopes that the priorities in this Master Plan will be respected, and used in the MPSC's deliberations.

Mineral Resource Extraction

Algoma Township is home to deposits of sand and gravel, which may be attractive to mineral resource extraction operations. While these operations serve an important economic function, they also have significant potential for negative off-site impacts.

Specifically, the Township has the following goals with regard to mineral resource extraction:

- » Facilities should only be approved where the off-site impacts from their operations can be effectively mitigated through setbacks, landscaping, security fencing, and operational conditions such as hours, noise, dust, and vibration.
- » Facilities should only be approved when they can effectively mitigate stormwater runoff and soil erosion that might otherwise threaten nearby properties and watersheds.
- » Facilities should only be approved when a haul route can be designated consisting of roadways that have the design, condition, and capacity to absorb the additional truck traffic. Haul routes should access US-131 with as few turns as possible, and should avoid areas where sensitive land uses such as residential, schools, and parks are located near the roadway.
- » Approved facilities must have a detailed reclamation plan that restores the site to a use consistent with this plan, and must take action over the course of their operational life to implement that plan.

Zoning Plan

Framework “Hard Edge” vs Future Land Use “Soft Edge”

Rezoning decisions should incorporate the Framework Map and the Future Land Use Map in terms of "hard edges" and "soft edges" as described below. **Framework categories should be considered “hard edges.”** A rezoning should only be approved within a given Framework category if the district is listed as appropriate for that category in the table below. The purpose of this hard edge is to preserve the Township’s rural and small-town character. If an area is designated for preserve or thrive, the zoning districts should reflect that and should not allow development that dramatically changes the character.

Future Land Use categories, on the other hand, should be considered “soft edges.” With the large geography of Algoma Township, it is possible that a detailed evaluation of a zoning proposal determines that a given site is more appropriate for Residential Flex than Modern Spacious Residential, or the other way around, even if that is contrary to the Future Land Use Map. It is also possible that additional locations for Hamlet Commercial areas may be identified.

Within the Preserve and Enhance framework categories, the Future Land Use categories can be considered even more fluid. There may be important natural features in an otherwise agricultural area, for instance, or a neighborhood near a lake may require a zoning district other than RP to preserve its character.

The following information and zoning framework districts are meant to accompany the Future Land Use map.

Framework	Future Land Use
Preserve	<ul style="list-style-type: none"> » Natural Preservation » Rural Preservation
Thrive	<ul style="list-style-type: none"> » Neighborhood Preservation » Lakefront Preservation » Rural Estate » Hamlet Residential » Hamlet Commercial Overlay
Business Enhancement	<ul style="list-style-type: none"> » 10 Mile Commercial » 14 Mile Commercial » Northland Enterprise » Industrial
Residential Enhancement	<ul style="list-style-type: none"> » Modern Spacious Residential » Residential Flex Type

Preserve

The primary goals of the Preserve category are for natural space preservation and the preservation of rural character. These are areas in the Township where large-scale growth and development are not currently happening and shouldn't be planned during this Master Planning period.

Natural Preservation: Natural Preservation should have as little development within it as possible. Homes on very large lots, nature preserves, and recreational amenities are the only appropriate land uses.

N-R Natural River is the appropriate Zoning District for Natural Preservation, though **R-A Rural Agricultural** could be appropriate in areas away from riverfronts. Preserved open space as part of PUDs can implement the vision of the Natural Preservation category within areas that are otherwise developed.

In addition to zoning, much of the land is also subject to State or Federal wetland, flood plain, and other regulations.

Rural Preservation: Residential densities in the Rural Preservation area should be a maximum of 0.5 units per acre (0.75 units per acre with clustering), but the preferred density is much lower. The Township will seek out policy options like Purchase of Development Rights, the Michigan Farmland Preservation Program ("PA 116"), or voluntary conservation easements, in order to protect the character and beauty of the Rural Preservation zone.

R-A Rural Agricultural is the appropriate Zoning District for Natural Preservation.

Thrive

The Thrive category consists of five sub-areas. These are areas of the Township where growth and development are encouraged, and the Township is creating an environment that encourages growth. Those are summarized below.

Thriving Neighborhood: This area preserves traditional single-family home neighborhoods and encourages this growth and land use pattern, especially through infill development. This area generally has an existing housing density of 2-4 units per acre and **rezonings are discouraged except to match existing development patterns of the area.**

Thriving Lakefront: This area preserves traditional single-family homes in the Township's lakefront communities. Residential densities in this area are dependent upon water and sewer infrastructure, as well as the carrying capacity for boat traffic of the lake in question. Potential zoning classifications for this area are **R-3 Lake Residential or RR – Rural Residential where lower density is necessary or desirable.**

Rural Estate: The Rural Estate category is to allow for large-lot, rural homesteads, many of which already exist within the category. The intent of this plan is to keep them as-is, not further split them. Residential density should be up to 1 unit per acre (1.5 units per acre with clustering) and the zoning classification should be **RR – Rural Residential.**

Hamlet Residential: The Hamlet Residential category is for clusters of single-family neighborhoods that have congregated in an otherwise rural area, creating a "hamlet" – a mini-town with its own identity within Algoma Township. A hamlet has formed over the past several decades near the intersection of Pine Island Drive and Fonger Road, and there is potential for another one near 13 Mile Road and Division Avenue due to the existing sewer infrastructure in that area.

Residential densities within hamlets should be 1 unit per acre, or 1.5 units per acre with clustering. Clustering should be especially encouraged in hamlets, where the homes can be congregated near existing homes, and the open space can be preserved at the edge of the "mini-town," creating a clear edge and maintaining rural character.

Possible zoning districts are **RR- Rural Residential and PUD – Planned Unit Development.**

Hamlet Commercial Overlay: The Hamlet Commercial Overlay category goes in tandem with the Hamlet Residential district. These are areas of the Township where there are clusters of single-family homes in a relatively small area. The commercial overlay would allow some parcels in the hamlet to be used for commercial purposes, such as fueling stations, convenience stores, or farm markets.

Importantly, not all of the parcels within the Overlay should be used for commercial purposes. That is why it is designated as "Overlay" and not as a Future Land Use category in and of itself. The purpose of the Overlay is to identify the area where commercial uses could be appropriate, and thus a rezoning to **C-1 Neighborhood Business** would be appropriate.

Because the first C-1 parcel to be created in a Hamlet Commercial Overlay will not be adjacent to any commercial zoning. Spot zoning should not be

considered a negative or a reason not to approve the rezoning. However, for subsequent requests for C-1 Zoning, proximity to previously approved C-1 parcels should be a key consideration, so that the commercial portion of the hamlet becomes coherent.

Business Enhancement Zones

The Township could encourage commercial growth in the areas below.

10-Mile Commercial: As the gateway to Rockford, this area is likely to be home to high-intensity commercial uses. Therefore, the Zoning Ordinance must ensure that these developments are high quality, with landscaping, access management, signage regulations, and lighting controls. Ongoing cooperation with Plainfield Township on zoning issues is also paramount.

Appropriate zoning districts for the 10-Mile Commercial area are **C-2 General Business, PUD - Planned Unit Development, and 10 Mile Overlay Corridor, though revisions will be needed to implement this plan.**

14-Mile Commercial: The 14 Mile (“Cedar Rock”) commercial area is an opportunity for Algoma Township to shape the future of a commercial district, and create a high-impact corridor that will build Algoma’s brand. One key implementation step for this vision is to create a 14 Mile Overlay to govern enhanced landscaping, architecture, lighting, access management, and signage regulations. The intent of this Overlay would be to incentivize and require high-quality commercial development.

Appropriate zoning districts for the 14-Mile Commercial area are **C-2 General Business, PUD Planned Unit Development, but creating the New 14 Mile Overlay District is a key factor in the implementation of this plan.**

Northland Enterprise: The Northland Drive corridor is envisioned to have a mixed of “heavy” commercial uses (such as large-scale retail, outdoor businesses, and contractor’s yards) and “light” industrial uses (such as warehousing and small-scale manufacturing). Mixing these uses (even within the same business) is very common in rural areas, and allows for innovative small businesses to thrive. **A new “Enterprise” District will be created to match this vision.**

Industrial: The Industrial District is the only location in the Township for high-intensity industrial uses that could potentially have negative impacts on the adjacent land uses. Therefore, the I-Industrial District should only be located within that specific Future Land Use category, and rezonings to that district in other categories are discouraged.

Commercial	Enterprise	Industrial
<ul style="list-style-type: none"> » Hamlets » 10 Mile » 14 Mile 	<ul style="list-style-type: none"> » Northland 	<ul style="list-style-type: none"> » Industrial District

Residential Enhancement Zones

Modern Spacious Residential: Development of single-family homes only, in suburban-style densities, as described below.

- » Without water and sewer:
1-2 Units/Acre.
- » With water and sewer:
2-4 Units/Acre.
- » In Cluster Developments with Open Space Preservation:
4-6 Units/Acre

The appropriate Zoning District for Residential Growth is **R-1 Suburban Residential, though revisions will be needed to implement this plan.** PUDs are also appropriate where necessary to preserve natural features and achieve other goals of this plan.

Residential Flex: This residential district allows for flexible housing types like duplexes or multi-family housing. Single family homes are also permitted, including within mixed-type and mixed-density housing developments. One of the key purposes of this category is to allow the development of senior housing, as well as entry-level homeownership opportunities, in Algoma Township.

- » Without water and sewer:
1 Unit/Acre.
- » With water and sewer:
5-7 Units/Acre.
- » In Cluster Developments with Open Space Preservation:
7-8 Units/Acre

The appropriate Zoning District for Residential Growth is R-2 Low Density Multi-Family, though revisions will be needed to implement this plan. PUDs are also appropriate where necessary to preserve natural features and achieve other goals of this plan.

Incentivizing Residential Clustering and Open Space Preservation

Clustering is a development pattern that allows several homes to be built in a relatively small area, maximizing the surrounding open spaces for recreation, agriculture, and open space preservation. In rural areas, clusters of homes are typically seen at crossroads, or where infrastructure like water and sewer are available.

Because the Township seeks to preserve open space, clustering should be rewarded with additional density, as shown in the Rezoning and Housing Density Chart. By allowing additional density for cluster developments that would not be allowed under conventional development design, the Township can incentivize developers to use that option, addressing housing demand while consuming a smaller percentage of its natural beauty for development.

The clustering bonus also scales with the intended purpose of each Future Land Use category – as shown in 'Maximum Residential Density' section of Table 23 on the next page, Preserve and Thrive categories like Rural Preservation and Rural Estate allow bonuses, but densities are kept at rural levels, even with the bonus. Meanwhile, Residential Enhancement categories like Modern Spacious Residential and Residential Flex feature recommended bonuses that allow additional units, but do not substantially change the character of the development envisioned by those categories.

The Township envisions clustered developments to preserve at least 50% of their land area, and for the preserved area to be contiguous, to promote healthy ecosystems and ensure that the open space is an amenity for residents.

The Township will consider zoning amendments to make the desired clustering a "by-right" design option, rather than requiring a PUD approval to access the additional density. Under this system, the enforcement of the open space would be by a required conservation easement or other enforceable method of permanent preservation.

The Township, in creating a zoning amendment to implement this system, may impose a limit on the number of lot splits permitted in any given "by-right cluster" application.

Rezoning and Housing Density Chart

The table below shows the Algoma Township Zoning Districts that would appropriately implement the Preserve, Enhance, and Thrive vision of the Framework and Future Land Use Categories. Rezoning requests should be reviewed against this table to determine whether the requested district is supported by this Plan.

Table 23. Algoma Township Zoning Plan

Framework	Future Land Use	Maximum Residential Density		Zoning
		(Base)	(Cluster)	
Preserve	Natural Preservation	<1 unit per 2acres	N/A	» N-R Natural River » R-A Rural Agricultural
	Rural Preservation	1 unit per 2 acres	1 Unit Per Acre	» R-A Rural Agricultural
Thrive	Thriving Neighborhood	<i>Without water and sewer:</i> 1.24 Units per acre <i>With either water or sewer, but not both:</i> 2.18 Units per acre <i>With water and sewer:</i> 3.35 Units per acre	N/A	» Rezoning discouraged except to match existing development.
	Thriving Lakefront	Dependent on Infrastructure and Lake Capacity	N/A	» R-3 Lake Residential » RR Rural Residential where lower density is necessary or desirable.
	Rural Estate	1 unit per acre	1.5 units per acre	» RR Rural Residential
	Hamlet Residential	1 unit per acre	1.5 units per acre	» RR Rural Residential » PUD Planned Unit Development
	Hamlet Commercial Overlay	Upper Floor Mixed Use Allowable	N/A	» C-1 Neighborhood Business allowable within Overlay, but not intended for all parcels within Overlay.
Business Enhancement	10 Mile Commercial	N/A	N/A	» C-2 General Business » PUD Planned Unit Development » 10 Mile Overlay Corridor
	14 Mile Commercial	N/A	N/A	» C-2 General Business » PUD Planned Unit Development » Create 14 Mile Overlay District
	Northland Enterprise	N/A	N/A	» New Zoning District » PUD Planned Unit Development
	Industrial	N/A	N/A	» I Industrial
Residential Enhancement	Modern Spacious Residential	<i>Without water and sewer:</i> 1.24 units per acre <i>With either water or sewer, but not both:</i> 2.18 units per acre <i>With water and sewer:</i> 3.35 units per acre	» Must have Water and Sewer » 4-6 Units Per Acre » Single Family Only	» R-1 Suburban Residential » PUD Planned Unit Development
	Residential Flex Type	<i>Without water and sewer:</i> 1.24 units per acre <i>With either water or sewer, but not both:</i> 4.36 units per acre <i>With water and sewer:</i> 6.70 units per acre	» Must have Water and Sewer » 7-8 Units Per Acre » Single Family Only	» R-2 Low Density Multi-Family » PUD Planned Unit Development
Zoning District Not to Be Expanded				» R-4 MHC Manufactured Housing Community
Eliminate Zoning District				» C-3 Office Business District

Impact on Local Zoning Decisions

The Future Land Use and Framework Maps are designed to be compatible with local planning and zoning. Therefore, it is anticipated that future zoning decisions will also be compatible with this Master Plan. However, in instances where the Township has the opportunity to consider a new development decision, the Algoma Township Planning Commission should use the Framework and Future Land Use Maps in the manner described above to guide their recommendation process.

Key Zoning Amendments to Incentive Preservation of Open Space

- » Evaluate Section 4.4 to ensure that the goals of this Master Plan are upheld in the regulations for the width and area of lots.
- » Consider banning flag lots by requiring all lots (except those on circular cul-de-sacs) to meet the minimum width requirement at the road frontage.
- » Evaluate Section 4.27 to ensure that private street regulations are consistent with the vision of this plan, though that section's design standards for private streets require high quality and ensure long term maintenance, so substantial amendments may not be necessary.
- » Evaluate Section 4.39 to ensure that the Township's regulations on roadside market stands do not contradict the Michigan Right to Farm Act. Relatedly, determine whether the Special Use requirements for "Farm Markets" in the R-A District contradict the Michigan Right-to-Farm Act.

Key Zoning Amendments to Ensure Quality Residential Developments

- » Evaluate Section 4.30 to ensure that new developments along lakefronts respect the ecology and hydrology of the Township's lakes, and do not overburden the lakes with watercraft and housing density, that sections regulations are thorough, so substantial amendments may not be necessary.
- » Repeal Section 4.36, which allows duplexes in the R-R and R-1 Districts provided they are at least 500 feet from another duplex. The intent of this plan is for duplexes, and other non-single-family housing types, to be clustered in the Residential Flex Future Land Use category, where they can adequately be served by infrastructure and amenities, rather than spread throughout the Township.
- » Establish Neighborhood Design regulations to ensure that new developments meet the intent of this plan.
- » Increase the minimum lot size for new developments without community or public water or sewer in the R-1 and R-2 Districts to one acre, to further incentivize developers to extend water and sewer, or to build in the areas that contain public water and sewer already.
- » Increase the allowable densities under Open Space Preservation Planned Unit Developments in Section 11.5, and Open Space Preservation in Article 12, to match those in this plan, in order to incentivize developers to use the Open Space Preservation option.
- » Increase the number of allowable housing types in Algoma Township by allowing the following housing types to exist in the zones where they are appropriate:

- Accessory Dwelling Units (ADUs);
- Townhouses/Rowhouses;
- Triplexes, Quadplexes, and 6-plexes;
- Bungalow Courts;
- Tiny homes.

Key Zoning Amendments to Establish Commercial Character

- » Review and update the list of allowable uses in the C-1 and C-2 districts in order to provide more flexibility to local businesses, and also create the framework for a new Enterprise District (see Table 24 on the next page)
- » Eliminate the C-3 District.
- » Reduce the allowable uses in the C-1 District to only those that are appropriate in a "hamlet" context.
- » Establish design regulations for the C-1 District that ensure that developments match the rural character of the Township's hamlets. These may include size limits on hotels and retail, and/ or a limit of one business per lot.
- » Evaluate the effectiveness of the 10 Mile Overlay given this plan's vision for that area, and determine if amendments are needed.
- » Create a new 14 Mile Overlay with enhanced landscaping, lighting, signage, architecture, access management, and non-motorized access requirements, to create a high-image commercial corridor for the Township.
- » Consider similar requirements along portions of Northland Drive as well.
- » Remove zoning impediments to creative business operational designs like food truck courts and storage container buildings.

Key Zoning Amendments to Create an “ENTERPRISE” District

- » Evaluate the dimensional needs of businesses along the Northland Drive corridor, and craft a zoning district that matches them.
- » Clearly define “Light Manufacturing” and “High Intensity Manufacturing”
- » Determine the appropriate land uses for the district, using the chart below as a guide.

The table below is not regulatory, but is instead designed as a guide for the Planning Commission when developing the zoning standards for the new Enterprise District. For any conflict between this table and the Zoning Ordinance, the Zoning Ordinance shall supercede.

Table 24. Examples of Allowable Uses in Commercial, Industrial, and Proposed Enterprise Districts

	C-1 Hamlet Business	C-2 General Business	E Enterprise	I Industrial
Convenience and Local Commercial Uses <ul style="list-style-type: none"> » Boutique Shopping » Local Restaurants » Small Offices » Bed and Breakfast » Personal Services (Beauty Salon, etc) 				
Regional Commercial Uses <ul style="list-style-type: none"> » Regional/National Retailer » Drive-Throughs » Hotels » Recreation and Fitness Centers 				
Light Industrial Uses <ul style="list-style-type: none"> » Light Manufacturing » Contractor’s Yards » Research and Development » Warehousing » Wholesale 				
High Intensity Industrial Uses <ul style="list-style-type: none"> » High Intensity Manufacturing » Truck Terminals » Outdoor Storage and Processing 				

Other Recommended Zoning Amendments

PARKING

- » Clearly require all parking within areas intended to have a more urban character to be located away from the right-of-way.
- » Designate parking as principal use for parking lots and structures.
- » Establish parking requirements on a zoning district-by-zoning district basis, in order to accommodate the different parking needs of different parts of the Township.
- » Encourage rain gardens or parking lot landscape islands to lessen stormwater runoff and reduce heat islands.
- » Consider exempting industrial uses from minimum parking requirements, to allow industrial businesses to determine for themselves how much parking they need.
- » Clarify shared parking regulations. Consider requiring adjacent parking lots to be connected to each other.
- » Consider requiring bicycle parking in certain circumstances.
- » Develop simple and clear regulations for electric vehicle charging stations. Consider exempting them from most zoning regulations except parking lot dimensional requirements.
- » Develop barrier-free parking requirements.

GENERAL

- » Ensure that all permitted land uses are clearly defined.
- » Evaluate and implement best practices for open space protection.
- » Establish regulations for wind and solar energy, specifically encouraging on-site/rooftop installations.
- » Evaluate processes and criteria for consistency with best practices.
- » Give Planning Commission final approval authority over all Site Plans, even those for Special Uses, PUDs, and Site Condominiums.
- » Review the site plan review process and authority. Consider creating multiple levels of approval.
- » Allow personal rooftop solar installations by right for private energy creation.
- » Review storm water maintenance standards and compare to Kent County.
- » Review accessory building setback requirements for disparate impacts on varying sizes of parcels.

LANDSCAPING

- » Develop Screening Requirements, especially where residential land uses border commercial or industrial uses.
- » Continue to develop Stormwater Management Plans.
- » Develop standards for allowable Impermeable Surface Maximums.
- » Develop standards for Green Roofs and other sustainable/green development techniques.
- » Create standards for buffer zones, which will protect the rural, open space character of the Township.

Definitions

Carports: An automobile shelter with open sides that is usually attached to the side of a building.

Gazebos: An accessory free standing roofed structure with open or screened walls enclosing a single area used for the purpose of relaxation.

Wood boilers: An outdoor furnace, stove, or boiler that burns wood to provide heat and hot water to a residence, typically located outside and with the appearance of a small utility building with a smokestack.

Farm stand: A temporary or permanent structure that sells agricultural products, such as fruits, vegetables, herbs, flowers, nuts, eggs, honey, and plants.

Pool house: A free-standing structure with permanent walls, close to a pool, typically including a bathroom and a place to change. Pool houses can vary in size and features but are not meant to be a living or guest quarter.

Greenhouse: A glass- or plastic-enclosed framed structure that is used for the production of fruits, vegetables, flowers, and any other plants that require special conditions of temperature.

Shipping container: A portable, weather-resistant containers designed and used for the storage or shipment of household goods, wares, building materials or merchandise. No portable storage container shall have dimensions greater than 16 feet in length, 8 feet in width, or 8 ½ feet in height. These may be used temporarily during construction projects with a valid permit or when people are moving.

Shipping container home: A single- or multi-family residence that is constructed combining new or used shipping containers into a primary residence.

Economic Development Tools

- » Determine appropriate bonuses and incentives for economic development, based on MEDC guidance.
- » Michigan Community Revitalization Program
- » Michigan Business Development Program
- » Strategic site Readiness Program
- » Critical Industry Program
- » Public Spaces Community Places

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