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*Allegan Township presents*

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*The*  
**ALLEGAN TOWNSHIP  
MASTER PLAN**  
*2025*

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*Allegan Township, Allegan County, Michigan*

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# Table of Contents

Tables, Figures, and Maps .....	iv
<b>SECTION I: Introduction and Acknowledgments.....</b>	<b>1</b>
Purpose of the Plan.....	2
Organization of the Plan .....	4
Acknowledgments .....	4
<b>SECTION II: Community Characteristics.....</b>	<b>7</b>
CHAPTER 1: Natural Features and the Environment.....	9
Topography.....	10
Soils .....	12
Prime Farmland and Farmland of Local Importance.....	14
Lakes, Rivers, and other Bodies of Water.....	16
Woodlands .....	19
Public Utilities .....	20
Population.....	23
CHAPTER 2: Population .....	23
Population Projections.....	24
<i>Growth Rate Method</i> .....	25
<i>Arithmetic Method</i> .....	26
<i>Building Permit Method</i> .....	26
<i>Population Projection Summary</i> .....	27
Age Groups.....	29
CHAPTER 3: Housing, Income, and Economic Development.....	29
Racial Composition .....	30
Income and Employment.....	30
<i>Unemployment</i> .....	30
<i>Household Income</i> .....	31
<i>Employment by Industry</i> .....	32
Education Rates .....	34
<i>Education Rates</i> .....	34
<i>Opportunities</i> .....	35
Housing Characteristics .....	35
<i>Housing Value</i> .....	35

<i>Housing Stock Age</i> .....	36
<i>Housing Occupancy</i> .....	37
<b>CHAPTER 4: Land Use and Development Patterns</b> .....	<b>39</b>
Land Use .....	39
<i>Agricultural</i> .....	39
<i>Residential</i> .....	40
<i>Commercial</i> .....	40
<i>Recreational</i> .....	40
<i>Institutional</i> .....	41
Development Patterns.....	41
<b>CHAPTER 5: Transportation</b> .....	<b>43</b>
Road Network.....	44
Public Transit.....	46
Air Transportation .....	46
Alternative Transportation Methods .....	46
Previous Planning.....	47
<b>SECTION III: Master Plan</b> .....	<b>49</b>
<b>CHAPTER 6: Goals and Objectives</b> .....	<b>51</b>
<b>CHAPTER 7: Future Land Use</b> .....	<b>59</b>
The Relationship of Planning and Zoning .....	59
<i>Land Use Planning</i> .....	60
<i>Zoning</i> .....	60
Future Land Use Classifications.....	60
<i>Agricultural</i> .....	60
<i>Rural</i> .....	61
<i>Low Density Residential</i> .....	61
<i>Medium Density Residential</i> .....	62
<i>High Density Residential</i> .....	63
<i>Waterfront Residential</i> .....	63
<i>Manufactured Housing Community</i> .....	64
<i>Office/Local Retail</i> .....	64
<i>General Commercial/Light Industrial</i> .....	65
<i>Industrial</i> .....	65
<i>Institutional/Public Lands</i> .....	66
<i>Community Recreation</i> .....	66

<i>Utility Service Boundary</i> .....	66
Future Land Use Map.....	67
CHAPTER 8: Implementation Strategies.....	69
APPENDIX A: 2024 Futuring Workshop Summary.....	77
Activity 1: “SWOT” .....	77
<i>SWOT Analysis</i> .....	79
Activity 2: Priority Locations.....	79
<i>Priority Location Analysis</i> .....	81
Activity 3: Dollar Distribution .....	81
<i>Dollar Distribution Analysis</i> .....	82

# Tables, Figures, and Maps

## TABLES

CHAPTER 2: POPULATION.....	23
Table 2-1. West Michigan Regional Planning Commission (WMRPC) Population Projection...	25
Table 2-2. Population Projection via Growth Rate Method.....	26
Table 2-3. Population Projection via Arithmetic Method.....	26
Table 2-4. Population Projection via Building Permit Method.....	27
Table 2-5. Population Projection via Arithmetic Method.....	27
CHAPTER 3: HOUSING, INCOME, AND ECONOMIC DEVELOPMENT.....	29
Table 3-1. Employment by Industry, 2000 — 2022 .....	33
APPENDIX A: 2024 FUTURING WORKSHOP SUMMARY.....	77
Table A-1. Dollar Distribution Activity Results.....	82

## FIGURES

CHAPTER 2: POPULATION.....	23
Figure 2-1. Population, 1900 – 2020.....	24
CHAPTER 3: HOUSING, INCOME, AND ECONOMIC DEVELOPMENT.....	29
Figure 3-1. Age Distribution, 2010 and 2020 .....	29
Figure 3-2. Racial Distribution, 2010 and 2020.....	30
Figure 3-3. Unemployment, 2010 – 2020.....	31
Figure 3-4. Median Household Income, 2010 – 2022 (2022 inflation-adjusted values) .....	32
Figure 3-5. Employment by Industry, 2010 – 2022 (with 2000 for reference).....	33
Figure 3-6. Education Distribution, 2010 and 2020.....	34
Figure 3-7. Median Home Value, 2010 – 2022 (with 2000 for reference) .....	36
Figure 3-8. Housing Stock Age.....	36
Figure 3-9. Occupancy by Jurisdiction, 2022 .....	37
CHAPTER 5: TRANSPORTATION.....	43
Figure 5-1. Average Annual Daily Traffic (AADT) Count, 2009 – 2023.....	45
APPENDIX A: 2024 FUTURING WORKSHOP SUMMARY.....	77
Figure A-1. “SWOT” Activity Results .....	78

Figure A-2. Priority Location Activity Results.....80

## MAPS

CHAPTER 1: NATURAL FEATURES AND THE ENVIRONMENT..... 9

Map 1-1. Topography Map..... 11

Map 1-2. Soils Association Map..... 13

Map 1-3. Prime Farmland Map..... 15

Map 1-4. Hydrology Map ..... 17

Map 1-5. Woodland Map ..... 19

Map 1-6. Utilities Map .....21

CHAPTER 4: LAND USE AND DEVELOPMENT PATTERNS..... 39

Map 4-1. Existing Land Use Map.....42

CHAPTER 5: TRANSPORTATION..... 43

Map 5-1. MDOT Highways.....44

Map 5-2. Padgham Airfield.....46

CHAPTER 7: FUTURE LAND USE..... 59

Map 7-1. Future Land Use Map .....68

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# SECTION I

# INTRODUCTION AND ACKNOWLEDGMENTS

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# Purpose of the Plan

The 2025 Allegan Township Master Plan represents the culmination of over ten months' work by numerous residents, stakeholders, and their local government officials. Its contents reflect both the community's deep concern for celebrating and preserving their Township's rural character and their commitment to retaining and strengthening the quality of life within. It outlines the preferred future for the community and a master plan to realize it. The Plan is appropriately general, recognizing that planning for the future is a delicate blend of art and science, and that sufficient flexibility will be needed to respond to the challenges of the future.

**“Its contents reflect both the community's deep concern for celebrating and preserving their Township's rural character and their commitment to retaining and strengthening the quality of life within.”**

The Master Plan's primary purpose is to establish a direction and vision for Allegan Township's physical development. The Michigan Planning Enabling Act (PA 33 of 2008 as amended) specifically gives a Township Planning Commission the authority and responsibility to prepare and officially adopt a plan. Once prepared, officially adopted and maintained, this Plan will serve as an advisory guide for the physical conservation of certain areas and for the development of other areas.

Because of constant change in our social and economic structure and activities, the Master Plan must be maintained through periodic review and revision so that it reflects contemporary trends while maintaining accurate and relevant long-term goals. The Plan will be effective to the degree that it:

- 1. Reflects the needs and desires of the citizen of Allegan Township;**
- 2. Realistically interprets and reflects the conditions, trends and the dynamic economic and social pressures that are brought about by change; and**
- 3. Inspires consensus and cooperation among the various public agencies, developers, and the citizens of the Township toward achieving common goals.**

When Allegan Township began the 2025 plan review process, it had several objectives. First it was important to achieve an understanding of the scale and scope of growth and development and the likely future trends in the community. Secondly, the Township sought to clearly define community priorities with regard to growth and development and land use. Thirdly, the planning process was seen as an opportunity to build and strengthen a community consensus about the future land use patterns in the Township. Finally the Township sought realistic and effective mechanisms to achieve the plans' objectives.

This Township Master Plan accomplishes all of these objectives. More specifically, this Plan will serve

the Township in the following ways:

1. It provides a comprehensive means of integrating proposals that look years ahead to meet future needs regarding general aspects of physical conservation and development throughout the Township;
2. It serves as the official advisory policy statement to encourage orderly and efficient use of the land for agriculture, residences, businesses and industry, and to coordinate these uses of land with each other, with streets and highways, and other public facilities and services;
3. It creates a logical basis for zoning, subdivision design, public improvements plans, and to facilitate and guide the work of the Township Planning commission, The Township Board and other public and private endeavors dealing with the physical conversation and development of the Township;
4. It provides a means for private organizations and individuals to determine how they may relate their building and development projects and policies to official Township planning policies; and
5. It offers a means of relating the plans of Allegan Township to the plans of other communities in the region.

The relationship between the Master Plan and Zoning Ordinance is a critical one that should be clearly understood.

- A Master Plan is a statement of policy and the Zoning Ordinance is a law. A master plan states the general principles on which development will be based and identifies specific issues related to development. The Master Plan is crafted by the Planning Commission, a quasi-legislative body, and adopted by the Board of Trustees, a quasi-executive body. But despite this, the Planning Enabling Act does not grant the plan in and of itself any direct authority. It is only through the Zoning Ordinance that the use of land may be legally and immediately controlled.
- The Master Plan is to future land use as the Zoning Ordinance is to current land use. The former serves as a set of guiding principles based on data, known trends, and resident input while the latter as the mechanism by which those principles are enacted. As such, the Master Plan is not intended to be immediately translated into zoning. Rather, the Master Plan is designed to be implemented over an extended period of time, meeting the needs of the Township as they are predicted to arise. The future land use map and zoning map should not begin as identical, although some immediate zoning changes may be necessary and appropriate where the Township may determine a best course of action; rather the future land use map represents the method of directing growth and conservation in the Township.

**“The Master Plan is to future land use as the Zoning Ordinance is to current land use.”**

## Organization of the Plan

This plan is organized into three sections, each consisting of one or more chapters. Section I: Introduction and Acknowledgments begins with an introductory section which outlines the purpose of the plan, the process for its development, and acknowledgments to those involved. Section II: Community Profile is the community Profile, which presents an overview description of Allegan Township from the perspective of:

- **Natural Features and the Environment** (Chapter 1)
- **Population** (Chapter 2)
- **Income, Housing, and Economic Development** (Chapter 3)
- **Land Use and Development Patterns** (Chapter 4)
- **Transportation** (Chapter 5)

Section III: Master Plan constitutes the Master Plan, which includes:

- **The Township's goals and objectives** (Chapter 6)
- **The Future Land Use Plan** (Chapter 7)
- **The Implementation Plan** (Chapter 8)

## Acknowledgments

The Township recognizes that this final product could not have been created without the hard work, dedication, and perseverance of its local elected and appointed officials and the enthusiasm of its residents. Allegan Township thanks them for their efforts and insight and seeks to bring their desires for the community to life. Special thanks are given to the following members of the Allegan Township Planning Commission and Allegan Township Board of Trustees as listed on the following page.

## *Allegan Township Planning Commission*

Ted Heckman, Chair  
Tom Slocum, Vice Chair  
Lindsey Kraker, Secretary, Deputy Township Clerk  
Jim Connell, DVM, Township Board Representative  
Michael Kiella, PhD  
Cheri Shulz

*Also serving as part of Master Plan Steering*

Paul Ivers

## *Allegan Township Board of Trustees*

Steve Shulz, Supervisor  
Michelle Waite, Clerk  
Laree Waanders, Treasurer  
Jim Connell, DVM Trustee  
Heather Knight, Trustee

*with additional support from*

Lori Castello, AICP, Planning Consultant

Jason Derry, AICP, Planning Consultant

of Professional Code Inspections of Michigan, Inc.



*and based on prior work and research by*

**williams&works**

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# SECTION II

# COMMUNITY CHARACTERISTICS

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# NATURAL FEATURES AND THE ENVIRONMENT

It is important to begin an assessment of the community with a description of its natural attributes. This chapter presents a description of the topography, soils, water resources, and woodlands that provide the physical basis of the community and available utility systems.

Allegan Township is situated in southwestern Michigan's Allegan County, approximately 20 miles east of Lake Michigan. Primary access routes to the Township include Interstate Highway U.S.-131 approximately 6 miles to the east, and State Highways M-89, M-222, and M-40. The City of Allegan is located entirely within the boundaries of the Township and serves as a central business district for the surrounding area. Allegan Township is within commuting distance of the greater Kalamazoo region which lies approximately 20 miles southeast, the Holland area, approximately 15 miles to the northwest, and the greater Grand Rapids area, approximately 45 miles to the northeast.

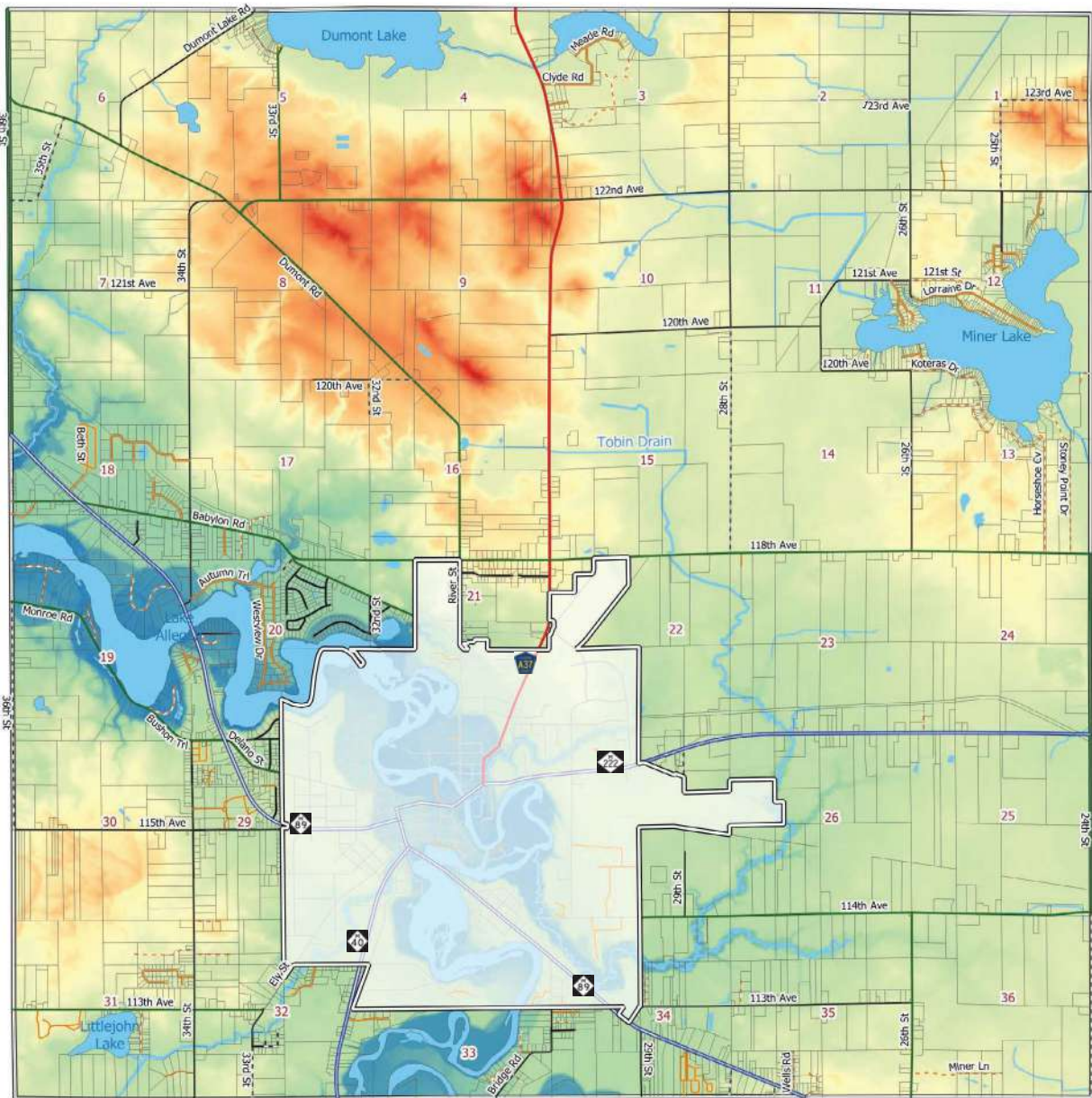
Some of the significant features in the Township include attractive lakes such as Dumont Lake, Wetmore Lake, Miner Lake, Littlejohn Lake and Lake Allegan. Lake Allegan, which is the only man-made lake, exists due to the impoundment of the Kalamazoo River located in Valley Township to the west. The land area of the Township is characterized by rolling terrain, productive agricultural land, and rural residential development. A portion of the Allegan State Game Area is located in the Southwest portion of the Township and expands further to the west of the Township. These positive attributes have historically drawn both permanent and seasonal residents into the area.

For ease of viewing and navigation, map descriptions begin on the following page and are limited in subject to a single map per page. Said subject map is then presented on the following page.

## Topography

Soil topography is a characteristic of soil that generally illustrates the slope or “lay of the land”. The topography of Allegan Township is a direct result of historical glacial activity. As the glaciers melted and receded to the north, they deposited debris (i.e. soils, sediment, and rocks in the form of till and moraines. Till was typically deposited in a uniform manner as the glacier receded, while moraines were created when the glacier essentially “dumped” its debris in one particular location. The slopes and drainage of the area had, therefore, been determined by where and how much glacial debris was deposited in particular areas.

Topography can create limitations for development if the slopes are too extreme. The topography in the Township rarely exceeds twenty percent slope and therefore does not create severe development limitations. The Kalamazoo River, being the largest drainage of Allegan Township, generates some of these topographical attributes. Map 1-1 below illustrates the elevation contours of the Township.



Map 1-1. Topography Map.

**LEGEND**

- Parcels
- Municipal Boundary
- Roads
- Water

**Elevation (feet)**

- 625
- 690
- 755
- 820
- 885



Source: USGS, 2024

## Soils

The soils in the Township are characterized in five broad categories according to the U.S. Department of Agriculture Soil Conservation Service (USDASCS).

### *Oakville Association*

A major portion of the Township is classified as the Oakville Association, which is a nearly level to steep soil that is moderately well drained to well drained. This soil type is typically sandy and is often associated with outwash and lake plains and is not typically associated with prime farmland. Depending upon the particular location, this soil may be suitable for individual septic systems. The general location of this soil is in the southwestern portion of the Township.

### *Capac-Rimer-Pipestone Association*

The second most common soil association is the Capac-Rimer-Pipestone, which is comprised of nearly level and undulating somewhat poorly drained soils formed in loamy, sandy and silty material. This soil type is associated with the prime farmland areas in the Township in the east half and northwest portion of the Township. According to the Allegan Township Septic System Suitability Map produced by Allegan County, this soil type has severe restrictions for individual septic systems.

### *Marlette-Capac-Metea Association*

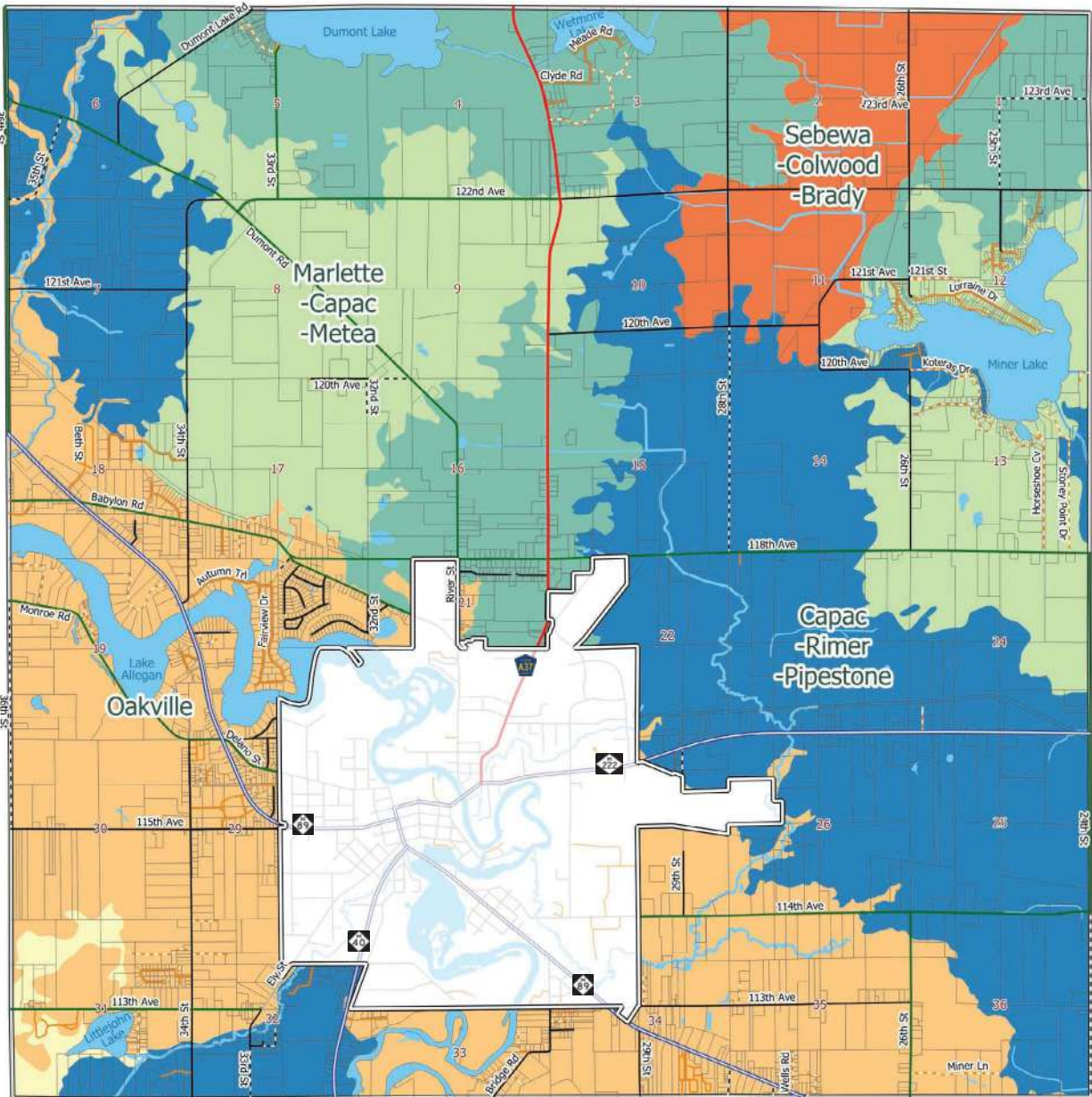
The Marlette-Capac-Metea Soil Association is located around Miner Lake and in Sections 8, 9, and 10. The slope of this soil can vary greatly from nearly level to very hilly and is moderately to severely restricted for individual septic systems. This association is primarily made up of loamy and sandy material.

### *Chelsea-Ockley-Oshtemo Association*

The central and northern portion of the Township consists of the Chelsea-Ockley-Oshtemo Association. This soil type is typically nearly level and gently rolling and is made up of sandy and loamy material. Limitations for individual septic systems are generally moderate. The areas that are level enough for farming are considered prime farmland.

### *Sebewa-Colwood-Brady Association*

The last soil association found in the Township is referred to as the Sebewa-Colwood-Brady Association. Found in the northeast portion of the Township, this association is made up of loamy, sandy and silty material, which severely limits the functioning of septic system drain fields. Portions of this soil type are also considered to be prime farmland.



Map 1-2. Soils Association Map.

**LEGEND**

-  Parcels
-  Municipal Boundary
-  Roads
-  Water

**Soil Associations**

-  Capac-Rimer-Pipestone
-  Chelsea-Ockley-Oshtemo
-  Marlette-Capac-Metea
-  Morocco-Newton-Oakville
-  Oakville
-  Sebewa-Colwood-Brady



Source: USDA NRCS Soil Survey, 2024

## Prime Farmland and Farmland of Local Importance

**Prime farmland** is a valuable asset to a rural community that deserves intentional acknowledgment and policy consideration. The United States Department of Agriculture (USDA) defines *prime farmland* as follows:

*“Prime farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and that is available for these uses. It has the combination of soil properties, growing season, and moisture supply needed to produce sustained high yields of crops in an economic manner if it is treated and managed according to acceptable farming methods. In general, prime farmland has an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, an acceptable level of acidity or alkalinity, an acceptable content of salt or sodium, and few or no rocks. Its soils are permeable to water and air. Prime farmland is not excessively eroded or saturated with water for long periods of time, and it either does not flood frequently during the growing season or is protected from flooding. Users of the lists of prime farmland map units should recognize that soil properties are only one of several criteria that are necessary. Other considerations include land use, frequency of flooding, irrigation, water table, and wind erodibility.”*

– NRCS Field Office Technical Guide, Section II (2015)

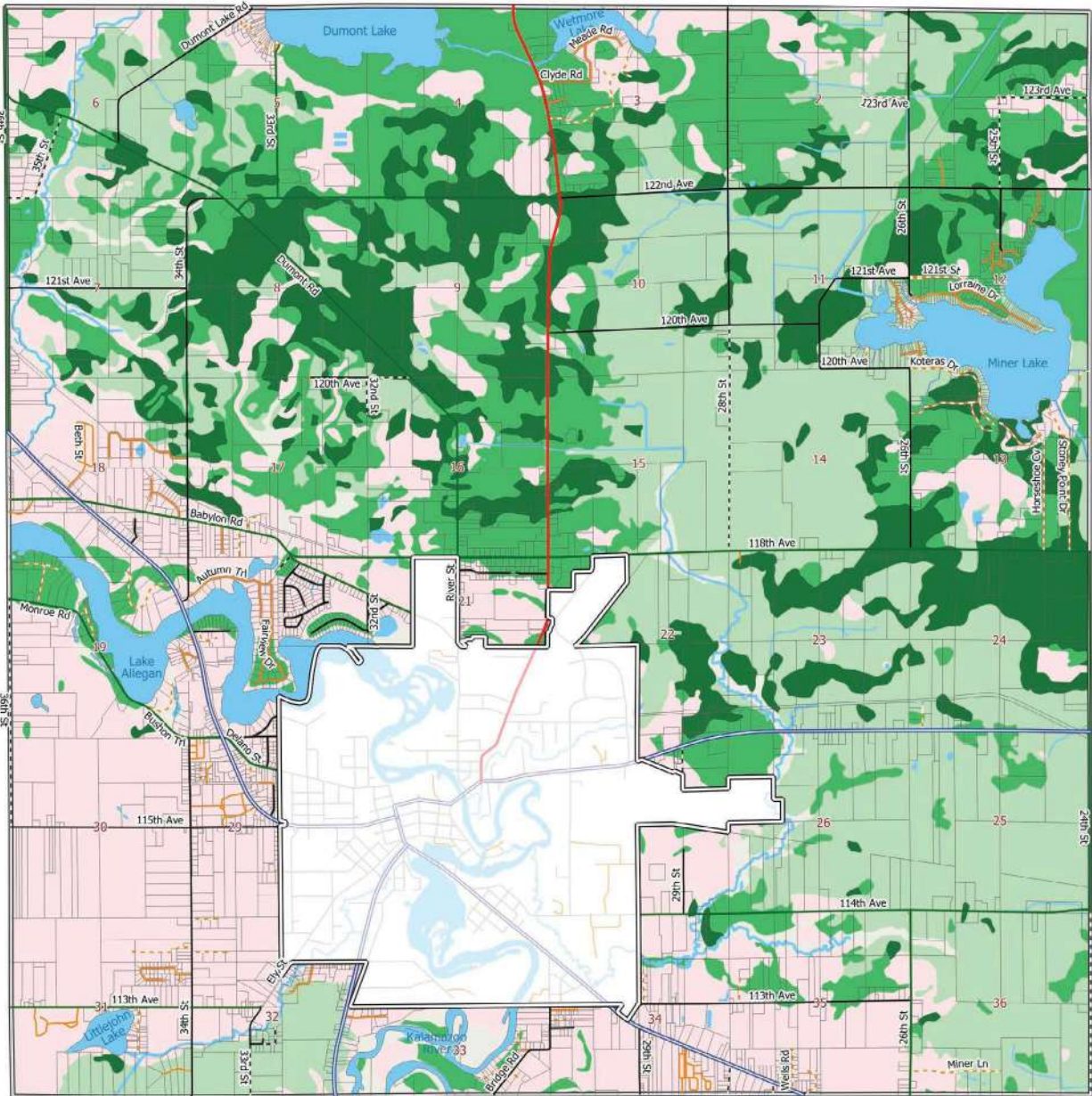
Constructing land use policy such that areas designated prime farmland are least likely to be targeted for future growth and development will ensure that the Township’s most valuable agricultural assets remain in best use. A prime farmland map based on national and Statewide data as included in a Master Plan can be referenced when crafting land use Ordinance language, considered in potential requests for rezoning, and guide discretionary decisions during such development processes as site plan review and special use permit review.

The USDA also classifies soils into other categories such as **farmland of local importance**, which is likewise defined as follows:

*“Farmland of Local Importance is land that is locally important for crop production, but not categorized as prime farmland, unique farmland, or farmland of statewide importance.”*

– NRCS Field Office Technical Guide, Section II (2015)

Other classifications contain self explanatory names and regard themselves with the quality of agricultural land under certain natural and created conditions. Map 1-3 on the following page depicts the distribution of prime and other such farmland across Allegan Township.








Map 1-3. Prime Farmland Map.

**LEGEND**

-  Parcels
-  Municipal Boundary
-  Roads
-  Water

**Farmland Classifications**

-  Not Prime Farmland
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if drained
-  Farmland of local importance
-  All areas are prime farmland



Source: USDA NRCS Soil Survey, 2024

## Lakes, Rivers, and other Bodies of Water

Dumont Lake, located along the north central boundary of the Township and in Monterey Township is approximately 240 acres in size. The land surrounding the lake is developed with single family housing of varying densities. Homes in this area are used both year-round and seasonally. According to the National Wetlands Inventory, a majority of the shoreline around Dumont Lake is considered a wetland. Wetlands are not suitable soils for individual septic systems, which is currently the sole method of waste treatment for homes around the lake. This situation may threaten the water quality in the lake as the effluent from septic systems is not properly filtered through the soil before entering the water table. With the increasing trend of converting seasonal homes to year-round use, the potential for contamination increases.

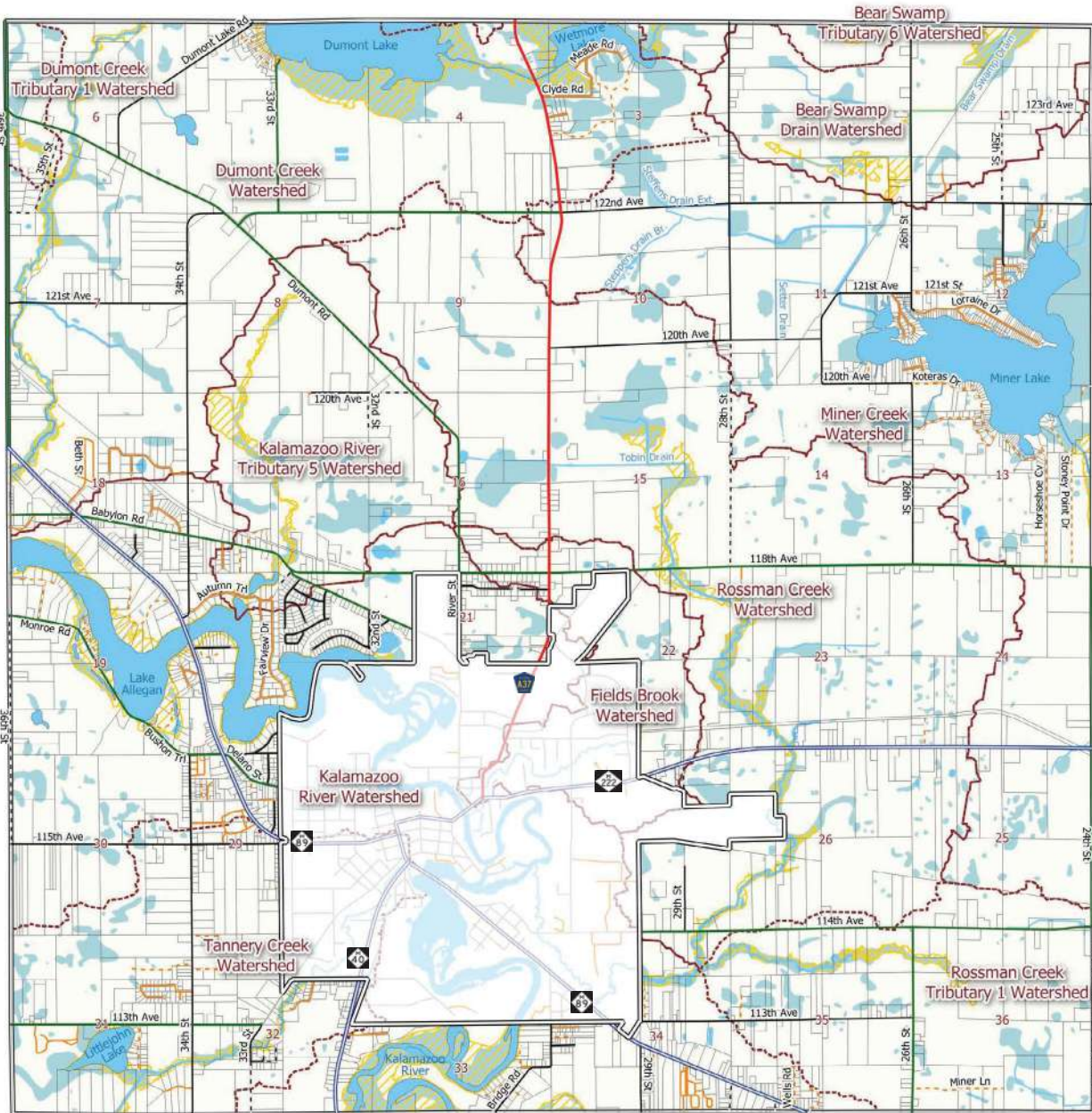
The south shore of Dumont Lake is home to the Allegan County Service Center and a County Park, which includes a public beach, picnic area, boat launch and other park amenities. Allegan County also uses this site for office and institutional purposes, served with a private sewer system.

Miner Lake is located in the northeast portion of the township and, similar to Dumont Lake, its shoreline consists of many residential developments that utilize individual septic systems. The majority of development leaves the eastern shoreline of the lake untouched due to the high occurrence of wetlands with the exception of Crystal Cove, a development on the northern shore, which is served by a small scale private community sewer system.

Significant efforts have been made through the years to maintain or improve the quality of Miner Lake. Part of this effort has included the formation of the Miner Lake Improvement Board. The Board is made up of the Allegan County Drain Office, lake residents, Allegan Township Officials, members of the Allegan County Board of Commissioners, the Michigan Department of Environment, Great Lakes, and Energy (EGLE), and engineering consultants. The Board has initiated and completed projects that include nuisance aquatic plant control and watershed management.

Eurasian milfoil was a primary nuisance in the early 2000s but was brought under control. It remains under active monitoring. Starry Stonewort, an invasive freshwater green algae, is being actively fought by the use of chemical treatments by certified pesticide agencies.

The watershed project undertaken by the Miner Lake Improvement Board was an effort to gain insight about the source and type of nutrients and sediments that are entering the lake from the surrounding properties. A watershed is an area of land that drains into a specific body of water that may include a lake, stream, or river. The Miner Lake watershed, approximately 4.5 square miles in area, includes land that is utilized for agricultural and residential purposes along with large wetland areas. Although agricultural land does not directly border Miner Lake, nutrients such as fertilizers and sediments that drain into the lake may change the chemical makeup of the water. This change may stimulate undesired plant growth across the lake.



Map 1-4. Hydrology Map.

**LEGEND**

- Parcels
- Municipal Boundary

- Roads

**Hydrological Features**

- Drains
- Rivers, Creeks, and Streams
- Lakes
- 100-year (1% Annual) Floodplain
- Wetlands
- Watershed Boundaries

0 0.5 1 1.5 2 mi



Source: Allegan County GIS Data Library, 2024

While residential density in the Miner Lake watershed is not significant, shoreline development of the lake may threaten the water quality. Failing septic systems and lawn fertilizers can increase nutrient levels in the lake. Impervious surfaces such as roads and rooftops increase the rate of runoff, therefore, possibly increasing the amount of pollutants and particulate entering the lake. Educational efforts have been pursued with lake residents to help reduce these types of nutrients entering the lake and efforts are currently being undertaken to extend sewer system availability to the lake area.

Significant areas of wetland are located in the Miner Lake watershed. Wetlands serve as a natural buffer to surface water as they tend to trap and filter nutrients. EGLE is the primary agency responsible for regulating wetlands. According to the State, any wetland adjacent to an open body of water or over five acres is a regulated wetland. Modification of these types of wetlands would require a permit from EGLE. The Miner Lake Board has mapped the general locations of wetlands in the watershed and produced educational materials that explain the importance of the relationship between Miner Lake and its wetlands.

Other watershed projects in the area include the Rabbit River Watershed Planning Project in the northern portion of Allegan County. This project, which, in association with the Allegan Conservation District, will provide landowners, farmers, and residents and opportunity to establish goals for local water quality. The project will include the identification and establishment of critical watershed areas, proposed best management practices, and production of a Watershed Management Plan.

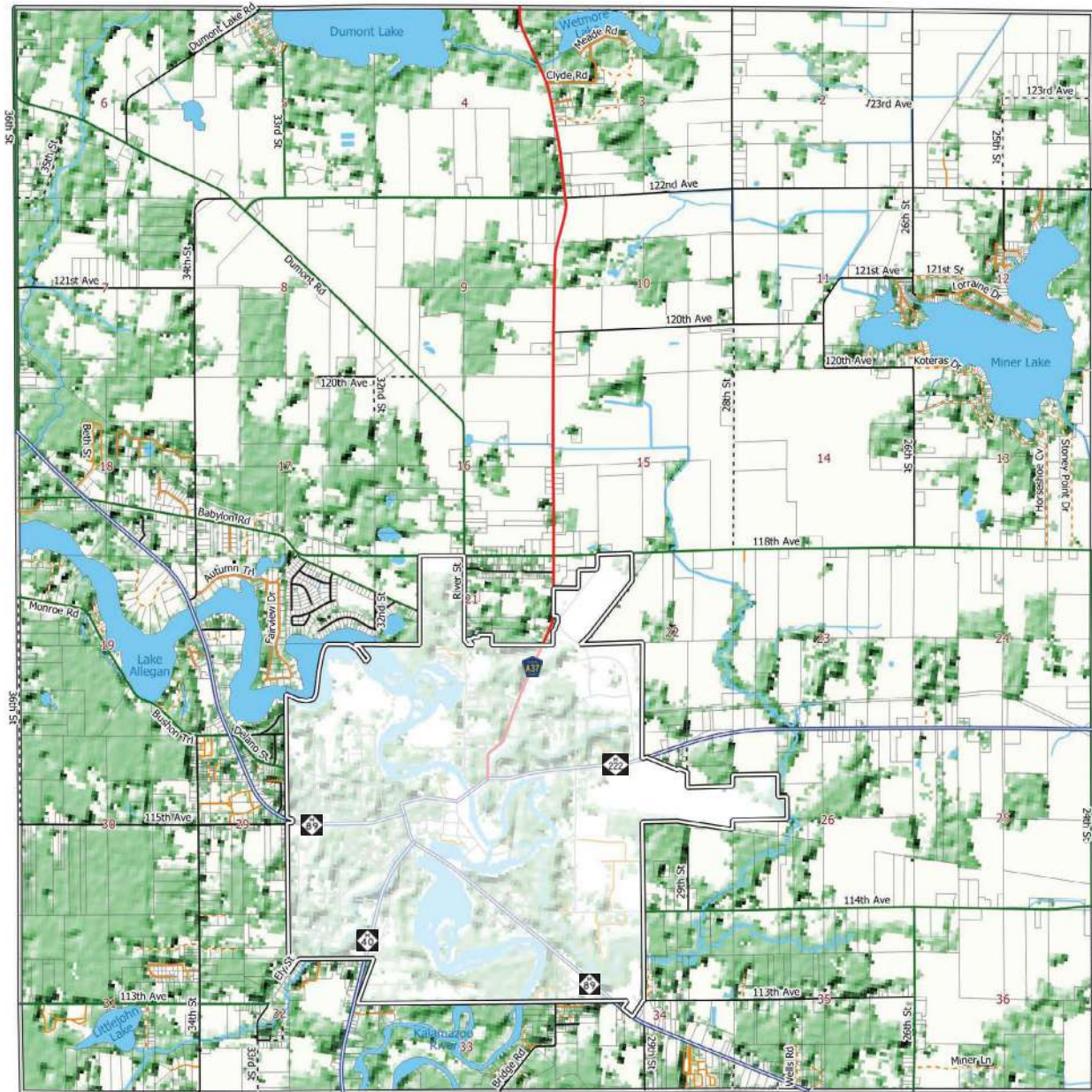
Wetmore Lake, located in Section 3 east of Dumont Lake is a smaller lake with significant development located on the south shore. Similar to Miner Lake, the land surrounding much of the lake is characterized by wetlands and floodplains. Littlejohn Lake is located in the southwest corner of the Township and is the smallest lake. The eastern portion of the shoreline is developed with single-family homes while the remaining shoreline is undeveloped. Much of the undeveloped portions of the shoreline of Littlejohn Lake include sensitive wetland soils and a small County Park.

Lake Allegan is located on the central eastern portion of Allegan Township. This man-made lake is a direct result of damming the Kalamazoo River in Valley Township to the west of Allegan Township. Consumers Energy owns this dam, which has recently become the subject of conversation and speculation regarding its removal. Currently, conversations continue regarding removal of contamination being contained by the dam prior to removing it. This is part of an ongoing project to mitigate contamination of the Kalamazoo River Watershed by past industrial uses. In recent years, significant mitigation and restoration upstream in Otsego has helped lower contaminants in Lake Allegan.

A riparian rights ordinance, also known as an anti-funneling ordinance, is in effect within the Zoning Ordinance in an effort to prevent further crowding and development pressure of the Township's lakes and rivers.






# Woodlands

Woodlands are located in various locations in Allegan Township with the densest areas existing in the southwest portion of the Township. The soil chemistry and makeup is generally conducive to productive agriculture, which explains why there are not many large contiguous areas of private woodlands.



Map 1-5. Woodland Map.

## LEGEND

-  Parcels
-  Municipal Boundary
-  Tree Canopy Coverage
-  Roads
-  Water



Source: USGS NLCD, 2021

## Public Utilities

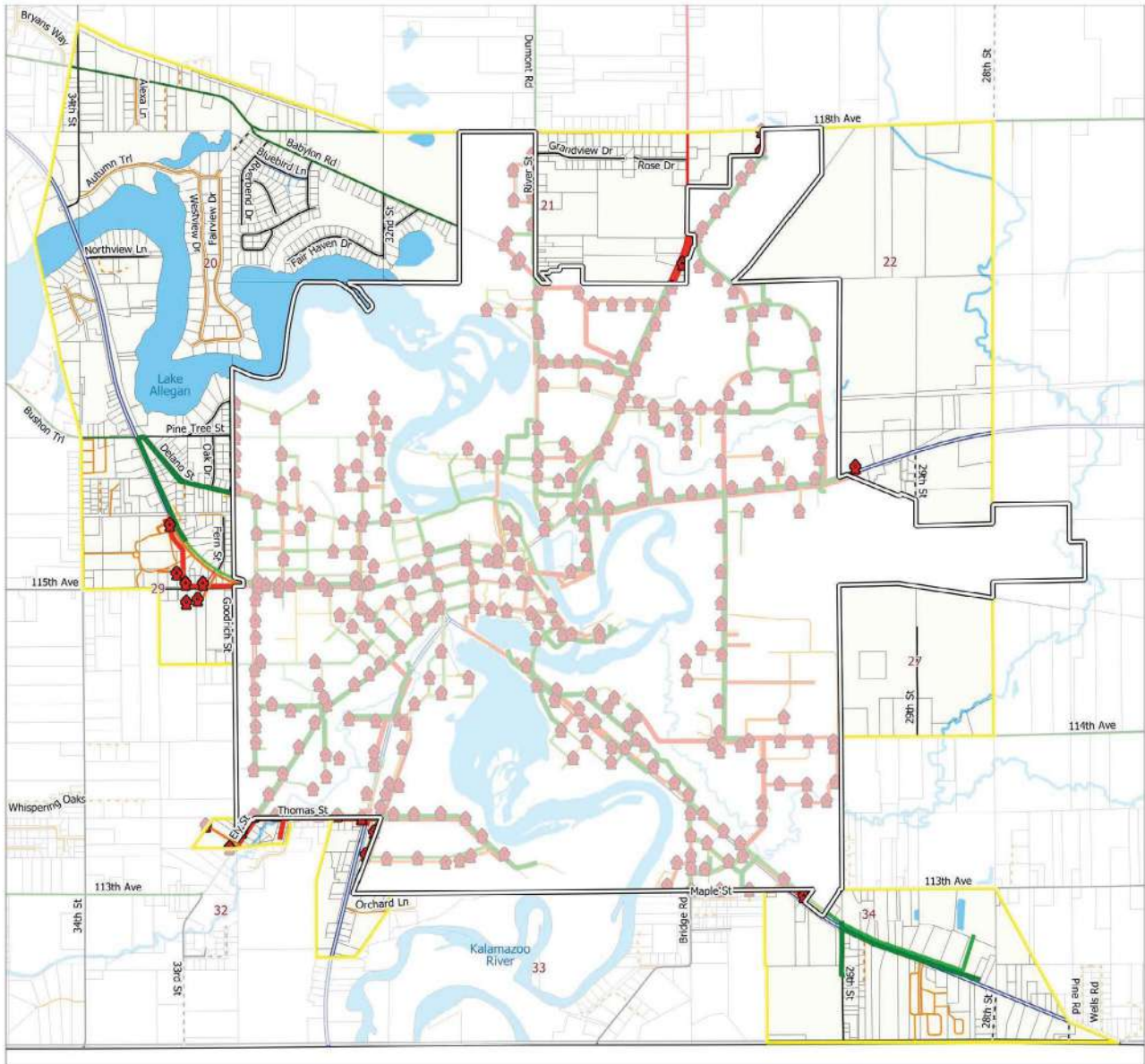
Public utilities, including public water and sewer, play an important role in determining the type of development that is possible within a community. Multifamily housing (i.e. apartments, duplexes, etc.), Commercial and industrial developments are typically restricted to areas that have public utilities available. By obtaining public utilities, a community can diversify its tax base, propose denser developments, and potentially attract businesses to provide jobs for local residents. Further, sewer systems can help protect groundwater quality by reducing the need for individual septic systems.

Allegan Township currently does not operate a public water or sewer system, although the City of Allegan does provide water and sewer services in the Township. According to the City of Allegan Master Plan and the Public Works Department, its Reverse Osmosis Water Treatment Plant produces approximately 1.5 million gallons of purified water per day, and is capable of producing an additional 2 million gallons if needed.

The City of Allegan sewer system originally was built in the late 1970s but has been updated within the past decade. The Water Resource Recovery Facility handles approximately 900,000 gallons per day of sewage and has capacity for an additional 3 million gallons. Both plants are among the highest quality in the region and have additional capacity to serve the City as well as, subject to use agreements.

The commercial and industrial areas that utilize public sewer in the Township are along M-40 north and M-89 east. Residential areas that utilize the water system are located along Delano Street. In 2018 the City extended water mains along M-89, 29th Street, and Jeffries Drive in concert with the Environmental Protection Agency to replace contaminated wells in the area. Most recently both water and sewer lines were extended into the Township to accommodate the construction of The Allegan Elementary School, which will combine all elementary buildings into a single campus adjacent to LE White Middle School beginning in fall of 2026.

The Miner Lake Association in conjunction with Allegan Township, Allegan County, and the City of Allegan are actively seeking solutions to deliver sewer services to the lakeshore properties of Miner Lake, including traditional sewer service delivered to the City of Allegan Wastewater Treatment Plant (WWT), step systems with effluent delivered to the Allegan WWT, and step systems with effluent treated in a community system.



Map 1-6. Utilities Map.

**LEGEND**

- Parcels
- Municipal Boundary
- Roads
- Water

**Water and Sewer Utilities**

**Water Mains (Diameter in inches)**

- 5 or fewer inches
- 6 - 7 inches
- 8 - 11 inches
- 12 or more inches

**Sewage Mains (Diameter in inches)**

- 5 or fewer inches
- 6 - 7 inches
- 8 - 11 inches
- 12 or more inches

- Utility Service Boundary
- Fire Hydrants

0 0.5 1 mi



Source: City of Allean DPW, 2023



# POPULATION

Just as critical to the formulation of a community's future as its natural and built environment is its people. Accurately predicting the issues and needs of the future is largely dependent upon the demographics of today. Many aspects of a community's health can be quantized with publicly available data and studied for patterns and trends.

Much of the following demographic information is sourced from the U.S. Census Bureau. Their primary means of collecting large quantities of robust data is the decennial census, performed once every decade. However, to collect information in the periods between, they distribute the American Community Survey. This tool generates data on a wider variety of topics than the Decennial Census with an annual frequency in many places. This is accomplished by sacrificing the robust nature of the Census through the use of smaller sample sizes. The resulting product has larger margins of error for which inquirers must account than the Census, but provides valuable insight into the years between Census distribution.

## Population

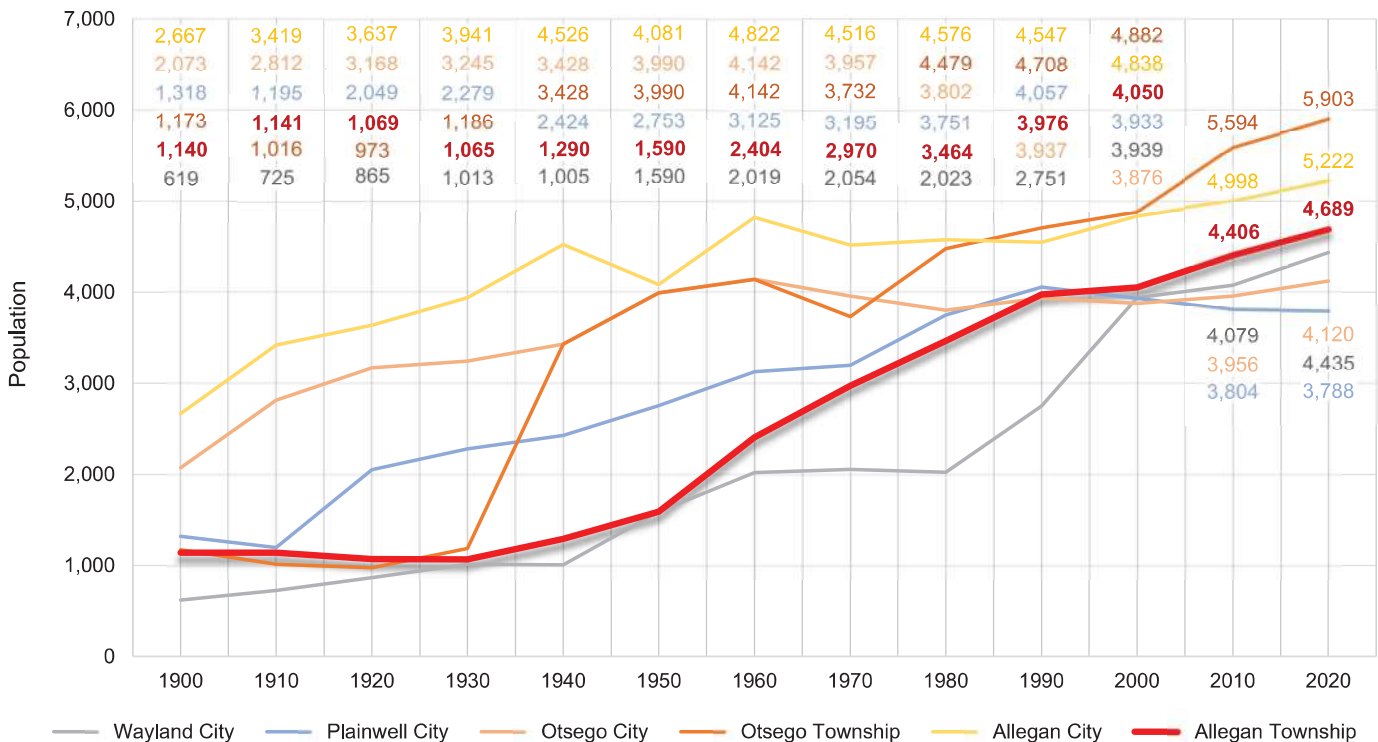
Figure 2-1 on the following page illustrates Allegan Township and several of its contemporaries' population growth over the last century. The most comparable of these to the Township in 1900 were the cities of Plainwell and Wayland and Otsego Township, all within approximately 500 residents of each other. These populations fluctuated vastly throughout the twentieth century, but largely came back together by the turn of the twenty-first century. As of 2020, Allegan Township had an estimated 4,689 residents, while Wayland and Plainwell Cities had 4,435 and 3,788 residents, accordingly.

Otsego Township, however, underwent immense growth during the 1930s and slight contraction in the 1960s, but overall maintained its larger population up through 2020, whereby it had the largest population of those measured at 5,903 residents. The City of Allegan, constituting much of the commercial and cultural hub of the surrounding Township, started the twentieth century as the largest measured municipality at over 2,500 residents. Its growth was modest by comparison, reporting just 5,222 residents in 2020.

As much of the Township's population patterns are inherently affected by those of the City, one may notice that as the City of Allegan's population growth stagnated and slowed from 1940 onward, Allegan Township's accelerated over that same period, mimicking the wider trend of suburbanization seen across America at the time.

In summary, the Township underwent a population increase of over 600 residents since 2000, weathering such economic crises as the 2008 recession and beginning stages of the COVID-19 pandemic without much effect, suggesting a sturdy resilience to financial volatility. Population projections are further illustrated in Figure 2-2.

Figure 2-1. Population, 1900 — 2020.



Source: U.S. Census Bureau, Decennial Census

## Population Projections

Population projections are provided by the West Michigan Regional Planning Commission (WMRPC) and provide insight as to what the Township might expect in the decades to come. The projections in question were made prior to the publishing of the 2020 Census. As such these predictions are slightly dated, referring to 2020 as a decade for which population must be projected, despite it having already been unambiguously measured in the 2020 Decennial Census. However, this anachronism provides a unique opportunity for the Township to gauge the accuracy of the coming projections, such as those for 2030 and 2040, by comparing how close the 2020 projection was to that measured during the Census.

As Figure 2-2 shows on the following page, Allegan Township’s 2020 population was projected to reach 4,756 residents. Figure 2-1 above confirms that the actual population, measured as accurately as contemporary methods allow, was instead 4,689—a discrepancy of just 67 residents. This can otherwise be considered an insignificant error of just ±1.42%. The Township can thereby expect with reasonable confidence that, barring the occurrence of unforeseeable future crises, WMRPC’s projections for 2030 and 2040 are likely to be accurate to within a similar degree, extrapolated as necessary.

**Table 2-1. West Michigan Regional Planning Commission (WMRPC) Population Projection.**

	2010 Population	2020 Population Projection	2030 Population Projection	2040 Population Projection
<b>Allegan Township</b>	4,406	4,756	5,106	5,496
<b>Allegan County</b>	111,408	123,454	135,498	149,378

\* From the WMRPC: Projections are based on trends (10, 20, 30, and 40-year percent and numeric changes) and may not be the best indicator of a community’s future.

\*\* The WMRPC does not project Township or County population through 2050. This figure results from an extrapolation of the rates of growth projected from 2020 through 2040 for another ten years.

Source: West Michigan Regional Planning Commission (WMRPC)

### *Growth Rate Method*

The Growth Rate (or geometric) method projects future population growth or decline based on the rate of growth in the Township in the past. Utilizing the growth rate method, the following assumes that growth in the future will occur at the same average rate as has occurred annually between 1990 and 2020. Using a longer-term time frame for the analysis, it is possible to mitigate the effects of temporary “boom and bust” cycles in homebuilding. According to the U.S. Census, the population of Allegan Township grew from 3,976 persons in 1990 to 4,689 in 2020. This illustrates a total rate of growth of 28.8% over forty years or a compounded annual growth rate (CAGR) of 0.76%. Assuming the average rate of growth continues, using this method results in a population of 5,884 persons in 2050.

This method does not take into account changes in rates of growth, instead assuming that fluctuations in growth margins will all average out over a long enough frame of reference. This methodology, however, can neglect the implications of recent population trends by weighing recent decades as heavily as past decades. As such, the Township may note that the rate of increase decreased to 6.0% between 2010 and 2020 from 8.1% between 2000 and 2010. Whether this decline in growth margins continues amid declining fertility rates (down 7.8 Michigan births from 60.0 births per 1,000 women in 2013 to 52.2 births per 1,000 women in 2023<sup>1</sup>) and housing affordability concerns remains to be seen.

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1 CDC, National Center for Health Statistics (NCHS), 2023.

Table 2.2 illustrates the Growth Rate Method of projection on the following page.

**Table 2-2. Population Projection via Growth Rate Method.**

	1990	2000	2010	2020	Projection	2030	2040	2050
<b>Allegan Township Population</b>	3,976	4,050	4,406	4,689			5,058	5,456
<b>Rate of Change (%)</b>	-	+1.8%	+8.1%	+6.0%		Average CAGR: +0.76%		

Source: U.S. Census Bureau, Decennial Census

### *Arithmetic Method*

The Arithmetic Method is similar to the growth rate method in that population projections are based on growth that occurred in preceding decades. This method, however, bases population growth on the overall average increase in the number of persons per year, rather than on growth rates themselves. The following projections are based on the average increase of 31 persons annually between 1980 and 2020 in Allegan Township, based on the U.S. Census.

This method, like the growth rate method, also weighs each reporting period equally in its average, making it likewise susceptible to negating early warning signs in recent trends. However, this same trait insulates it from superficial population and economic shocks.

**Table 2-3. Population Projection via Arithmetic Method.**

	1990	2000	2010	2020	Projection	2030	2040	2050
<b>Allegan Township Population</b>	3,976	4,050	4,406	4,689			4,927	5,165
<b>Rate of Change</b>	-	+74	+356	+283		Avg. Yearly Growth: +23.8 persons		

Source: U.S. Census Bureau, Decennial Census

### *Building Permit Method*

The Building Permit method may be the most reliable projection method because it portrays the growth based on current building permit data. Since 2015 the Township has averaged about 26 permits per year.\* Assuming that the patterns of the recent past are to continue, it is possible to project population based on the rate of new home construction. According to the U.S. Census, there were 2002 households in the Township in 2020. This yields an average household size of 2.34 persons. If the Township is to add 26 homes per year with each home accounting for 2.34 persons, then each

year the Township’s population will grow by about 61 persons annually. The following table projects the implications in terms of population growth.

**Table 2-4. Population Projection via Building Permit Method.**

	Average Permits Issued per Year	Persons per Household	2020	2030	2040	2050
<b>Allegan Township Population</b>	16.25 permits per year*	2.41	4,689	5,080	5,472	5,864

\* Based on sample from January 2015 – September 2024 as provided by Professional Code Inspections of Michigan, Inc.

Source: U.S. Census Bureau, Decennial Census

*Population Projection Summary*

The anticipated population levels for the Township using each of the population techniques are summarized below. By averaging the results of these methods, it is reasonable to predict that the population will approach approximately 4,719 by the year 2030 and almost 5,377 by 2050.

**Table 2-5. Population Projection Methods Summary.**

	2020	2030	2040	2050
<b>WMRPC</b>	4,689	5,106	5,496	-
<b>Growth Rate</b>	4,689	5,058	5,456	5,884
<b>Arithmetic</b>	4,689	4,927	5,165	5,403
<b>Building Permits</b>	4,689	5,080	5,472	5,864
<b>Average</b>	-	5,043	5,397	5,717

Source: U.S. Census Bureau, Decennial Census; West Michigan Regional Planning Commission (WMRPC)

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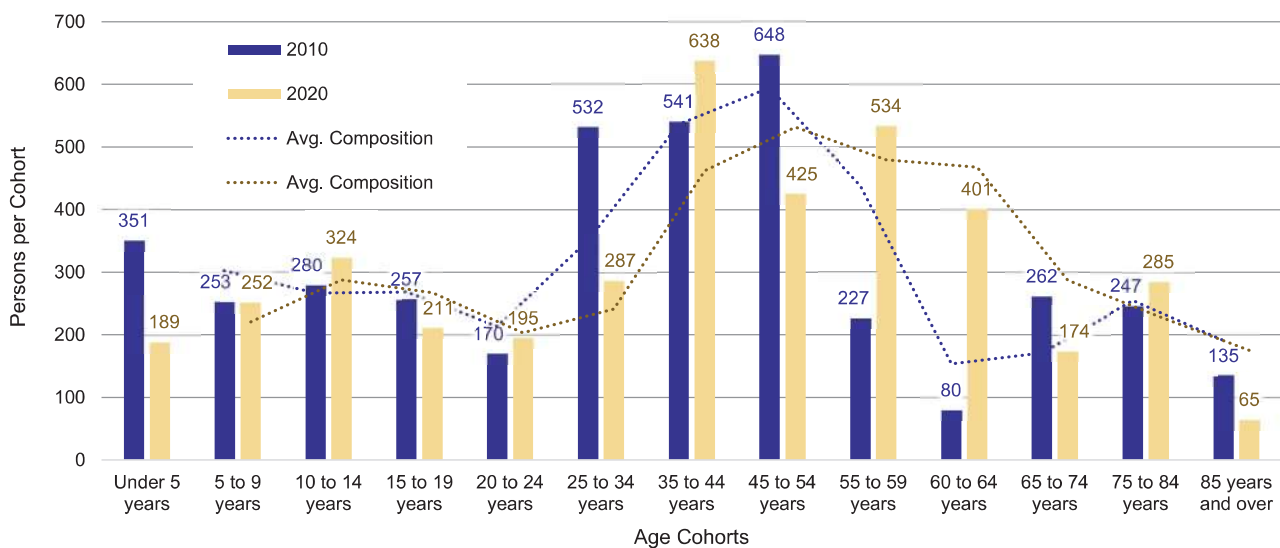
# HOUSING, INCOME, AND ECONOMIC DEVELOPMENT

Analyzing socioeconomic data such as age, race, income, and employment provides insight into the culture and development opportunities present in Allegan Township. This chapter identifies trends in the types of residents and lifestyles that have impacted the Township over the years to better inform future policies.

## Age Groups

The 2020 Census reports that the current median age for Allegan Township is 43.6 years, as compared to 39 years old in 2000, whereas the median age for Allegan County was reported to be 39.2 years and the State of Michigan 38.9 years in the 2010 Census. This fact, together with the trends illustrated in Table 2-3 and Figure 2-1, indicates that the Township’s population is aging more rapidly than the County and State. This demographic shift suggests that as families and residents age, future land use plans and community services will need to account for their changing needs.

Figure 3-1. Age Distribution, 2010 and 2020.

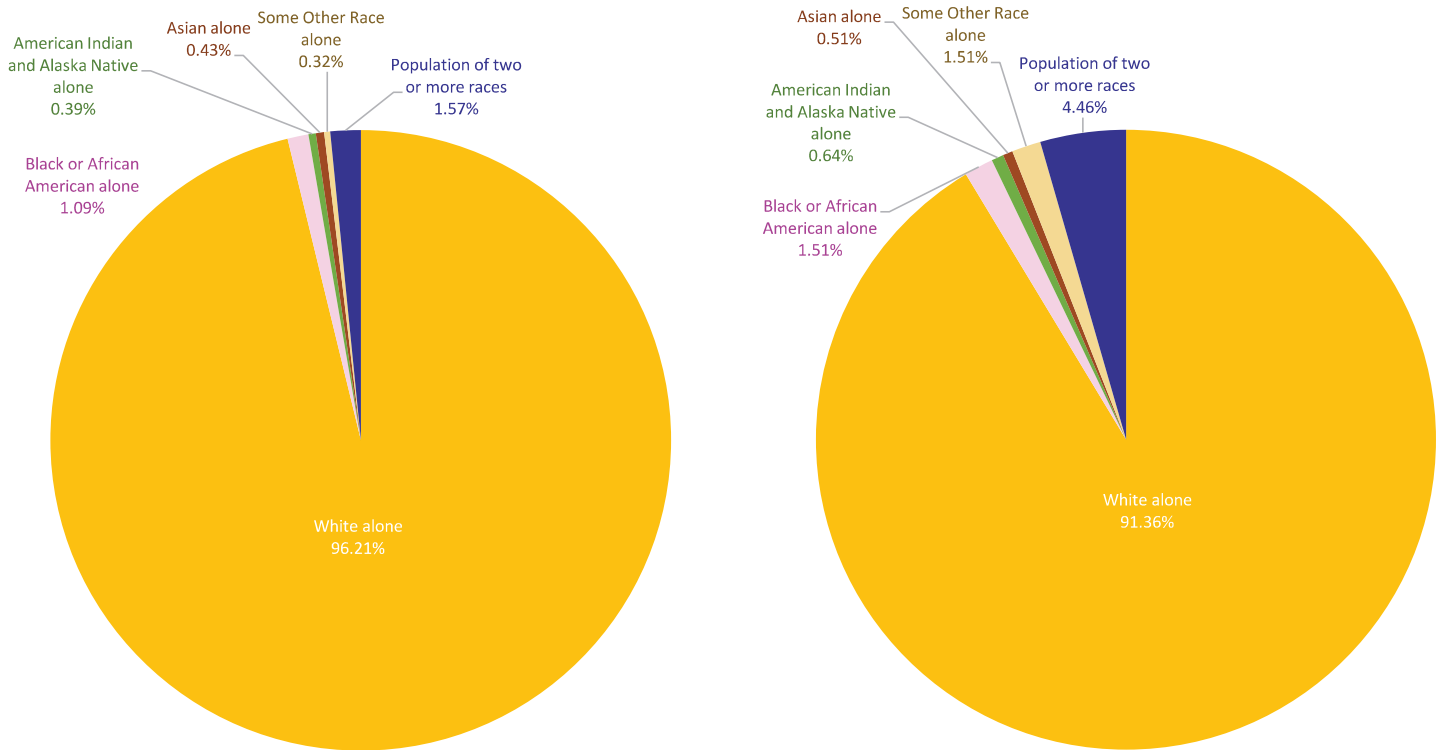


Source: U.S. Census Bureau, American Community Survey 5-Year Estimate

# Racial Composition

The overall population of the Township continues to be generally homogeneous, with those identifying as white alone comprising over ninety percent. The Township experienced a slight increase in those who identify as being not white alone between 2010 and 2020, with the largest increase being those who identify as two or more races by 2.89 percent. While the Township likely underwent the slight racial change over the previous decade as indicated, the available census data does not take into account those who previously identified as a single race who now identify as bi- or multiracial. The rising relevance of racial and identity politics in the 2010s may have influenced these numbers as respondents who previously only identified as a single race became increasingly aware that they may wish to and were provided the means to identify as bi- or multiracial.

Figure 3-2. Racial Distribution, 2010 and 2020.



Source: U.S. Census Bureau, American Community Survey 5-Year Estimate

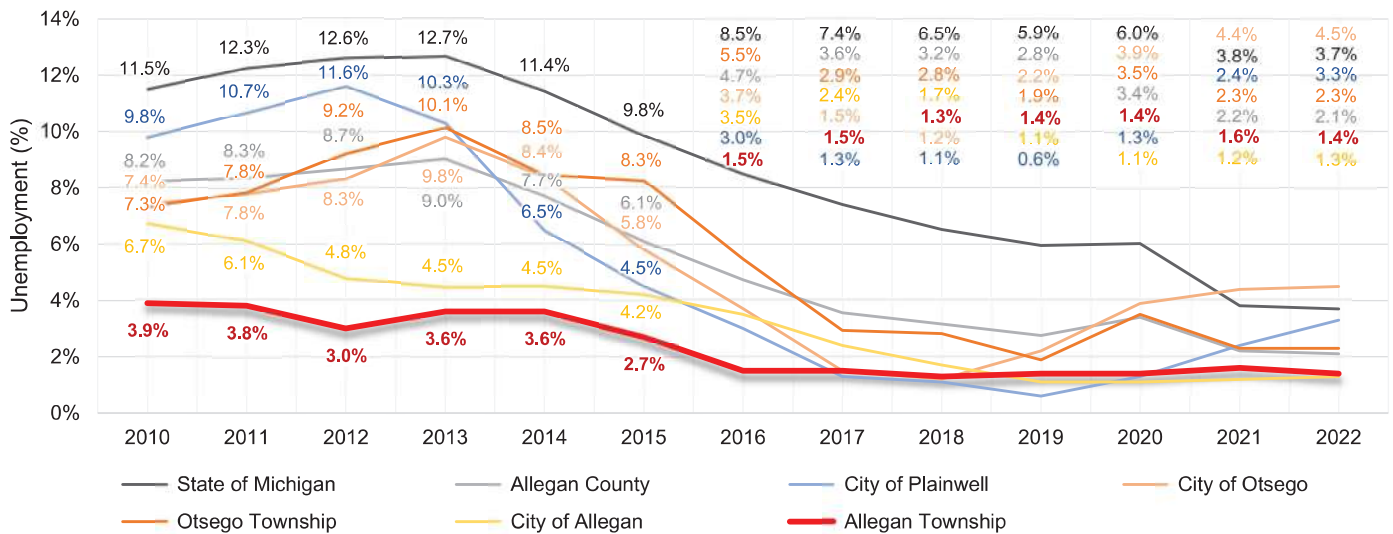
# Income and Employment

## Unemployment

From at least 2010, Allegan Township has maintained a low level of unemployment, having since that year never seen a rate above four percent. This is especially unique among

the other measured municipalities as many other American communities faced turbulent and high levels of unemployment in the early 2010s. Figure 3-3 on the following page indicates that unemployment levels began to drop across the State in approximately 2013, with significant acceleration in 2016. Allegan Township has since maintained among the lowest of the measured communities at approximately 1.5 percent through 2022. This translates to an approximate sixty-five percent decrease since 2010, due broadly in part to the Township and nation’s efforts to recover from the 2008 recession.

Figure 3-3. Unemployment, 2010 – 2022.



Source: U.S. Census Bureau, American Community Survey 5-Year Estimate

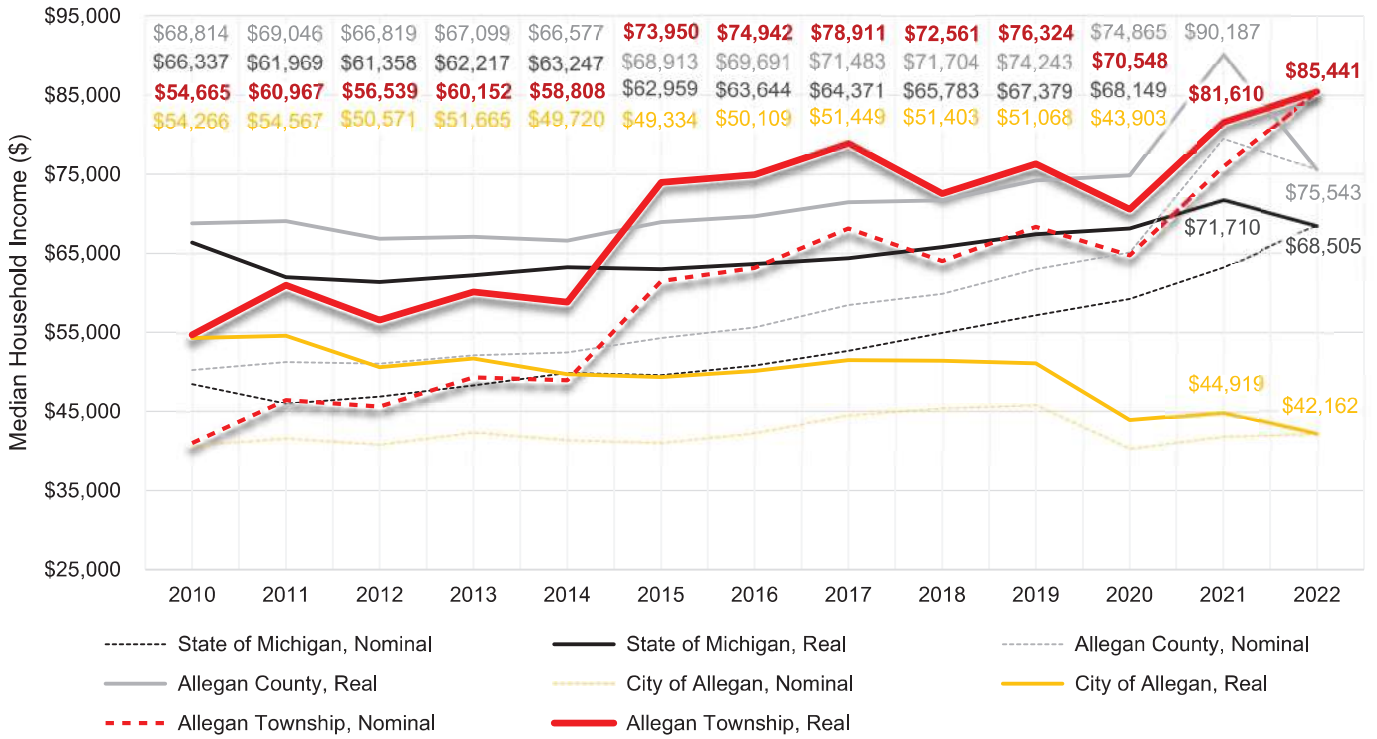
### Household Income

Figure 3-4 on the following page illustrates how median household income has historically fluctuated more in Allegan Township than in the City, County, or State. At times, it has underperformed the surrounding region (2010 to 2014), but at others, it has surpassed it (2015-2019). As of 2022, real median household income in Allegan Township surpasses that of the City, County, and State at \$85,441, constituting a rise in real income of more than \$40,000.

According to the U.S. Census, Allegan Township had a real median household income of just \$54,665 in 2010 (adjusted for 2022 dollar value). By comparison, Allegan County had a real median household income of \$68,814, while the State of Michigan median was \$66,337. However, equally worth noting is that over the same period that the Township, County, and State experienced significant increases in real median household income, the City of Allegan experienced a decrease of nearly \$12,000, declining from \$54,226 in 2010 to just \$42,162 in 2022. As the City plays a vital cultural and economic role in the composition of Allegan

Township’s identity, the wellbeing of the City and its residents may have significant impacts on the Township.

Figure 3-4. Median Household Income, 2010 — 2022 (2022 inflation-adjusted value).



Source: U.S. Census Bureau, American Community Survey 5-Year Estimate

### Employment by Industry

Table 3-1 and Figure 3-5 on the following page illustrate the distribution of employment within the Township among census-designated industries.

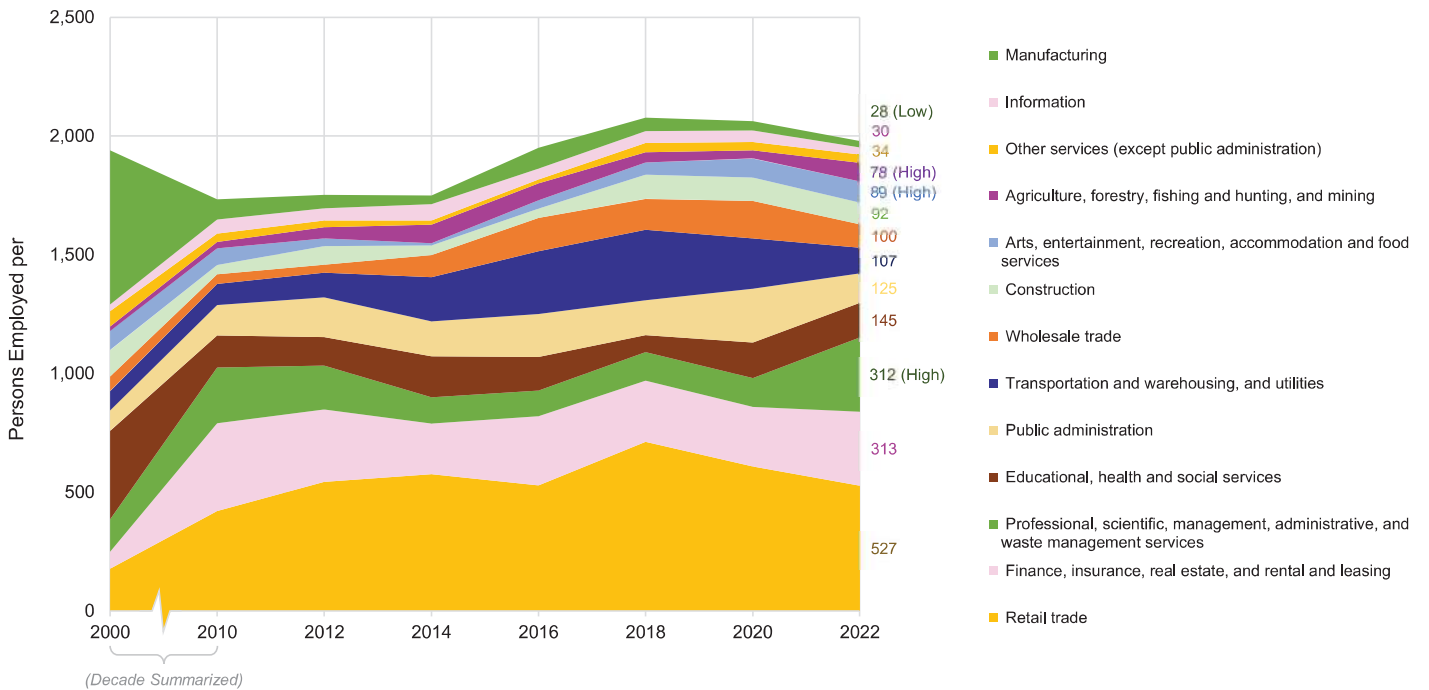
The majority of positions held by Township residents have shifted in the past two decades away from construction and manufacturing trades toward public administration and financial and real estate sectors. Retail, education, and professional careers remain robust in the area, and construction jobs have made a rebound as the market recovered from the Great Recession.

Table 3-1. Employment by Industry, 2000 — 2022.

Industry	2000	2010	2012	2014	2016	2018	2020	2022
<b>Employment Totals</b>	<b>1,939</b>	<b>1,732</b>	<b>1,753</b>	<b>1,750</b>	<b>1,950</b>	<b>2,077</b>	<b>2,062</b>	<b>1,980</b>
Manufacturing	648	83	57	37	87	56	39	28
Information	29	61	52	69	46	51	49	30
Other services (except public administration)	64	34	28	17	17	38	34	34
Agriculture, forestry, fishing and hunting, and mining	19	27	48	78	71	43	35	78
Arts, entertainment, recreation, accommodation and food services	80	70	32	9	34	52	81	89
Construction	112	40	77	41	40	102	97	92
Wholesale trade	61	40	34	94	140	130	158	100
Transportation and warehousing, and utilities	81	88	104	185	265	296	212	107
Public administration	86	129	167	147	181	148	227	125
Educational, health and social services	373	135	122	173	140	71	150	145
Professional, scientific, management, administrative, and waste management services	136	235	183	111	110	120	120	312
Finance, insurance, real estate, and rental and leasing	72	369	305	213	290	258	251	313
Retail trade	178	421	544	576	529	712	609	527

Source: U.S. Census Bureau, American Community Survey 5-Year Estimate; Decennial Census

Figure 3-5. Employment by Industry, 2010 — 2022 (with 2000 for reference).



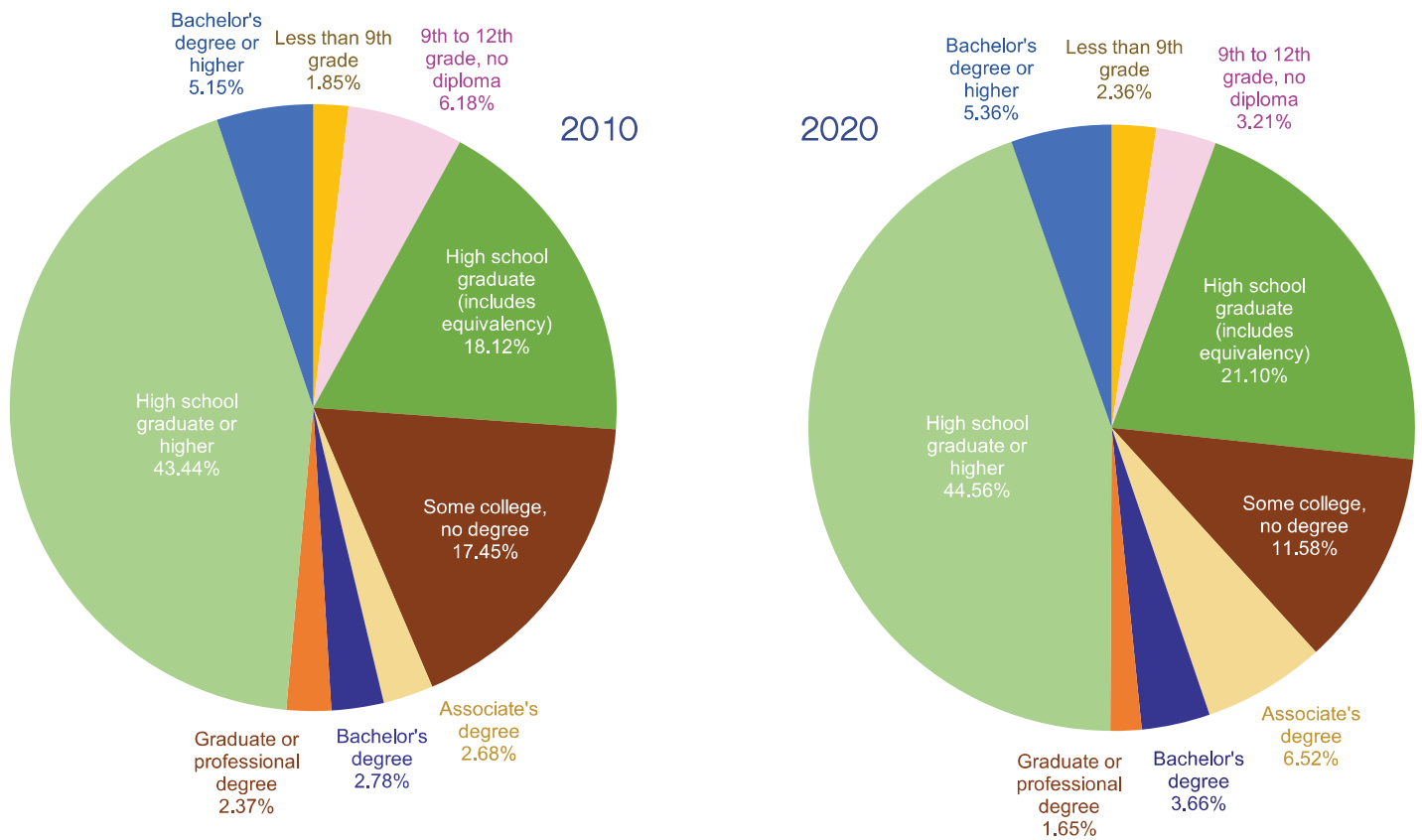
Source: U.S. Census Bureau, American Community Survey 5-Year Estimate; Decennial Census

# Education Rates

## Education Rates

Education rates of the population in the Township have declined over the decade between 2010 and 2020. Less of the population by percentage has graduated high school obtained a GED; and holders of associate and bachelor’s degrees have also diminished slightly. More students have attempted higher education, and more students who have successfully completed undergraduate degrees have gone on to further advanced educational achievements. This education gap is similar to that taking place across the state and nation as the “college track” is becoming less imprinted on students in favor of training for specialized trades and fields. The ever-increasing cost of tuition is likely affecting the number of students heading directly to a two- or four-year institution immediately following high school graduation.

Figure 3-6. Education Distribution, 2010 and 2020.



Source: U.S. Census Bureau, American Community Survey 5-Year Estimate; Decennial Census

## Opportunities

The Allegan Public School District (APSD), the Allegan Area Educational Service Agency (AAESA) and the Allegan County Area Technical & Education Center serve the entire Township. Currently, several schools are located in the Township while the ACATEC lies within the City of Allegan along with various elementary schools. The APSD however is undergoing a restructuring that will consolidate all APS elementaries into one campus, simply called “Allegan Elementary School”. The new campus is targeted for occupancy for the 2026–2027 school year.

Lake Michigan College is an accredited 2 year college that offers Associates Degrees and training certificates for college level students, as well as dual–enrollment opportunities for k–12 students, allowing for a student to graduate high school and earn an associates degree by taking a fifth year of high school. Allegan Public Schools and AAESA both partner with Lake Michigan College to offer these opportunities to Township residents.

## Housing Characteristics

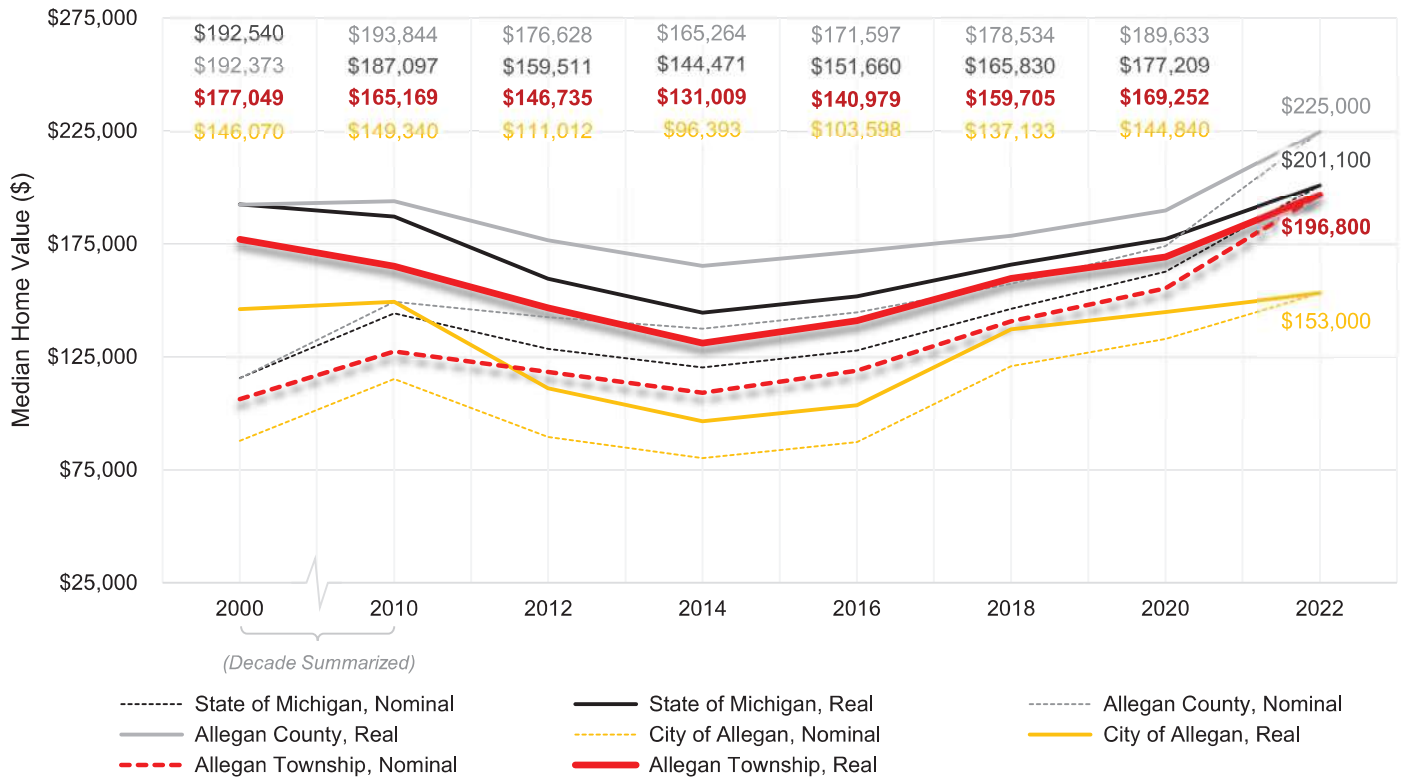
### *Housing Value*

Despite the Great Recession, median home values have continued to rise, and the COVID–19 Pandemic tightened the market considerably, thereby increasing values at a much greater rate than originally projected. Figure 3–6 illustrates the real and nominal home values from 2000 through 2022. Real property values are values that reflect inflation and are calculated into “today’s dollars”, while Nominal property values are the non–adjusted actual dollar value. An example of the difference between Real and Nominal values might be:

*“In 1995, the real average price for a gallon of milk was \$4.75 per gallon. In 2022, it was approximately \$4.10 per gallon. The nominal price was \$2.50 per gallon in 1995, as opposed to \$4.10 in 2022.”*

In comparison to the county and state, Allegan Township’s real median housing value rose approximately \$20,000, however considering that during the peak of the great recession those values dipped to approximately \$37,000 below 2022’s values, showing a steady recovery and increase which closely mirrors that of both Allegan County and the State of Michigan, overall. A look at the nominal timelines reveals similar patterns, but are more exaggerated showing the fluctuation in market and dollar values.

Figure 3-7. Median Home Value, 2010 – 2022 (with 2000 for reference).

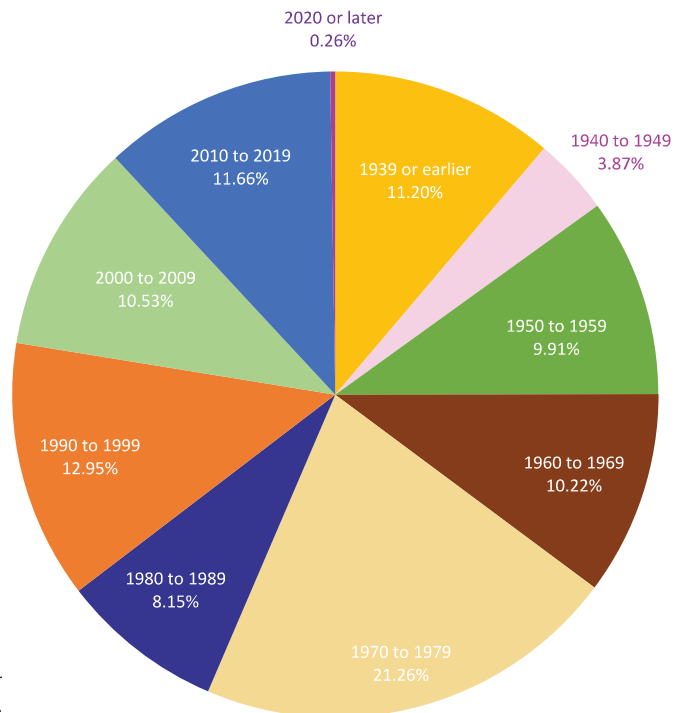


Source: U.S. Census Bureau, American Community Survey 5-Year Estimate; Decennial Census

### Housing Stock Age

Allegan has a wide variety of housing. A look at Figure 3-8 shows that since 1950, when suburban development became a popular trend, development has been fairly stable. The exception to the overall steady increase was during the 1970's as the baby boomer generation was coming into the age of independence and creating additional need for housing, which is aligned with that of the nation overall.

Figure 3-8. Housing Stock Age.

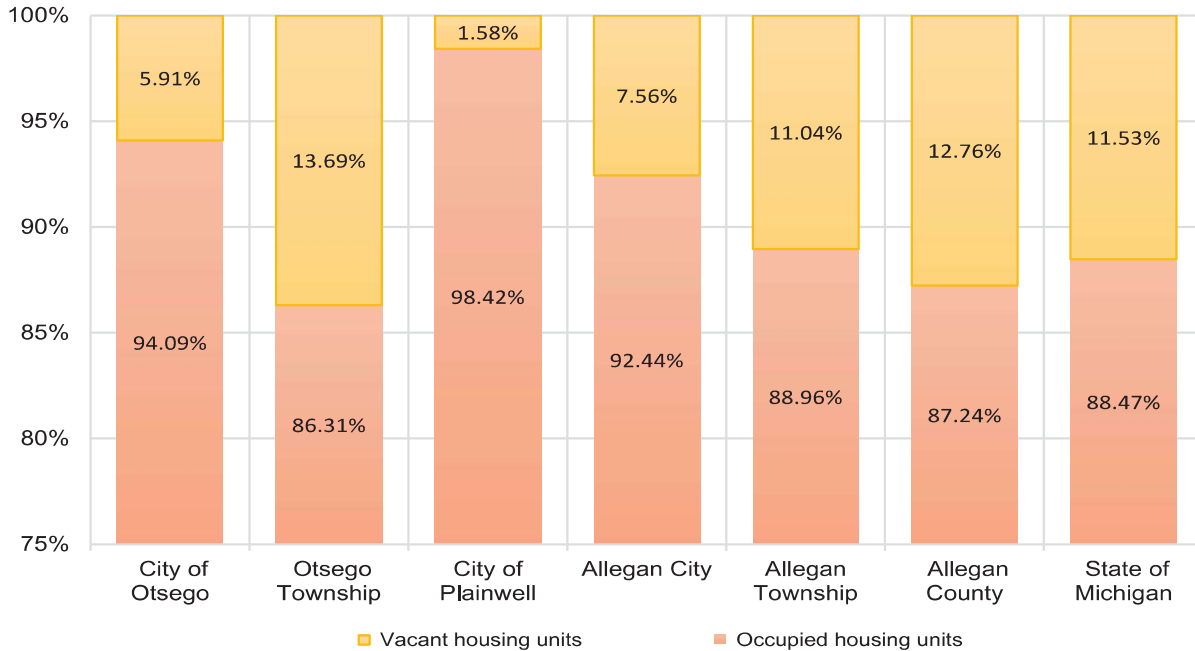


Source: U.S. Census Bureau, American Community Survey 5-Year Estimate; Decennial Census

## Housing Occupancy

As of 2022, the Township hosted 2,002 housing units, 1,764 of which were occupied. The 238 vacant housing units comprise 11.04% of the overall dwelling units, which is higher than that within the Cities of Allegan (7.56%), Plainwell (1.58%), and Otsego (5.91%), but lower than that of Otsego Township (13.69%) and Allegan County (12.76%) and nearly equal to that of the State at large (11.53%) (Figure 3-9 below).

Figure 3-9. Occupancy by Jurisdiction, 2022.



Source: U.S. Census Bureau, American Community Survey 5-Year Estimate; Decennial Census

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# DEVELOPMENT PATTERNS

Allegan Township was originally laid out as a standard “six-by-six” Township with a total land area of approximately thirty-six square miles, or 23,040 acres. The City of Allegan has developed in the southern third of the Township and now covers approximately 4.2 square miles, leaving the Township with a net area of near 32 square miles, or approximately 20,416 acres.

The Township is located in central Allegan County, about sixteen miles inland from the Lake Michigan shoreline. In addition to the Township of Allegan, the Township’s neighbors include Watson Township to the east, Trowbridge Township to the south, Valley Township to the west, and Monterey Township to the north.

## Land Use

### *Agricultural*

As is apparent from the Land Use Map, the most predominate current land cover designation is agriculture, comprising more than one-third of the Township. This is followed by a substantial amount of herbaceous and shrubland (3,800 acres) and forests (3,365 acres). The combined total of forests, open lands, wetlands and surface water comprise the undeveloped land uses in the Township and account for about 10,067 acres, or about one-half of the land area. When the agricultural lands are added, nearly 18,000 acres of the Township, or about 88%, remains in a rural or undeveloped state.

In terms of the distribution of land uses, agriculture is the predominate use in the northeastern quarter of the Township, with other significant areas found in the southeast. This is consistent with the location of the prime farmlands in the Township. Significant portions of Sections 9, 10, 11, 12, 14, 15, 22, 23, 24 and 25 are characterized by large areas of prime farmland. A large forested area is evident in the southwest portion of the Township in Sections 19, 30, 31 and 32. Portions of this area are included in the Allegan State Game Area, which extends both to the north and west of the Township.

## Residential

Residential land uses are prevalent around the City of Allegan and along many of the County primary roads. In addition, much of the shoreline of Miner Lake and Lake Allegan are developed in residential uses. Significant areas of wetlands exist in the vicinity of Dumont Lake and Wetmore Lake in the northern portion of the Township as well as along the eastern shore of Miner Lake along the eastern boundary.

## Commercial

With the exception of the Allegan County Service Center in Section 5, and a small area along M-89 west of the City, virtually all commercial land uses to serve the community are located in the City of Allegan. Industrial land uses in the Township are found along M-89 east of the City, along 116th Avenue, near the Airport and along Babylon Road, northwest of the City.

## Recreational

Allegan Township hosts one County Park, Littlejohn Lake County Park, in its southwest corner around the titular Littlejohn Lake. Allegan County lists as its amenities fishing sites, nature trails, handicap-accessible pavillions for 150 occupants, a playground, beach, and various ball fields and courts.

The south shore of Dumont Lake hosts the Dumont Lake public boat launch with parking availability for seven boat trailers. Just across the water lies Dumont Lake County Park on the southernmost border of Monterey Township, accessible through nearby 30th Street and Dumont Lake Road.



Allegan Mountain Bike Trail truss bridge, courtesy of Tom Slocum, 2025.



Allegan Mountain Bike Trail sign courtesy of Tom Slocum, 2025.

The Township also shares access to many assets near or within the City of Allegan borders. The most spacious of these is the Allegan Sports & Wellness Complex, under ownership and authority of the City, but located entirely within Township jurisdiction. The City lists as its amenities a paved walking trail, pavillions, a playground, and an assortment of ball fields and sports facilities.

The Township also shares borders with the land dedicated for the Allegan Mountain Bike & Hiking Trail, a three-mile loop of off-road trails situated between Hooker Road (114th Avenue) and Lincoln Road (M-89) and straddling the Rossman Creek with a scenic 45-foot truss bridge.

## *Institutional*

Allegan Township is home to several institutional land uses. These uses include the Allegan County Technical Center on 116th Avenue, the Allegan County Service Center in Section 5 and three schools. One of these schools, Pine Trails Elementary along Bridge Road south of Marshall Street, is scheduled to be shut down upon completion of a new consolidated elementary school. Padgham Field is the Allegan County Airport and it is located on lands within the City adjoining the Township.

The County Service Center includes a range of office and institutional services. These include an extended-care medical facility for the elderly, a County Health Department facility, a Mental Health Department, the Allegan County Youth Home (residential juvenile corrections facility), an animal shelter, and a variety of maintenance and storage buildings. The State of Michigan utilizes a portion of the facility for the Family Independence Agency. The Allegan County Health Department and a new 911 facility were both completed in 2002.

In 2024 the County relocated additional services to the complex due to space constraints at the County Courthouse building within the City, including the Register of Deeds office. The entire County complex is served by a small water and sewer system.

## **Development Patterns**

Map 4-1 on the following page illustrates the natural and improved composition of Township lands. As mentioned previously, an abundance of land dedicated to cultivation and pasture dominate the northeast half of the Township. Likewise, the southwest half comprises a majority of deciduous woodland and, therefore, infrastructural improvements. The reason for this divide is evident in Maps 1-2 and 1-3, Soils and Prime Farmland, respectively, wherein a distinct division of sandy Oakville soils (unsuitable for prime agriculture) and loamier Marlette-Capac-Metea and Capac-Rimer-Pipestone soils (more suitable for prime agriculture) is reflected.

Around the Township's various water bodies, concentrated buildups of residential improvement carve roads around and through woody wetlands. The presence of these features again illustrates the soils on which they sit, retaining more water than those to the southeast, making them inherently less suitable for large-scale development and more suitable for certain agricultural practices.



# TRANSPORTATION

Transportation linkages between Allegan Township and the remainder of the community are fairly extensive. Three state highways (M-89, M-40 and M-222) converge on the community, intersecting in the City of Allegan. The arterial road network is laid out in a traditional grid pattern on section and half-section line intervals, with numerous collector and local streets adjoining as appropriate. Internal circulation within subdivisions and residential neighborhoods is generally accomplished on paved and fully improved streets.

The community lies about six miles west of US-131, a primary limited access expressway running north and south through the western portion of Michigan. US-131 provides rapid connections from the Michigan's southern border to Petoskey on the north, and it links the metropolitan areas surrounding Kalamazoo, Grand Rapids and Cadillac. It also provides interchanges with I-94, I-96, I-196 and M-6 resulting in high-speed and efficient connections to the east and west. Within the Township, US-131 may be accessed along 116th Avenue (M-222), and M-89. About sixteen miles to the west of Allegan Township, US-31/I-96 may be reached via M-89. US-31/I-196 parallels the Lake Michigan shoreline and connects to I-94 at Benton Harbor to the South and extends north through Holland, Grand Haven, Muskegon and several lakeshore communities.

Allegan Township falls within the *Grand Region 1* of the Michigan Department Transportation network. The Township was relatively excluded from direct work on M-89 from M-222 east to 29th Street as the vast majority of that stretch of road falls within City limits, however through traffic in and around the Township was impacted during the resurfacing of M-89 and the construction of a roundabout connecting M-89, M-40 and M-222 within the City of Allegan.

A review of the current *2024-2028 Five-Year Road and*

**“The MDOT Grand Region includes 13 counties with Allegan and Barry being the southernmost, then stretching along the lakeshore north to Mason, Lake, and Osceola Counties.”**

**Bridge Program** published by the Michigan Department of Transportation indicates no planned projects within the Township within the plan’s time forecast.

## Road Network

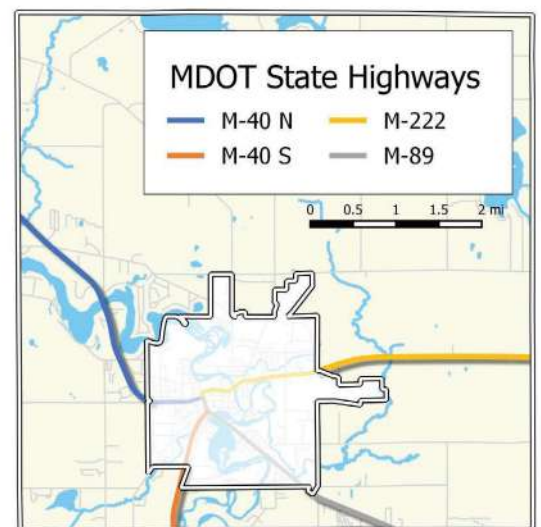
Within the Township, a network of County primary and local roads provides access to most areas of the community. There are approximately fourteen miles of paved County primary roads in the Township, including Babylon Road, Dumont Road, Monroe Road, 30th Street, and portions of 112nd and 113th Avenues. Paved County local roads, such as 26th Street, 120th, 118th, and 114th Avenues comprise over eighteen miles of the road network. The Township has been actively working with the Allegan County Road Commission to pave all of its local County roads and has made significant progress, with approximately four unpaved miles of local County roads remaining. Work continues to complete this project in coming years.

Traffic can be utilized as an indicator of growth and development. Annual average daily traffic (AADT) counts are a means of studying traffic patterns used by the Allegan County Road Commission and the Michigan Department of Transportation (MDOT) to calculate the number of vehicles passing by a certain point on a certain corridor at any given hour on any given day of the year

MDOT reports that in 2023, the AADT of Allegan Township’s three state highways was 10,817 vehicles on M-40 north of the City, 5,109 vehicles on M-40 south of the City, 13,657 vehicles on M-89, and 6,755 vehicles on M-222. These numbers have fluctuated severely in the last decade, most notably in 2012, where a series of roadwork projects heavily rerouted commuters, and in 2020, when COVID-19 quarantine requirements put fewer drivers on the road altogether. Figure 5-1 on the following page illustrates this history.

However, the long-term patterns likewise illustrated suggest that from all directions, traffic into and out of Allegan Township has remained fairly consistent since 2009. In fact, three of the four measured corridors reported a slight usage decline in the past decade, with only M-40 north of the City reporting a net gain between 2009 and 2023 of 1,130 vehicles (7.65%) or 80 per year (0.55%). As M-40 and M-89 comprise the connecting route between Holland and Otsego-Plainwell, the Township can likely expect this gradual rise in traffic to continue as these communities themselves rise in activity and population.

Contrarily, M-222 and M-40 south of the City both underwent abrupt declines during the COVID-19



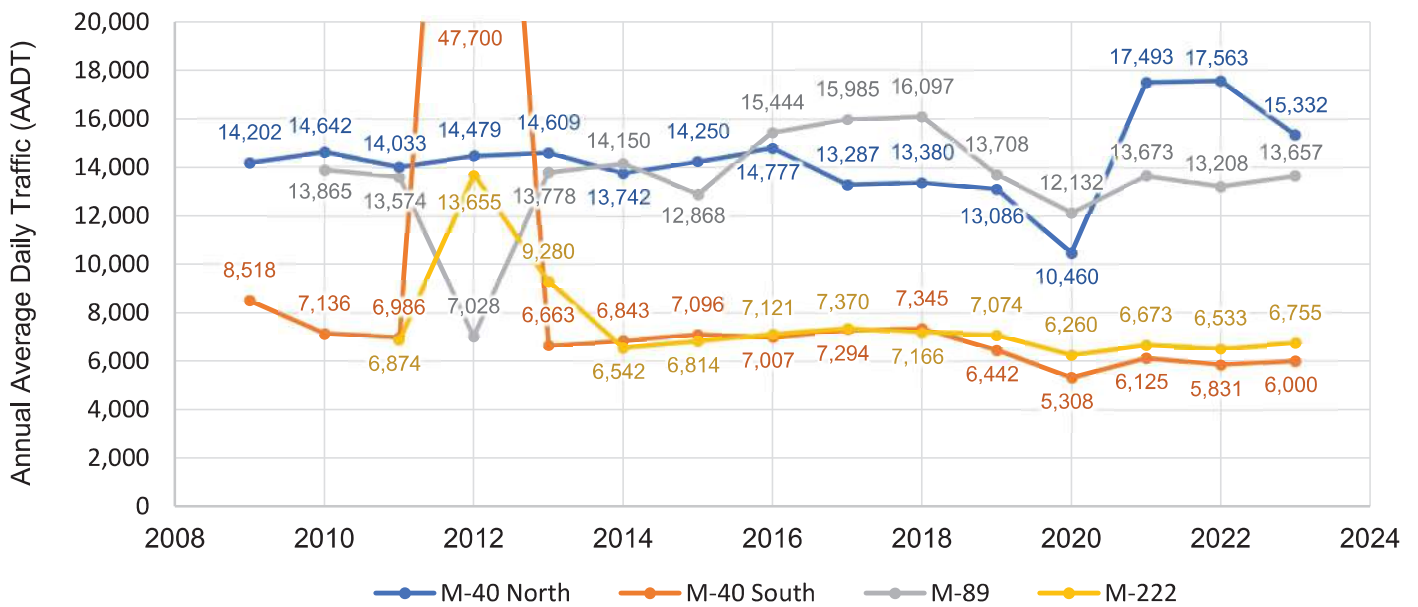
**Map 5-1. MDOT Highways.**

Source: Allegan County GIS Data Library, 2024

pandemic, nullifying the results of a similar trend of gradual growth between 2013 and 2019. Both corridors have once again begun experiencing rises in usage since 2020, though they remain markedly lower than they were in 2019 before the pandemic. Reasons for this may include population shifts during and after the pandemic or the rise in popularity of hybrid and remote work employment, bolstered by the County’s campaign to provide fiber internet options to many of its residents, itself an act influenced by the exposure of the County’s economic weaknesses by the pandemic.

**Figure 5-1. Average Annual Daily Traffic (AADT) Count, 2009 – 2023.**

Figure 5.1. Annual Average Daily Traffic (AADT) Volumes by State Highway, 2009 – 2023.



Source: MDOT, Transportation Data Management System (TDMS), 2009 – 2023.

Nonetheless, increased volumes of traffic along arterials may be anticipated with further expansion of the housing stock as builders and lawmakers attempt to remedy the post-pandemic housing crisis.

According to the Institute of Transportation Engineers (ITE), a regularly updated industry-standard tool used by planners, engineers, and developers alike, a typical single-family residence generates approximately 9.57 trips per day, shared among 2.41 persons.<sup>1</sup> As indicated in Chapter 2, the population of the Township could increase by nearly 1,000 persons or 415 additional households by the year 2040. At 9.57 trips per household per day, this would result in an additional 4,000 vehicle trips per day. These estimates do not take into account additional trips originating from outside the Township and either passing through to

<sup>1</sup> Institute of Traffic Engineers, Trip Generation, 11th Edition, 2021.

destinations elsewhere or destined for local facilities.

## Public Transit

Public transit service available to Allegan Township residents is limited to services provided by the Allegan County Transportation Services Department. The demand-response system is a service that transports seniors and the disabled County-wide based on specific user request. While this service is based in the Township and covers the entire Township, it is limited to a specific, needs-based clientele.

Private transportation options include ride share operations such as Lyft and Uber, although service is currently sparse and sporadically available. The Township has a cab service that currently consists of a single vehicle for hire. However, as populations continue to expand and become less autocratic, these services may increase to meet demand.

Intercity regional bus service is available in Holland, Plainwell, and Otsego, making connections in Kalamazoo and Grand Rapids. These are operated by Indian Trails Bus Lines and Greyhound Bus Lines.

## Air Transportation

Commercial passenger air service is available through the Gerald R. Ford International Airport and the Kalamazoo-Battle Creek International Airport. Both facilities provide daily jet and turboprop service to regional hubs in Detroit, Chicago, Pittsburgh, Cincinnati, Indianapolis, Minneapolis and Cleveland.

In addition, Padgham Field located in the City of Allegan and Tulip City Airport in Holland offer general aviation services, primarily serving corporate and recreational aviation needs. The location of Padgham Airfield, comprising the east arm of the City of Allegan municipality and several City-owned parcels in the Township, is illustrated in Map 5-2 at right.



**Map 5-2. Padgham Airfield.**

Source: Allegan County GIS Data Library, 2024

## Alternative Transportation Methods

The Township recognizes the growing importance of creating accessible routes for non-motorized transportation such as bicycle and pedestrian ways as well as accommodating the recent County-wide ordinance amendments to permit Off-road Vehicles ORVs to ride on

most public roads. The Allegan County Snowmobile ORV Association (ACSORVA) grooms approximately 100 miles of trails within the County when winter weather permits it.

While official bike lanes are not currently in existence or planned, the Township has adopted the policy of creating extra wide paved shoulders along streets as they are paved or resurfaced in an effort to allow safe passage of both motorized and non-motorized vehicles and pedestrians. Housing developments are encouraged to include pedestrian ways such as sidewalks and walking trails to provide connectivity that does not require a vehicle to promote enhanced neighborhood communities.

## Previous Planning

In 2011, the City and Township adopted the M-<https://www.cityofallegan.org/Allegan%20Airport.jpg> 89 Corridor Plan. The purpose of the plan is “to provide the framework for cooperative planning and the future development of the M-89 Corridor,” and this plan is incorporated into this Master Plan. The M-89 Corridor Plan also seeks to:

- Provide a series of development options for the roadway that allow for vehicular and pedestrian circulation.
- Discuss improvements to enhance the aesthetic character of the buildings and surrounding landscape along the Corridor;
- Establish a framework for on-going communication and cooperation between the City of Allegan and Allegan Township;
- Provide resources, additional capacity and support material(s) for the development of the Corridor; and
- Compliment the work and recommendation outlined in previous planning efforts within the community.

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# SECTION III

# MASTER PLAN

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“This section of the Plan is the culmination of the entire planning process. It includes the overall goals and objectives of the Township for future development through reviewing the existing conditions, current concerns both local and nationwide, then considering how best to position the Township for the upcoming five to twenty-five years.

Chapter 6 begins this section honing in on the goals and objectives based upon the previous chapters and public input. In Chapter 7 the future land use plan and map for the Township are presented. Finally, in Chapter 8, the Master Plan offers a framework for the implementation of the Plan.”

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# GOALS AND OBJECTIVES

The goals and objective herein have been strengthened and based on previous planning activities and public involvement efforts conducted in both past years and for this update.

As a part of the effort to develop the original version of this plan, the Allegan Township Planning Commission undertook a community-wide effort to obtain the Township residents' opinions about the preferred future of the community in 2002. Again in 2015 community input was received from the public during a community-wide open house. At that time, the overall existing policies were supports, and residents expressed interest in reviewing and updating the Zoning Ordinance, development of a non-motorized trail network, increasing access to the river, and preservation of natural features.

In 2024, feedback received through online surveys and Planning Commissioner input at the Futuring Session confirmed those same interests to remain relevant, with an emphasis placed on preservation of farmland and rural community atmosphere, while simultaneously addressing and working to overcome significant housing shortages within the Township as well as across the County, State, and Nation.

The following series of eight broad goal statements is supported by more specific objectives. This plan is founded on the policies outlined in the following statements. The goals are intended to describe a desirable end state or the condition of the Township between five and twenty-five years into the future. They are intentionally general but all are felt to be attainable through concerted effort. The objective statements tend to be more specific and may be regarded as milestones in the journey to achieve the larger goal.

## NATURAL FEATURES, OPEN SPACE, AND RECREATION

**GOAL 1:** *Allegan Township will have clean water resources, significant areas of healthy forests and open space preserved for public enjoyment and arranged in harmony with developed areas.*

OBJECTIVE A: *Cooperate with the **Allegan Conservation District** to update the inventory of areas of important woodlands and support its technical assistance programs designed to help private landowners manage their timber and wildlife resources.*

OBJECTIVE B: *Cooperate with the **Allegan Conservation District** and other such conservatory bodies to protect and preserve critical lakes and streams.*

OBJECTIVE C: *Develop and refine zoning and land use standards that will result in **gradual transitions in land use intensity** intended to support the future land use map.*

OBJECTIVE D: *Cooperate with the **Allegan County Health Department** to provide educational tools for proper care and maintenance of well and septic systems to protect area groundwater, waterways, and environmental health.*

**GOAL 2:** *Recreational opportunities in the Township will be expanded to include accessible facilities with play equipment, hard surface areas, picnic areas, and natural features.*

OBJECTIVE A: *Prepare and maintain a **Recreation Plan** to set priorities and identify resources to support parks and recreation goals, including a potential “town pavilion” recreational space upon Township property near **Township Hall** and the **Fire Department**.*

OBJECTIVE B: *Continue cooperation with the **City of Allegan**, **Allegan County**, and **Allegan Public Schools** to meet the recreational needs of area residents.*

OBJECTIVE C: *Consider requiring parks, neighborhood gathering spaces, and similar features in new developments.*

**GOAL 3:** *The residents of the Allegan community will enjoy a network of trails and safe, inviting, and unintrusive connections to local and regional natural areas and recreational facilities.*

OBJECTIVE A: *Amend the **Subdivision Control Ordinance** and/or **Zoning Ordinance** to require the inclusion of pathways throughout new development to promote pedestrian connections to services and other community neighborhoods.*

OBJECTIVE B: *Develop and implement a **trail route plan**, taking into account existing and likely emerging growth areas, existing and proposed regional trails, natural feature destinations, parks, public and quasi-public uses, and cultural venues.*

OBJECTIVE C: *Support the current **mountain bike trail** near the Allegan Sports Complex and the proposed "**A Trail Runs Through It**" mountain bike trail originating in Allegan Township and connecting to the Hamilton Community.*

OBJECTIVE D: *Explore possible funding opportunities or general resource partners such as, but not limited to, the **Michigan Natural Resources Trust Fund**, the **Allegan County Parks Department**, the **Land & Water Conservation Fund**, the **West Michigan Trails and Greenways Coalition**, and the **Michigan Trails and Greenways Alliance**.*

OBJECTIVE E: *Continue implementing **four-foot wide paved shoulders** when roads are implemented to improve nonmotorized safety along public roads.*

## FOCUS II

# UTILITIES AND INFRASTRUCTURE

**GOAL 1:** *Allegan Township will be served with efficient water and wastewater services with capacity sufficient to support areas planned for more intense growth and the Township's economic development objectives.*

**OBJECTIVE A:** *Cooperatively work with Miner Lake Property Owners Association to select an engineer and commission a study of possible solutions to the Miner Lake sewage issues. Support, enact, and install the most efficient and effective plan.*

**OBJECTIVE B:** *Create a **Special Assessment District** to recapture Township funds used to install infrastructure to complete the **Miner Lake Sewer Plan**.*

**OBJECTIVE C:** *Support the **Allegan County Broadband Initiative** in completing installation of fiber internet infrastructure along all public roads by 2026.*

## FOCUS III

# COOPERATIVE COMMUNITY PLANNING

**GOAL 1:** *Allegan Township will play a leadership role with area governments in promoting regional cooperation and mutual support between and among the communities and school districts of the County.*

**OBJECTIVE A:** *Participate in ongoing discussions with the **City of Allegan**, **Allegan County Road Commission**, **Department of Health**, and **Department of Public Works** to guide public services in accord with the Township's Master Plan.*

**OBJECTIVE B:** *Support the **Allegan County Road Commission** in implementing*

plans to assure **adequate road rights-of-way** to accommodate future transportation requirements.

**OBJECTIVE C:** *Maintain efforts to work with surrounding municipalities and regulatory agencies to address relevant **land use and regulatory matters of regional scope** such as stormwater quality, river clean up, land use conflicts, and traffic congestion.*

**OBJECTIVE D:** *Schedule meetings between the **City of Allegan** and **Allegan Township Planning Commissions** as needed to ensure an open dialogue on important issues affecting the larger community and work cooperatively toward pursuing common goals.*

**OBJECTIVE E:** *Regularly review the **Zoning Ordinance** to provide for an appropriately regulated modern use of land and to explore innovative regulatory concepts.*

## FOCUS IV

# ECONOMIC DEVELOPMENT

**GOAL 1:** *The vitality of Allegan Township will be supported through the growth of existing businesses and the addition of new businesses, resulting in a diverse local economy balanced with an expanding population.*

**OBJECTIVE A:** *Continue to support the expanded use of **Padgham Field Airport** through implementation of nearby zoning opportunities as they arise for businesses supporting the airport.*

**OBJECTIVE B:** *Continue to support and encourage use of area training and education centers for the development of skilled trades.*

**GOAL 2:** *Land use patterns and infrastructure in the Township will promote a range of quality employment opportunities.*

**OBJECTIVE A:** *Maintain and modernize regulations to govern **low-intensity home based businesses and home occupations** that strengthen communities and reduce the demand on transportation systems while maintaining the attractive residential and rural character of the Township.*

**OBJECTIVE B:** *Focus on development of commercial and industrial uses along the **M-89 and M-40 corridors** where infrastructure exists to support it.*

**OBJECTIVE C:** *Support and encourage agritourism opportunities within the Zoning Ordinance to allow for diversification of traditional agricultural uses while maintaining rural character of the community.*

## FOCUS V

# AGRICULTURAL AND RURAL PRESERVATION

**GOAL 1:** *Allegan Township will offer a variety of environments to serve all residents with attractive, efficient, and affordable homes located in safe and quiet neighborhoods, and in rural areas. Residential areas will be located in harmony with the area’s natural features and the efficient use of public infrastructure.*

**OBJECTIVE A:** *Amend the Zoning Ordinance to include more flexible housing choices to provide opportunities to add “**gentle density**” infill development without encroaching upon valuable farmland, such as, but not limited to, **Accessory Dwelling Units (“ADUs”), Farm Resorts,** etc.*

**OBJECTIVE B:** *Protect the existing character of residential areas by developing and implementing a **Short Term Rental (“STR”) Ordinance.***

**OBJECTIVE C:** *Continue to support the **PUD process** as a method for addressing nontraditional housing needs.*

## FOCUS VI

# TRAFFIC AND TRANSPORTATION

**GOAL 1:** *A safe and efficient system of roadways, public transportation, and non-motorized facilities will serve the citizens of the Township, providing effective linkages between and among neighborhoods, shopping, natural features, and employment areas.*

**OBJECTIVE A:** *Continue to work with the Allegan County Road Commission, MDOT, and other such regulatory agencies in the implementation of agency projects and goals within the Township.*

**OBJECTIVE B:** *Advocate for Township citizen and stakeholder interests as they arise in response to the actions and intents of regulatory agencies within the Township.*

## FOCUS VII

# RESIDENTIAL DEVELOPMENT

**GOAL 1:** *Allegan Township will include vibrant rural communities surrounded by healthy and sustainable agricultural enterprises.*

**OBJECTIVE A:** *Develop and implement land use programs to permit the **gradual transition of marginal agricultural lands** to more intense patterns of development in a rational and phased manner consistent with the growth objectives of the Master Plan.*

**OBJECTIVE B:** *Adopt Zoning Ordinance amendments encouraging **agritourism and rural enterprises** to allow for diversification of agricultural usage to sustain rural character and viability of agricultural uses.*

# TOWNSHIP SERVICES

**GOAL 1:** *The citizens of Allegan Township will enjoy and support the finest quality services delivered efficiently and effectively.*

OBJECTIVE A: *Provide **sufficient Township services** such as increased Township office hours, staff, and community programs as population and activity increase.*

OBJECTIVE B: *Maintain an **ongoing communication program with the citizens** of the Township to enhance public understanding and support for the financial requirements of quality public services.*

OBJECTIVE C: *Update the Township's communication efforts through the creation and utilization of an **active and interactive website** and **social media presence** to allow easy access to community information.*

OBJECTIVE D: *Continue programs serving residents in order to **streamline waste management services** through ongoing recycle programs, battery waste disposal, leaf pickup, and periodic cleanup days for large object disposal as well as partnering with Allegan County for periodic hazardous waste items.*

**GOAL 2:** *Continue partnerships with public safety officials to provide high quality emergency services.*

OBJECTIVE A: *Continue **deputy assistance services** allocated to Allegan Township.*

OBJECTIVE B: *Participate actively within the **Allegan Fire District** supporting both local and reciprocal service agreements.*

OBJECTIVE C: *Work with additional EMS service contractors to provide **redundancy of services** for increased safety.*

# FUTURE LAND USE

The Future Land Use Plan is a compilation of descriptions, recommendations and justification for future land use in Allegan Township. It serves an overall framework for the management and regulation of future development and as the basis for evaluating rezoning requests.

The Planning Enabling Act (Act 33 of 2008) as amended, specifically gives a Township Planning Commission the authority and responsibility to prepare and officially adopt a Plan. When prepared, officially adopted and maintained, this Plan should provide an advisory guide for the physical conservation of certain areas and for the development of others into the best possible living environment for present and future Township residents.

Due to the constant change in our social and economic structure and activities, the Plan must be maintained through periodic review and revision so that it reflects contemporary trends while maintaining long range goals.

The Future Land Use Plan is general in scope. It is not in most cases intended to establish precise boundaries of land use or exact locations of future uses. It is also important to note that there is no schedule to implement the recommendations contained here. The timing of a particular land use is dependent upon many potential factors such as availability of public utilities, provisions for adequate roadways, effect on public services and the demand for a particular land use versus the available land zoned for this use. These subjects among others that may deal in particular with any given parcel, must be contemplated when reviewing a request for rezoning land.

## The Relationship of Planning and Zoning

The relationship between land use planning and zoning is an important one. Planning is basically the act of predetermining the uses of land within a community for the future through a policy lens, while zoning is the act of regulating the use of these lands by law or ordinance. The laws of the State of Michigan require that a community engage in land use planning activities, including the preparation of a comprehensive plan or

Master Plan, prior to the initiation of a zoning ordinance in a community.

The following narrative provides a better understanding of these terms.

### *Land Use Planning*

Land use planning is the process of guiding the future growth and development of a community. Generally, a document known as the Master Plan is adopted, which addresses the various factors relating to the growth of a community. Through the processes of land use planning, it is intended that a community can preserve, promote, protect and improve public health, safety and general welfare. Additional considerations include comfort, good order, appearance, convenience, law enforcement and fire protection, preventing the overcrowding of land avoiding undue concentration of population, facilitating the adequate and efficient provision of transportation, water, sewage requirements and services, and conservation, development, utilization and protection of natural resources within the community.

### *Zoning*

Zoning is one of the instruments, along with capital improvements programming and the administration of local subdivision regulations, which implements the goals and policies of a Master Plan. The enactment and administration of the Zoning Ordinance are legislative and administrative processes conducted by local units of government relating to the implementation of the goals and policies of the Master Plan.

## **Future Land Use Classifications**

### *Agricultural*

Agricultural operations are a primary land use in the Township. These operations are viewed positively, as farms establish a strong rural character and help to define the community. It is well documented that farms and non-farm uses can conflict with each other for a variety of reasons. It is further recognized that non-farm development in transitional agricultural areas tends to have a domino effect, undermining the economies of scale in agricultural production that is afforded with relative size and contiguity of highly productive or unique soil classifications. Land use decisions in the Agricultural areas should be mindful of these considerations.

The Agricultural land use designation is meant to accommodate planting activities and agricultural support services and to recognize the desire of residents to maintain the Township's farmland and rural character.

Agriculture is an important component of the heritage of Allegan Township and the region. This Master Plan recognizes this fact and the Agricultural designation is therefore crafted to encourage farmers to continue operating in the Township. As such, non-farm development should be limited. Alternative farming and rural enterprises should be encouraged to allow farmers options to diversify their income while continuing the important business of providing food to the community, nation and world. Examples of this may include agritourism or off-season enterprises in conjunction with a working farm.

Agricultural uses are encouraged, as well as associated farm homesteads. Future extension of public water and sewer into these areas is not contemplated over the life of this Master Plan; and densities should therefore be low to avoid the potential conflict of heavy residential development in this area. The preferred zoning district within the areas planned for Agricultural designation is the Agricultural Zoning District.

## *Rural*

The intent of the Rural land use designation is to provide areas for single family development in a relatively low-density pattern that will enhance the larger parcels under State ownership in Sections 30 and 31. New home sites will be situated to protect the rural scenery from roadways and neighboring properties. Cluster developments designed to protect significant natural features will be encouraged in this area while also allowing lot sizes to be flexible. The Agricultural Zoning District is most compatible with this use designation, however the R-1 Zoning District may also be compatible in certain locations such as where large tracts of land are already interrupted with residential development or where less desirable farmlands may be located.

## *Low Density Residential*

Over the projected span of this Master Plan, the Township expects to see slow but steady growth. As a result, it is likely that portions of the community may shift from commercial agricultural uses to hobby farms, rural estate residential and even some conservation cluster developments in areas suited for this form. The intent of the Low-Density Residential future land use designation is to guide and assist this evolutionary process in the community by encouraging viable farms to remain and prosper as desired by property owners while enabling the gradual shift to residential patterns supporting both the agrarian community as well as the area's commercial districts.

Therefore, within the Low Density Residential designation, the Township will promote land uses and parcel sizes that are conducive to the preservation of productive agriculture. Any future residential development will be located in a manner as to reduce conflicts with existing

agricultural activities. While densities will be quite low for active farms, smaller lot sizes and cluster type developments will be promoted to preserve the agricultural integrity of larger unfragmented parcels. Field crops, orchards, vineyards, hobby farms, tree farms, and livestock operations may be permitted within this designation. Rural character preservation is a priority in this area. However, as growth proceeds through the Low-Density Residential future land use designation, agricultural uses will gradually be replaced by single-family neighborhoods that are primarily scaled for passenger car travel. As this shift occurs, density levels may increase and required lot sizes may shrink depending upon site suitability and availability of utilities.

This designation, primarily located in the northern and eastern portions of the Township, will utilize cluster developments and planned unit developments to preserve open space and rural character. Over the term of this plan, the area will gradually transition from active agriculture to innovative residential patterns. Existing and surrounding land uses will be considered when determining the density of new developments. Any new land division, subdivision or site condominium development will be required to create a significant vegetative buffer between new residential development and productive agricultural land in order to minimize land use conflicts.

The Allegan County Service Center in the northeast corner of the Township has a private utility service system serving the campus, however utilities are not intended to be expanded beyond the campus within the foreseeable future. However, if circumstances should change within the life of this plan, low intensity and other compatible land uses, such as professional offices and limited commercial development may be contemplated to provide services to residential areas. These uses would be regulated under the Zoning Ordinance to incorporate appropriate buffering and special use standards to assure compatible form and operations with the low intensity residential nature of the area. Development that provides housing for senior citizens may also be considered in this designation.

### *Medium Density Residential*

This land use designation is intended primarily for new platted residential subdivisions or site condominiums with densities of up to three units per acre in, or near to, established residential neighborhoods. Achievement of maximum density levels in this classification will be dependent upon the availability of public utilities, including water and sewer facilities. Lesser densities may potentially be achieved without public utilities. These communities are to be designed for passenger car travel and pedestrian mobility, while preserving options for future public transit. Good connections to nearby commercial and institutional land uses will be planned in new developments. Conservation cluster patterns may also be anticipated where important natural features may be preserved.

Higher densities may be achieved through the preservation of significant open space areas

to maintain rural character, and where compatible with adjacent land uses and densities. Conservation cluster patterns are especially encouraged where important natural features may be preserved. Pedestrian amenities, including sidewalks, benches, and common landscaped areas will also be provided in areas where density is increased. New developments should be created in a manner to allow for pedestrian and vehicular connectivity to both existing and future development within the area. Street Rights of Way should be extended to development boundaries to allow for later extension where public roads are created.

Similar to the Low-Density Residential Designation, low intensity and other compatible land uses, such as professional offices and limited commercial development may be contemplated to provide services to residential areas. These uses would be regulated under the Zoning Ordinance to incorporate appropriate buffering and special use standards to assure compatible form and operations with the low intensity residential nature of the area. Development that provides housing for senior citizens may also be considered in this designation in planned communities that are compatible with existing and developing neighborhoods.

Medium Density Residential is most compatible with the R-2 Zoning District, however transitional densities and housing patterns may be considered such as duplexes, triplexes, and quadplexes where road conditions, utilities, or soil conditions allow.

### *High Density Residential*

The High-Density Residential designation is intended to provide areas in the Township primarily for multiple family residential, including duplexes, apartments and condominiums. This designation will also serve as a transitional area between lower density residential land uses and commercial/industrial areas. These areas will be designed to provide efficient pedestrian and vehicular access to commercial and recreational services. In all cases, water and sewer facilities will serve developments in this designation. Growth in this designation will be approved only in a rational and sequential pattern to promote proper zoning techniques and the efficient extension of water and sewer services.

High Density Residential is most compatible with the R-3 Zoning District.

### *Waterfront Residential*

The purpose of the Waterfront Residential future land use designation is to permit low-intensity residential development while protecting the integrity and uniqueness of Dumont, Miner, Wetmore, and Littlejohn Lakes as well as Lake Allegan. Development in the Waterfront Residential designation will consist of traditional single-family homes in low-density patterns, depending upon public utility service availability.

The Allegan Township Wetlands Map illustrates many wetlands around the perimeter of the lakes. The State of Michigan currently regulates wetlands that are associated with open bodies of water, which may limit the build ability of these lake areas. Wetland soil is generally not stable enough to properly support structural foundations and cannot typically support individual septic systems. All new development should be designed to preserve wetlands around the lakes promoting sustainable development.

Development within the Waterfront Residential designation will prohibit “Keyhole” development or “funneling” (the use of a common open space water front lot for access to non-riparian landowners). Such patterns increase the potential for surface water pollution, noise levels, and general conflict between lake users. Keyhole development will therefore be prohibited.

Much of the land within the Lake Residential area has been divided into lots less than one acre, consisting of seasonal and year around homes, which do not conform to the recommended density of this designation. Future regulations should recognize these existing conditions and allow for the reasonable continued use and the more dense character of these areas while limiting the future expansion of higher densities. As the renovation of seasonal homes into year round homes continues, redevelopment should be compatible with the architectural styles and scale of the existing neighborhood and development regulations will include measures to protect water quality.

### *Manufactured Housing Community*

The Manufactured Housing Community (MHC) designation will provide for the placement of a medium to high-density mobile home park with a density of four (4) to six (6) units per acre. Natural vegetative buffers around the MHC will protect less intense land uses and will be designed to retain significant natural features. Greater road frontage setbacks will be encouraged to keep country roads scenic. Public utilities will be required and this designation is located near other areas with higher population concentration areas within the R-3 Zoning District.

### *Office/Local Retail*

This designation will provide areas in the Township for professional business offices and neighborhood commercial development intended to primarily serve the needs of residents of the immediate vicinity. Any existing industrial land use applications will be allowed to continue although any future land uses will comply with the intent of this designation. Primary roads will serve this category and the integrity of the road or highway will be protected through access management and building setbacks. Public water and sewer facilities will serve commercial establishments in this designation. It will be a priority to ensure that all new development

blends well with existing and future surrounding residential development and avoid land use conflicts with those neighboring areas.

Office/Local Retail is most compatible with the C-1 Zoning District.

### *General Commercial/Light Industrial*

The General Commercial/Light Industrial designation will provide an area in the Township that allows a mixture of land uses that includes commercial and light industrial applications. Highway, regional and community-based retail and general business activities will be the primary land uses within this designation, while complimented with appropriate light industrial activities. Development will be oriented towards serving the region with goods and services along with providing quality jobs for the Allegan community area and promoting uses that compliment and help strengthen the commercial core in the City of Allegan.

Development will utilize public utilities along with appropriate transportation connections and adequate roads able to accommodate heavy truck traffic. Industrial uses within this designation will be limited to uses that produce little, if any, off-site impacts in terms of noise, dust, odors or other detrimental effects that could conflict with adjoining commercial activities. Vegetative buffers and larger building setbacks will exist between any less intense land use and industrial use. The control of noxious odor and noise, lighting, transportation, vibration and site development will be the primary considerations for any new facility.

Preserving the integrity of M-89 as a primary regional transportation route will be a priority in this designation. Parts of this area may be incorporated into an overlay district for new development that would require managed access for all parcels. Increased front yard setbacks, shared access points, frontage roads and building placement may be a part of the overlay district. Access management is controlled by MDOT and site plans should be approved prior to construction. Façade requirements may also be considered within the overlay district for new development to ensure an orderly and aesthetically pleasing corridor through the Township.

The General Commercial/Light Industrial designation is most compatible with the C-2 Zoning District. However, areas adjacent to existing industrial uses within the areas planned or zoned for industrial uses may also be considered where conditions are appropriate.

### *Industrial*

The Industrial area is intended for all industrial uses, particularly those which could cause greater impact on the surrounding area due to the processing and handling of products and materials. Limited commercial development that serves the needs of a growing worker base within the Township may also be considered in this designation. The primary locations for

this type of use are around the eastern and southeastern areas of the City of Allegan along the major transportation routes of M-89 and M-222 and around the Allegan City Airport. In addition, the industrial areas shown on the future land use map may, over time as demand warrants and upon proper adjustment of the Master Plan, extend to the east to allow for expansion of the industrial areas and employment centers within the community. Industrial uses are anticipated where public water and sewer infrastructure is planned; and property owners will connect to these utilities as they become available.

These land uses should be coordinated with the planned land uses of the City of Allegan, decreasing the possibility of land use conflicts. Substantial landscape buffering will be strongly encouraged or required to help ensure attractive development sites and minimize conflicts. Growth in this area will be approved only in rational and sequential patterns to promote proper zoning techniques and the efficient execution of water and sewer facilities.

The Industrial designation is compatible with the Industrial Zoning District.

### *Institutional/Public Lands*

This designation includes public and governmental lands. Uses include State managed lands, County facilities, local government offices and facilities, public cemeteries, and public schools.

The Government Service Zoning District is most compatible with the Institutional/Public Lands designation.

### *Community Recreation*

The Community Recreation future land use category reflects areas intended for public recreation. Specifically, the Allegan Wellness and Sports Center is included in this designation and is located near Hooker Street and 29th Street. The facility is nestled on a 64-acre wooded site and includes various recreational and competitive sport facilities. This designation is intended for the perpetual preservation of community recreation areas in the Township, and is most compatible with the Government Service Zoning District.

### *Utility Service Boundary*

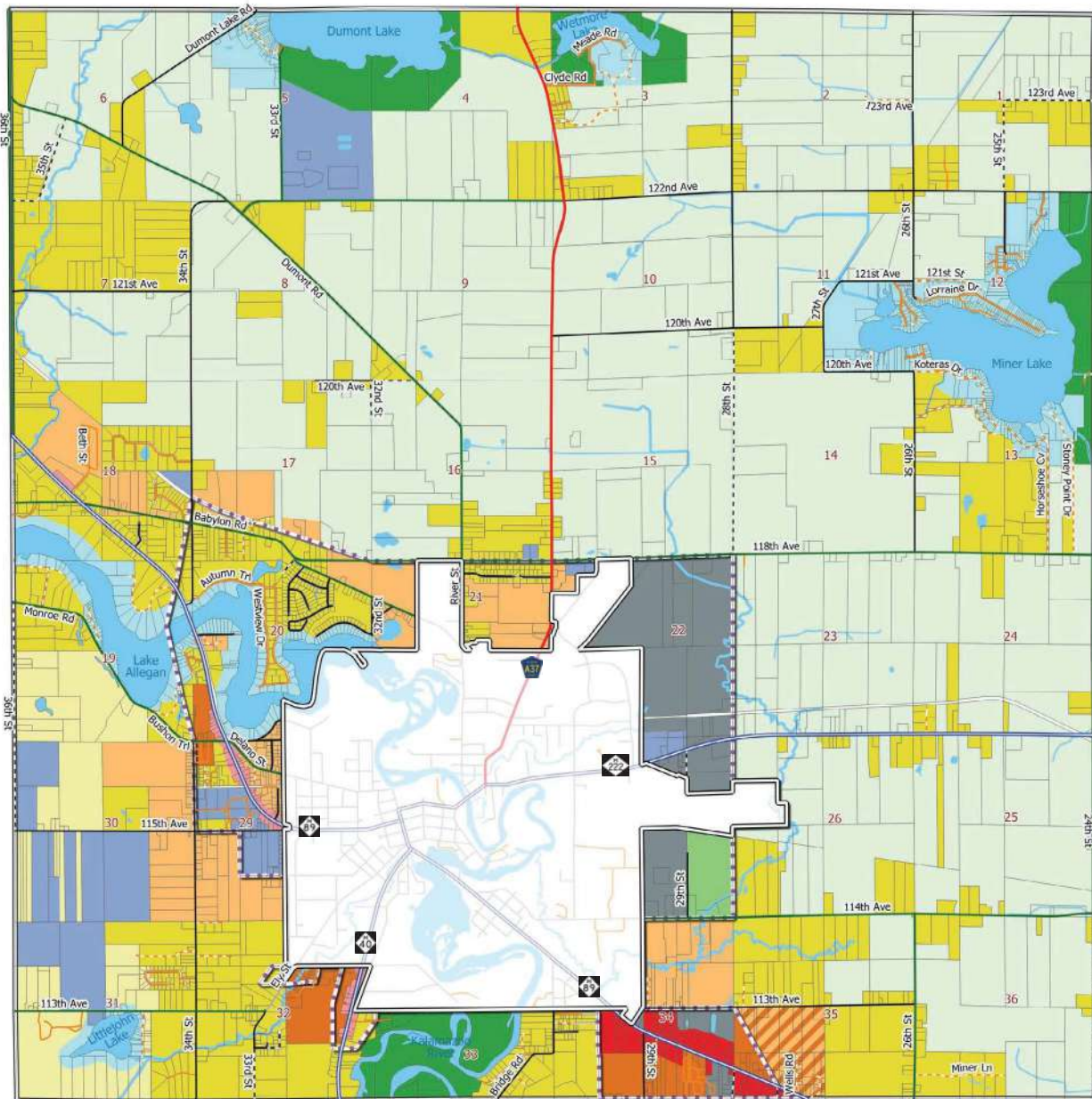
A key element of this Plan is the formation of a utility service boundary; within which, it is anticipated that public water and sewer will be gradually extended rationally and sequentially in cooperation with the City of Allegan and as growth and local policies warrant. A principal purpose of this utility service boundary is to avoid a “leap-frog” pattern of development in the Township, which can undermine the Township’s rural character. Additionally, the utility

service boundary will foster greater efficiency of land use within the boundary and maintain rural densities and low-intensity development outside the boundary, in conformance with the Future Land Use Plan.

## Future Land Use Map

The Future Land Use Plan is implemented through the Future Land Use Map, illustrated in Figure 7-1 on the following page. This map serves as a vital tool in determining the appropriateness of rezoning requests, concentrations and distribution of development, and overall neighborhood character as the Township wishes it to be. The Future Land Use Map, like this Master Plan, will continue to be updated and edited as necessary to reflect the Township's changing perspectives and opinions for its future.

The Future Land Use Map is featured on the following page.



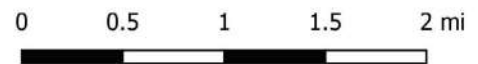
Map 7-1. Future Land Use Map.

**LEGEND**

- Parcels
- Municipal Boundary
- Roads
- Water

**Future Land Use Classifications**

- |                            |   |                      |                          |
|----------------------------|---|----------------------|--------------------------|
| Agricultural               | Medium Density Residential or High Density Residential (if sewer available) | Institutional        | Resource Protection      |
| Rural                      | High Density Residential  | Community Recreation | Waterfront Residential   |
| Low Density Residential    | Industrial  | General Commercial   | Utility Service Boundary |
| Medium Density Residential |   | Office/Local Retail  |                          |



The following strategies are established to implement the goals and objectives and land use recommendations of this Plan. It is recognized that many strategies will be long-term in nature and that many entities, in addition to Allegan Township, will need to cooperate to fully implement this Plan. In many instances, the Township's role is that of facilitator for some of the strategies listed in this Chapter.

This Chapter presents the action strategies for the Master Plan. Each strategy is numbered sequentially, and the relevant Goals and Objectives statements are identified by their outline designation from Chapter 6. In some instances, a strategy may relate directly to more than one objective statement. A general description of each strategy, along with suggestions for roles and responsibilities for relevant agencies. A generally recommended implementation timeline is also included along with a suggestion of the roles and responsibilities of one or more agencies in carrying it on.

## **1. EVALUATE AND REVISE THE ZONING ORDINANCE AND OTHER LAND USE ORDINANCES OR REGULATIONS**

The Zoning Ordinance is the primary tool for implementing the goals, objectives and strategies of the Master Plan. The Zoning Ordinance is a document intended to regulate current land uses while the Master Plan addresses future land uses. It has been several years since a comprehensive review and update has been performed, and this process should again take place to ensure compliance and congruence with the Zoning Enabling Act and recent court decisions affecting land use, as well as current trends in planning and desires of residents to ensure that it is continually effective. Additionally, in some areas amendments to the Zoning Ordinance and zoning district boundaries may be warranted if owner interest and market demands materialize.

It is important that the Township's Zoning Ordinance and zoning map are consistent

with the Master Plan, so part of the periodic review process will be evaluating the Ordinance considering the Master Plan to ensure consistency. Further, it may also be appropriate to review the Township's subdivision and site condominium ordinance(s) to ensure that future plats and condominium developments are consistent with the goals and objectives of this plan.

The work associated with this is properly the role of the Planning Commission with the Township Board receiving the recommendations and ultimately adopting revisions to the Zoning Ordinance. It is recommended that the Township solicit professional support to successfully implement these strategies.

## **2. CONTINUED INTERGOVERNMENTAL COOPERATION**

With the City of Allegan completely surrounded by Allegan Township, it is evident that a cooperative effort between the two jurisdictions is needed to effectively guide the growth of the larger Allegan community. The City of Allegan is also the owner of a public water and sewer system, which may significantly impact the type and density of development in the Township around the City boundaries depending upon its availability. Part of this cooperation should include strategies for appropriate land use management around the airport on the east side of the City, as future expansion may be planned. Additionally, where conditions are appropriate, denser housing options should be considered adjacent to the City boundary both to create housing opportunities away from the larger tracts used for agricultural as well as to support the business base within the City limits.

The Township Planning Commission is well positioned to use the Master Plan as a guide to foster intergovernmental cooperation with the City on a number of issues to the benefit of both communities. Of course, the implementation of any resulting programs will require support and endorsement from both the Township Board and the City Council. This activity should, of course, be viewed as an on-going strategy for both units of government.

## **3. INCENTIVIZE ACCESS MANAGEMENT TECHNIQUES**

Traffic on M-40, M-222, and M-89 will likely increase, due to new residential, commercial, and industrial development. This strategy recognizes the benefits of avoiding the proliferation of haphazard, uncoordinated and unsafe driveways along high-traffic commercial and industrial corridors. The Planning Commission should contemplate the inclusion of standards in the Zoning Ordinance to consolidate and manage the opening of driveways and curb-cuts along these three corridors to help improve traffic flow, where needed.

Standards can regulate distance between access points and intersections, driveways

consolidation, shared service drives, and other features to help ensure safe turning movements and proper traffic flow. The Township should establish a program that encourages application of such standards while ensuring reasonable access to properties. The Allegan County Road Commission and the Michigan Department of Transportation can be resources for the Township as it implements this task. In addition, the Township and City could partner in the creation and implementation of sub-area plans that focus on transport and improvement to the streetscape since these corridors extend into both the City and Township.

## **4. PROTECTING THE INTEGRITY OF WATERFRONT RESIDENTIAL AREAS**

This strategy is intended to help facilitate the amendment of the Zoning Ordinance to clarify regulations pertaining to waterfront properties. The Planning Commission should conduct a review of the Ordinance and consider amendments to better define minimum required setbacks from water bodies. In doing so, an evaluation of existing lots must be undertaken to help ensure that any new requirements do not establish an excessive number of nonconforming properties.

This strategy is recommended to aid in protecting the surface water quality of the lakes and the groundwater quality adjacent to the lakes in the Township. Components of this strategy may also include new standards for waterfront setbacks, measures to encourage native vegetation and filter/buffer strips, and lawn maintenance standards. In addition, the standards should address private access easements to water (i.e., keyhole development). Educational initiatives conducted by the Township will allow residents to gain a full understanding of the types of impacts that affect water quality.

## **5. RECREATION AND OPEN SPACE**

Trails encourage health and wellness, enhance quality of life, and promote a sense of community. Trails also can improve non-motorized system safety. Several entities can provide assistance with trail funding, planning, information or construction. These include the Michigan Trails and Greenways Alliance, the Safe Routes to School Program, the Allegan County Parks Department and Road Commission, the Michigan Trails and Greenways Alliance, and the Bikes Belong Coalition. In addition, the Michigan Departments of Transportation and Environment, Great Lakes, and Energy may provide funding for numerous types of projects that encourage safe, accessible, and efficient forms of multi-modal transport, including non motorized facilities and other improvements related to transportation. Finally, the DNR Recreation Improvement Fund Grant and DNR Recreation

Trails Program Grant may help to fund projects that connect facilities on or to DNR-owned property.

It will be important to coordinate any trailway planning with adjoining communities, existing and planned routes in the region, and property owners. Joint recreational planning among various local units of government typically garners more “points” in the recreation grant process and helps improve the chances that a request will be approved. Additionally, joint planning broadens fundraising possibilities; and assists in the pooling of resources. It will be important to plan for a selection of non-motorized options, including bike lanes, multi-use off-road trails, sidewalks, and various pathways that can be used by families to walk to local and regional destinations, such as local lakes and neighborhoods, downtown Allegan, the Allegan Wellness and Sports Center, and even other communities outside of Allegan.

A key aspect of the Township’s Master Plan is the preservation of the natural beauty and important features of the community. To support trail planning, this strategy recommends the preparation of an inventory of important natural features. This may include woodlands, surface features as well as groundwater and possible surface impacts on groundwater. Using automated or manual mapping, the Township may develop a set of mapped exhibits that would serve as a guide to future land use decisions and identification of potential greenways, trail corridors, and future parkland. The Michigan Natural Features Inventory will serve as a good point of beginning with field verification and evaluation to be conducted on a sequential basis as the inventory develops. In some areas, it may be appropriate to develop overlay zoning or other preservation mechanisms.

Methods to encourage farmland and open space preservation should be reviewed and considered for inclusion within the Zoning Ordinance. Techniques such as Sliding Scale lot sizes, Transfer of Development Rights, or Purchase of Development Rights could be utilized to assist the limited farming element in the Township and also help to preserve open space, where the inventory has identified it. This activity may lead to several other strategies and work programs and should probably be undertaken on a periodic basis by the Planning Commission throughout the life of the Plan. Mechanisms to assemble public lands for parks and recreation throughout the Township may also be contemplated, which may include the designation of particular lands that are unsuitable for development.

## **6. DEVELOP A NEW ACCESS MANAGEMENT OVERLAY FOR M-40/M-89 IN AREAS OF INTENSE DEVELOPMENT**

Traffic on M-40 and M-89 will certainly increase, due to new residential, commercial, and industrial development. This strategy would establish new overlay district to regulate

access to these roadways in all new developments. Its purpose will be to ensure efficient and safe movement of traffic by regulating access points and building setbacks and encouraging shared access.

The Planning Commission should work with the Allegan County Road Commission and MOOT to outline appropriate alternatives to access management along these two roadways. The resulting standards may be adopted as an overlay district that would complement the underlying zoning.

Façade and landscaping standards within this same district could further add value and aesthetic enhancement to these corridors, promoting thriving businesses within the area.

## **7. PUBLIC INFORMATION AND EDUCATION**

Educating the community is a key component to successfully implementing the overall goals of the Master Plan. With a clear understanding of the plan, the residents of Allegan Township are more likely to support it and provide input for new regulatory measures that are derived from the Plan. By inviting the involvement of residents, property owners, and business owners, a sense of ownership in the Master Plan will develop and strengthen the planning process.

Educational Programs may consist of a condensed version of the Township Master Plan for public distribution, informational brochures on various topics important to rural communities, and providing informational sessions by the Township Board or Planning Commission. This may also include information on local and state conservation programs as well as training on how to properly maintain an on-site septic system. This will be an on-going effort to be sponsored by the Planning Commission in conjunction with other local and regional planning entities.

## **8. UTILITY PLAN**

Policies that direct the location of public water and sanitary sewer services are an important growth control mechanism. By encouraging new development located in proximity to existing or proposed sewer and water lines, the Township will be in the strongest position to guide and direct growth in accord with the Plan.

In order for this technique to be effective, the Township must develop feasible mechanisms to manage the placement of utilities in the community. Since the central systems in the area are under the jurisdiction of the City of Allegan, this dictates the need for a cooperative arrangement. Many communities have developed interlocal agreements to

cooperatively share utility services and system operating liabilities and revenues. Many such arrangements also address the issue of tax base sharing. This strategy contemplates a comprehensive approach to utility services including a capital plan for utility extensions, a local rate structure, the phasing of utility improvements and the policies that may be necessary to address phasing and service to outlying areas such as Miner Lake.

Given the pace of growth and development, this activity needs to proceed relatively early in the implementation of the Master Plan. Since the issues involved in this strategy combine land use planning, utility design and operation and legal/financial considerations, it is likely the Township Board will require professional support to complete a utilities plan.

## 9. M-89 CORRIDOR IMPLEMENTATION

In 2011 the City and Township jointly worked on the M-89 Corridor Plan. The purpose of that plan was to provide a series of options to improve transportation for all users of M-89 and provide additional capacity for development within the corridor. This corridor is a critical component of the community's identity and should be subject to further research and regulation, if needed, either independently or through a joint effort with the City of Allegan.

Increased incentives to provide shared driveways and implementation of other access management techniques should be provided to property owners along M-89. Additionally, the Township could adopt an overlay district for M-89 to implement the policies of the M-89 Corridor Plan and this Master Plan. Successful implementation of access management policies can result in a road that is safer for both motorists and pedestrians, and that is more attractive.

In addition, techniques to calm traffic and to help equalize use of the highway among motor vehicles, pedestrians, and bicyclists should be implemented, in partnership with neighboring communities and MDOT. A unified design theme may be applied to areas within the right-of-way in terms of aesthetic and safety improvements, such as decorative lighting, sidewalks, gateway enhancements, and landscaping.

Moreover, a Corridor Improvement Authority ("CIA") could be created under Michigan Public Act 57 of 2018, as amended. A CIA is similar to a Downtown Development Authority (DDA) or other tax increment financing entity. A CIA can capture tax increment dollars and use those funds to make improvements within a designated area. The difference between a CIA and a DDA is that a CIA must apply to an older commercial corridor that has experienced disinvestment or some level of decline, as opposed to a downtown area. Act 280 authorizes the formation of multi-jurisdictional Authorities; so a partnership between the Township and City in forming a CIA can be explored as a tool to improve the M-89

corridor.

In addition to general clean-up, the establishments along M-89 generate employment for the region and this Master Plan generally supports the growth of these establishments. Professional offices, light commercial and Light industrial uses are expected to continue along M-89. Expansion of these businesses may provide additional employment for community residents and is encouraged when consistent with this Master Plan.

Additionally, improvements to existing buildings can be fostered by financial incentives for developers and property owners. For example, the Commercial Rehabilitation Act, Public Act 554 of 2006, as amended, and the Obsolete property Rehabilitation Act, Public Act 146 of 2000, as amended, can provide tax incentives for property improvements. Specifically, a commercial rehabilitation project can be kept at pre-rehabilitation values, essentially lowering taxes for certain properties. This legislation, as well as other incentives, should be explored to determine its use in the community to bring in desired development and improvement.

## 10. HOUSING PLAN.

Recent national, regional, and local housing studies indicate that communities of all scale have become burdened with a stark shortage of dwelling units, leading to a set of economic circumstances colloquially named the *housing crisis*. West Michigan and Allegan Township are likewise among these communities. Rising costs of supplies, shortages of affordable, buildable lands, smaller family units, and a growing population as well as restrictive zoning regulations have together culminated in a critical point. While post-war development heavily emphasized an overabundance of single-family homes in auto-centric communities, a large portion of the population is facing increasing difficulty affording this lifestyle. Government bodies across the nation have begun addressing the crisis in various ways to provide a wider variety of housing stock, aiming to meet the diverse and historically neglected needs of their communities. These include reducing restrictions on duplexes and triplexes either by conversion or new construction as well as introducing *accessory dwelling units* (“ADUs”).

Within the Agricultural and R-1 Zoning Districts, ADUs could be a viable option for providing additional housing opportunities while preserving the large tracts of farmland and the rural character of the area. ADUs may be attached or detached to an existing home and might be provided either by right or by special use with conditions that would protect the single-family rural atmosphere.

Within the R-2 District, ADUs could also be considered for larger lots, and a gentle increase in density might include duplexes or triplexes in areas that buffer the existing

single family homes with more densely populated residential areas. Limited multi-family (up to 4 units per lot) homes (1 per lot) may also be appropriate in this area where soil, utility and traffic conditions allow. Decreasing setbacks to allow for attached single family homes (“townhouse” or “rowhouse” style) may also be appropriate in areas near or accommodating of existing attached structures.

The R-3 Zoning District could permit historically underutilized opportunities in addition to the contemporary garden apartment complex or mobile home park, such as cottage court-style housing or clusters of quadplex developments.

From the mid century up through the turn of the millennium, housing within commercial districts was considered an inviable and undesirable option, providing a stage for the nation’s suburban development style to take over. However, in addition to the above options, residential living space above commercial uses or mixed-use space is currently undergoing a revitalization as more people desire housing locations with ample services, amenities, and live/work opportunities. Expanding the opportunity to locate residential dwellings above existing commercial units would again allow for diverse housing options without significantly changing existing neighborhood character.

Lastly, reconsidering minimum floor area requirements across all zoning districts may offer additional opportunities to allow for smaller homes to be built initially in a manner that they could be enlarged later if need or desire develops. Allowing smaller bungalow-style homes, for example, might allow first time owners or downsizing legacy owners to realize home ownership without the unsustainable expense or upkeep of larger traditional homes. Concerns over diminishing neighborhood character could be addressed by simultaneously adopting façade, massing and scaling, and/or other aesthetic standards.

Allegan Township Citizens and officials gathered on October 29, 2024 to participate in a futuring workshop. While attendance was low, with only 6 persons participating, the interactions and activities sparked thoughtful discussion regarding economical, social and financial issues that affect planning for land use.

## Activity 1: “SWOT”

Participants were given four blank pages with room to create a list. Each page had a category of issues/conditions that should be considered when looking into the community’s future. The categories were Strengths, Weaknesses, Opportunities and Threats. Each page was passed around so each participant could add any topic to the list, with the understanding that some topics may appear in more than one category. After the lists were complete, each participant was then given three green and three red stickers with numbers from one to three on each to indicate rank, with “1” indicating highest importance. Instead of choosing the top three for each of the four categories, the positive topics of Strengths and Opportunities were paired and the Weaknesses and Threats were combined.

This is a similar activity that was performed on 2002, and found in the 2014 Allegan Township Master Plan. Summarized results are on the following page:

Figure A-1. “SWOT” Activity Results.

## STRENGTHS

- Elected Leadership
- Rural Nature/Atmosphere
- Nonprofit Organizations (Community Action Center)
- Geographic Location:
  - *Proximity to County Seat*
  - *Southwest MI*
  - *Lake Michigan*
  - *Surrounding City*
- Recreational Opportunities
- Good Emergency Services

## WEAKNESSES

- Minimal citizen involvement
- Too many blighted properties
- Lack of Commercial and Industrial Businesses
- Growing and aging population
- Lack of job opportunities
- Tiny homes prohibited
- Accessory Dwellings prohibited

## OPPORTUNITIES

- Allegan Foundation
- Hospice House
- Lakes
- Rotary Club
- Library
- Ropes Courses
- Farmland
- ACATEC (Allegan County Area Technical Education Academy)
- Geographic Location
- Recreation and walkable streets
- Access to State Game Area
- Potential Twp. pavilion
- Fiber internet available/coming

## THREATS

- Higher Traffic
- Solar/Wind farms
- Industrial Development
- Overdevelopment of residential areas without supportive infrastructure
- Aging Population
- Educational Decline
- Lack of community engagement

Source: Allegan Township Master Plan Futuring Workshop, 2024

## SWOT Analysis

On the list of **Strengths** and **Opportunities**, the most important topics were as follows:

1. **Recreation** including existing trails and additional opportunities was a top three priority for five participants with an average score of 2.2.
2. **Geographic Location** was a top 3 for four participants with an average ranking of 2.33.
3. **Rural Atmosphere** was in the top 3 for three participants with an average ranking of 1.67
4. **Potential Pavilion Square** was in the top 3 for two participants with an average ranking of 1.

On the list of **Weaknesses** and **Threats**, the most important topics were as follows:

1. **Blight and Deteriorating Housing** was a top three priority for five participants with an average score of 2.2.
2. **Lack of Citizen Involvement and Engagement** was a top 3 for four participants with an average ranking of 2.
3. **Aging Population** was in the top 3 for two participants with an average ranking of 1.
4. **Solar/Wind Farms** was in the top 3 for two participants with an average ranking of 2.5.
5. **Lack of Commercial and Industrial Businesses** along with prohibition on tiny homes and Accessory Dwelling Units both made the top three from one participant, ranked as 1 and 3, respectively.

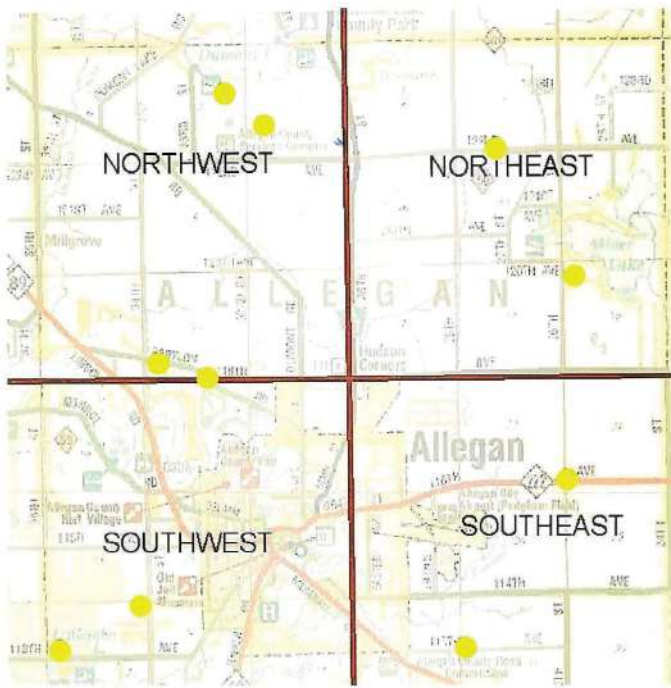
## Activity 2: Priority Locations

Another activity included providing each participant with two dots of different colors to be placed on one of four maps:

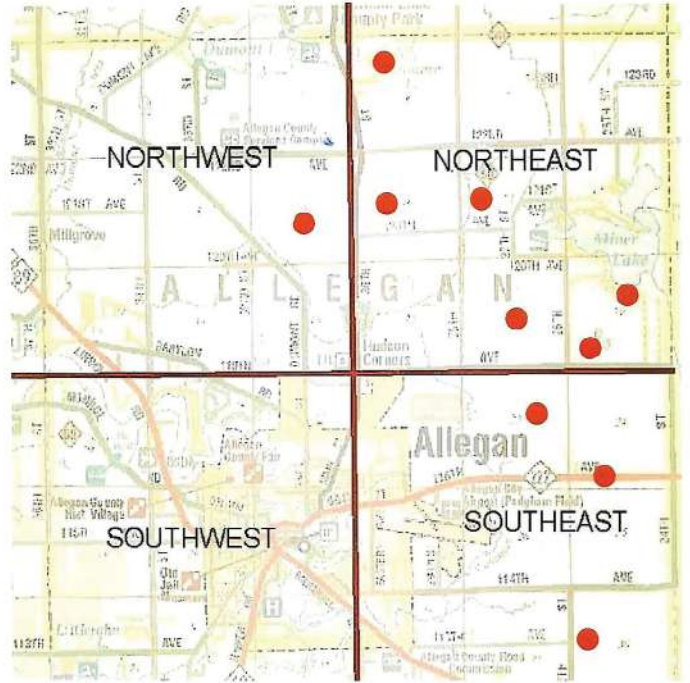
- Red:** This map was used to illustrate where resistance to change is strongest.
- Yellow:** Potential but cautious consideration of change might be appropriate in these locations.
- Green:** These areas are encouraged to include changes in the upcoming plan.
- Blue:** Missing middle and higher-density housing may be appropriate in these areas.

The results of this activity are displayed on the following page.

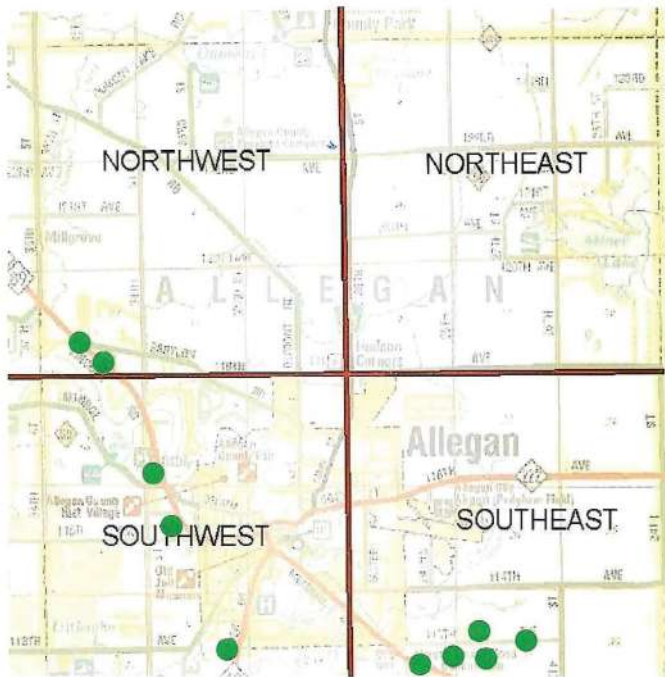
Figure A-2. Priority Location Activity Results.



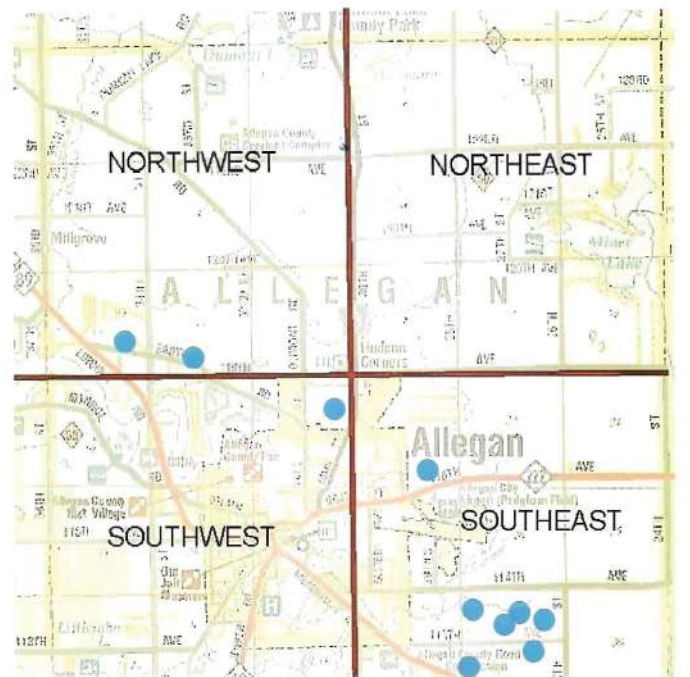
PLACES THAT COULD BE CHANGE SLIGHTLY- CHANGE IS "JUST OK"- NOT AWFUL OR GREAT.  
 (Place small YELLOW dots- feel free to number yours and add notes on the back or wherever on this sheet)



PLACES THAT NEED TO BE KEPT THE SAME- NO CHANGE TO VERY LITTLE CHANGE  
 (Place small red dots- feel free to number yours and add notes on the back or wherever on this sheet)



PLACES THAT ARE RIPE FOR CHANGE OR CHANGE IS MOST DESIRABLE  
 (Place small GREEN dots- feel free to number yours and add notes on the back or wherever on this sheet)



MISSING MIDDLE HOUSING- PLACES THAT NON TRADITIONAL/HIGHER DENSITY HOUSING WOULD BE PALATABLE  
 (Place small BLUE dots- feel free to number yours and add notes on the back or wherever on this sheet)

Source: Allegan Township Master Plan Futuring Workshop, 2024

## *Priority Location Analysis*

A lot of information can be gathered and disseminated from these exercises. For example, the overall discussions generally indicate the community wishes to preserve and protect the rural character of Allegan Township. At the same time, some growth was seen as positive even though it could threaten the rural lifestyle by increasing traffic, negatively impacting the natural environment, and consuming open spaces with residential development. The consensus seemed to favor controlled organized growth along with proper planning and zoning for future community development.

The natural features and the open spaces within the Township are clearly seen as an important opportunity which may be threatened by growth trends. There is a strong desire within the community to preserve and maintain the open spaces and greenways. There are also parks and state lands that are available for a variety of recreational opportunities. Concerns arose regarding the depletion and degradation of these natural resources both in discussions and exercises.

Residential developments in the Township were a concern. Most participants wish to see new housing opportunities but are apprehensive about the possible strain it may have on utilities. The desire for consideration for ordinance amendments to allow alternative housing opportunities such as ADUs, Tiny Homes and “Missing Middle” was expressed with caution to crowding or endangering productive farmland and the rural atmosphere. Adding in some of these alternative measures for gentle density was generally supported.

The loss of agriculture and farmland to development was also seen as a threat, although it was strongly discussed around the exercises and discussions, it did not show up within the top concerns. The group did express their desire to encourage local farming services in an effort to maintain a rural community character while working with the agriculture industry to promote and improve farm economics and to protect a farmer’s right to use his property.

## **Activity 3: Dollar Distribution**

Participants also performed an exercise in which they were given 5 “dollars” each to use to support their most important topics. There were 6 “banks” in which to deposit their dollars. They could use them in any variation– spread out, all in one, or anywhere in between.

The following page displays the results, ranked in order.

Table A-1. Dollar Distribution Activity Results.

Rank	Subject	“Dollars” Raised
1	Public and Open Spaces	\$10
2	Pedestrian and Nonmotorized Pathways	\$6
3	Community Development	\$4
4	Housing	\$3
5 (tied)	Community Services	\$1
5 (tied)	Code Enforcement	\$1

### *Dollar Distribution Analysis*

Again, the preference to maintain the rural atmosphere with its unique vistas and recreation opportunities were listed as the very top priorities. Guided, rational development of both commercial and residential opportunities were important as these needs may oftentimes conflict with open space and farmland preservation. Governmental services and programming were also supported but with less enthusiasm.

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