



# DORR TOWNSHIP

MASTER  
PLAN  
2022





# ACKNOWLEDGMENTS

The 2022 Dorr Township Master Plan update involved significant effort from citizens, staff, consultants, and members of the Planning Commission and Township Board. Without this support, completion of this plan would not have been possible.

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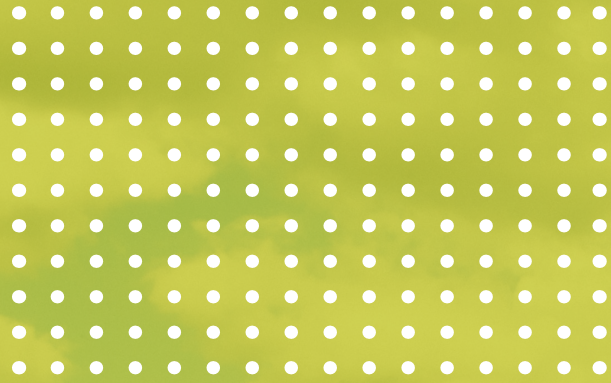
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CHAPTER **1**



# INTRODUCTION

## INTRODUCTION

The Dorr Township Master Plan has been prepared by the Township Planning Commission under the provisions of the Michigan Planning Enabling Act, Act 33 of 2008, as amended. The Planning Enabling Act authorizes local governments to prepare and adopt a plan. According to the Act, the general purpose of a master plan is to guide and accomplish, in the planning jurisdiction and its environs, development that satisfies the following criteria:

- Is coordinated, adjusted, harmonious, efficient, and economical;
- Considers the character of the planning jurisdiction and its suitability for particular uses, judged in terms of such factors as trends in land and population development;
- Will, in accordance with present and future needs, best promote public health, safety, morals, order, convenience, prosperity, and general welfare;
- Includes, among other things, promotion of or adequate provision for 1 or more of the following:
  - A system of transportation to lessen congestion on streets and provide for safe and efficient movement of people and goods by motor vehicles, bicycles, pedestrians, and other legal users;
  - Safety from fire and other dangers;
  - Light and air;
  - Healthful and convenient distribution of population;
  - Good civic design and arrangement and wise and efficient expenditure of public funds;
  - Public utilities such as sewage disposal and water supply and other public improvements;
  - Recreation;
  - The use of resources in accordance with their character and adaptability

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

This Master Plan has been developed based upon several factors: the existing natural resources and features of the Township; current land use trends; the need for different types of land use including industrial and commercial uses; the availability of public water and sewer; and the desired community character as expressed through work sessions with local officials and the public.

State law states that a community shall review its Master Plan every five years, and determine whether the plan should be amended or a new plan adopted. Therefore, the Dorr Township Master Plan addresses land use policy for at least the next five years, and at the end of that period the Plan should be reviewed to determine whether its' stated goals and policies need to be revised.

### Use of the Plan

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

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

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

- **Review of rezonings, and special use permits.** Applications for rezonings and special use permits should be evaluated not only in terms of specific ordinance standards but also in terms of how well the proposed action will be consistent with the goals and objectives of the Master Plan.
- **Review of public improvement projects.** All future public improvement projects, including the construction of new facilities, utilities, or buildings must first be reviewed by the Planning Commission for consistency with the Master Plan. In particular, any public improvement project must be reviewed to see whether it is consistent with the planned future land use pattern in Dorr Township. Public improvements projects include roads, public safety facilities, parks and recreation facilities, utilities, and any other public space, building, or structure.
- **Review of plats and site condominiums.** Site condominium subdivisions have a profound impact upon the character of a community and future public service needs. The Master Plan provides policies to assist the Planning Commission with decisions as to location and design of subdivisions, and the adequacy of public services to meet the increase in demand placed upon the community by the land use intensity of site condominiums and platted subdivisions. Policies for subdivision of land apply not only to residential land use, but to commercial and industrial land use as well.
- **Maintaining community character while managing growth.** Each community has a vision for its future, and a sense for the desired character. However, growth is inevitable in a thriving community. The Master Plan, more than any other document, provides direction for Township officials in managing growth while retaining the desired community character, and providing the best quality of life possible for current and future residents.

This Plan is a strong statement by the Township and its residents regarding the intended future character of the community and strategies to assure that character. As a formal and tangible document this Plan instills a sense of stability and direction for Township officials, Township activities, and Township residents.

### Preparation of the 2007 Master Plan

The 2007 Master Plan process was begun by the Dorr Township Planning Commission and the Township Board in April 2005. A brainstorming session following a bus tour was held in May of 2005 to identify community issues that would impact the Master Plan.

A community-wide open house was held on June 22, 2005 to gather citizen reaction to the proposed Master Plan. (Workshop results can be found in the appendix.) On January 16, 2007, a public hearing was held to obtain further citizen comment on the proposed plan. Following the hearing the Planning Commission adopted the Dorr Township Master Plan on January 16, 2007.

### 2022 Master Plan Update

The 2022 update resulted in an updated plan that kept most of the core aspects of the existing 2007 Plan intact. Primary updates included an overhaul of the design of the Plan and updates to the future land use map and future land use categories. The 2022 Master Plan update began with a kick-off meeting in November 2019 and the distribution of an online survey using the hosting service SurveyMonkey. After a year-long pause in the process due to the COVID-19 pandemic, a community-wide visioning meeting was held on July 20, 2021 to gather additional citizen input. On December 21, 2021, the Planning Commission conducted a Open House to review the draft plan with the public and provide for feedback. Following the Open House, 42-day review period, and public hearing, the Township Board adopted the Dorr Township Master Plan on June 30th, 2022.

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CHAPTER **2**



NATURAL FEATURES



## NATURAL FEATURES

### History

The north, east, and west boundaries of the Township were surveyed in 1826 and 1831. The first settlers arrived in 1845 and the unincorporated Villages of Dorr Center and Moline were settled about 1856 and 1870, respectively.

Dorr originally was part of Otsego Township until 1842 when Watson Township was formed to include Dorr as well as Watson and Hopkins Townships. In 1847 present-day Dorr Township was created by an act of the legislature.

Dorr Center was settled by an energetic German named Frank Neuman. Mr. Neuman immigrated from the fatherland the previous year and erected the first framed house and wagon shop. When the railroad came through Dorr in 1869, Mr. Neuman traveled to the county seat and the original plat of Dorr was laid out.

The name of Dorr was selected at the suggestion of a settler from Rhode Island. His suggestion was to name the new settlement after Thomas Dorr, once governor of Rhode Island who had earlier lead the “Dorr Rebellion” to expand suffrage. (Note: He is the one and only Rhode Island governor to have been impeached and thrown out of office.)

By 1880, Dorr’s population had increased to 200 persons and the settlement included a church, Masonic lodge, saw and shingle mill, grist mill, two hotels, numerous stores, and several small mechanical shops.

The village area has never been incorporated and has always been governed by an elected township board.

### Location and Geography

Dorr Township is located in the northern tier of townships in Allegan County. The Township is bounded by Kent County’s Byron

Township to the north, Leighton Township to the east, Hopkins Township to the south, and Salem Township to the west.

The settlement of Dorr is situated centrally in the Township. Downtown Dorr lies approximately 36 miles north of Kalamazoo and approximately 27 miles south of Grand Rapids. Lake Michigan is approximately 30 miles to the west.

Other residential concentrations in the Township are North Dorr, located along the northern boundary of the Township (Sections 5 & 6), and Moline, located along the eastern boundary (Sections 12 & 13).

US-131 traverses the eastern edge of the Township in a north/south direction, providing the principal access route to the community. This major artery links the Grand Rapids and Kalamazoo metropolitan areas.

### Geology

The bedrock in Allegan County consists of Mississippian Sandstone and Shale, which are part of the bowl-like rock formation known as the Michigan Basin. The upper bedrock layers of Dorr Township are sandstone of the Marshall Formation.

Overlying these bedrock formations is a mass of glacial drift ranging from about 50 to 400 feet in thickness. These underlying glacial till plains, which result in the surface relief that varies from flat to undulating, determine the physiography of the Township.

### Topography & Drainage

The Township is generally flat to moderately rolling, with no significant topographical features. The greatest variations in terrain exist in the northeastern and southwestern portions of the Township.

Four major drainage patterns exist in the Township:

- Rabbit River Drainage Basin – Located in the southern most portions of the Township, tributaries join the Rabbit River where it flows through Hopkins and Salem Townships
- Little Rabbit River Drainage Basin – Located in the northwestern and central-western portions of the Township, the Little Rabbit River joins the Rabbit River in southwestern Salem Township.
- Dorr and Byron Drain System – Located in the central and north-central portion of the Township where it joins the Little Rabbit River Drain.
- Red Run Drainage Basin – Located in the eastern portion of the Township, the Red joins the Little Rabbit River on the western side of the Township.

Only about 1.5 miles of the Rabbit River transects the southwestern corner of the Township; a smaller portion transects the southeastern corner of the Township. The Rabbit ultimately flows into the Kalamazoo River, which empties into Lake Michigan at Saugatuck.

The Allegan County Drain Commission maintains a number of formal drains which manage drainage within the Township. (See Map 2-1)

No major flood plains exist in the Township. Flooding has not historically been a problem and the Township does not participate in the Federal Flood Insurance Program.

The Township has no dominant surface water features. A few small lakes and ponds are scattered throughout the Township. Sand mining in Sections 20, 21, 28, 29 and 33 has resulted in numerous small lowlands and ponds.

## Soils

According to Map 2-2, the Soil Suitability Map, soils in the Township range from well-drained, sandy or loamy materials to poorly drained sandy, loamy, or silty material. The locations of these soils are an important consideration in both the existing and future physical development of the Township.

The Leighton-Dorr Sewer Authority services residents living in Moline and the surrounding areas. The remaining homes and businesses in the Township rely on soil suitability to obtain a safe water supply and to dispose of waste.

Factors considered in determining suitability for development include:

- Hazards of flooding
- Depth to water table
- Percolation rate
- Slope

It should be noted that the soils with severe limitations will, in most cases, present problems for the efficient operation of individual septic systems. Because of high water tables or rapid lateral movement of subsurface waters in these areas, the use of septic tanks and drainage fields provides increased potential of pollution of wells and surface waters.

In addition, there is a potential for seasonal flooding of basements. Intensive development in these areas often results in increased demands for public sewer and/or water systems to compensate for environmental hazards or health hazards.

Soils, which generally have unsuitable characteristics for building or septic use, may be useful with on-site modifications or detailed site analysis. However, significant development in these areas will increase the need for public utilities.

The soils within the Township which are considered prime or unique farm land as defined by the United States Department of Agriculture can be seen on Map 2-3, the Prime Farmland Soils Map.

Prime farmland is land that is best suited to food, feed, forage, fiber, and oilseed crops, and produces the highest yields with minimal inputs of energy and economic resources.

Unique farmland is land other than prime farmland that is used for the production of specific high-value food and fiber crops, such as vegetables and tree, vine, or berry fruits.



### Woodlands

Woodlands are generally scattered around the Township with concentrations in Sections 21, 28, 29 & 30 as shown on Map 2-4.

### Wetlands

Map 2-5 illustrates wetlands and hydric soils. Hydric soils are very wet

organic soils which in their natural state are poorly drained, saturate easily, and retain large quantities of water.

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

Map 2-6 shows the areas in the Township which are most vulnerable to groundwater contamination. These lands are located in a north to south band in Sections 16,17,20,21, 28, 29 31, and 32. This area also contains water areas and hydric soils.

### Groundwater

Groundwater is an unseen resource and is therefore particularly vulnerable to mismanagement and contamination.

The leading causes of groundwater contamination in Michigan are from small businesses and agriculture. More than 50% of all contamination comes from small businesses that use organic solvents, such as benzene, toluene, and xylene, and heavy metals, such as lead, chromium, and zinc. Recently, PFAS and PFOS has also become an identified groundwater contaminant. The origin of the problem typically stems from careless storage and handling of hazardous substances. On paved surfaces where hazardous materials are stored, substances can seep through or flow off the edge of the pavement. Materials can also get into floor drains which may discharge to soils, wetlands, or watercourses.

Many common materials used by homeowners are highly toxic and can also contaminate groundwater supplies, even when used in small quantities. Groundwater protection is everyone's responsibility, and prevention of contamination is the most effective way to protect groundwater supplies.

# MAP 2-1 County Drains

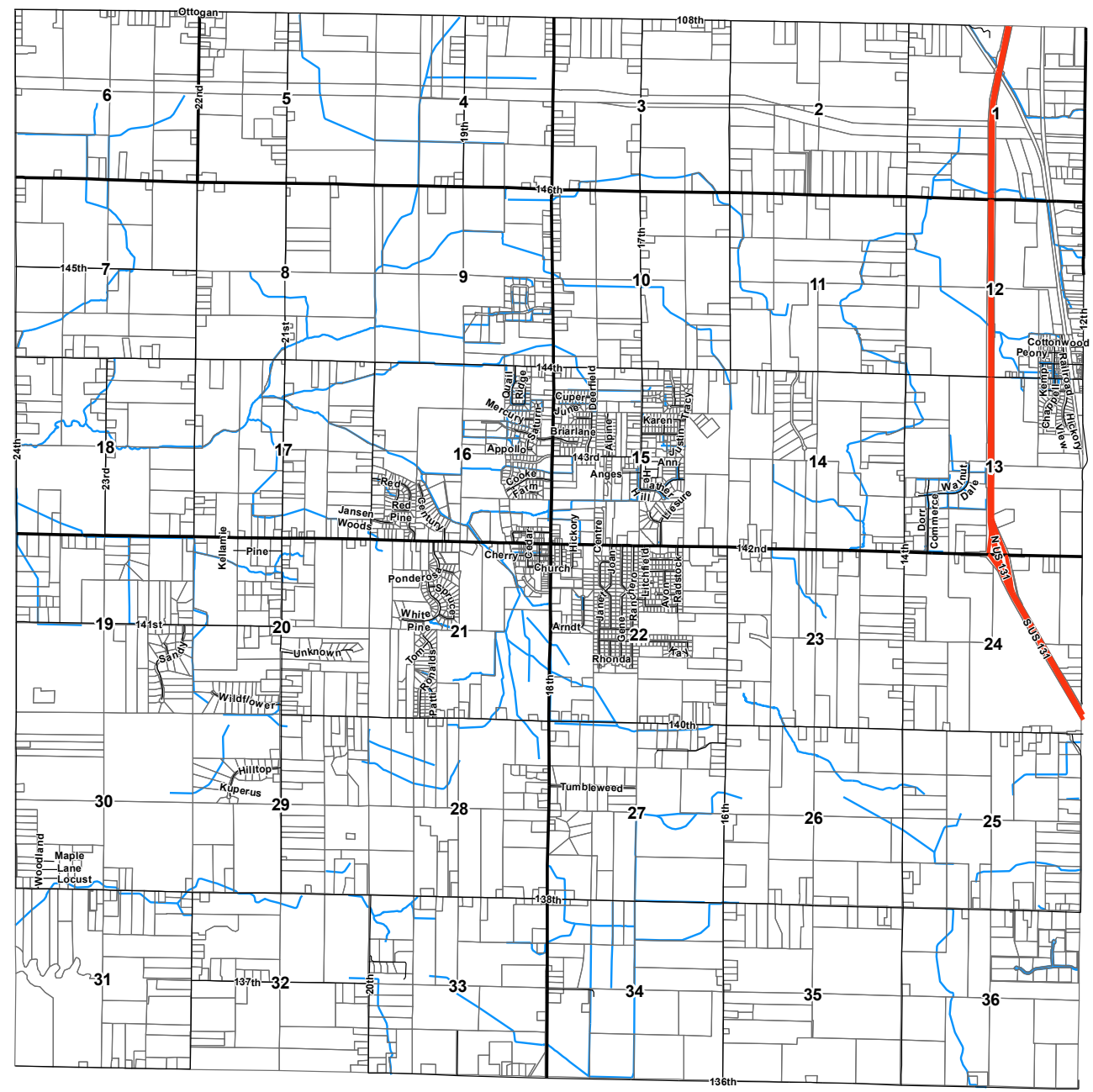
 County Drains



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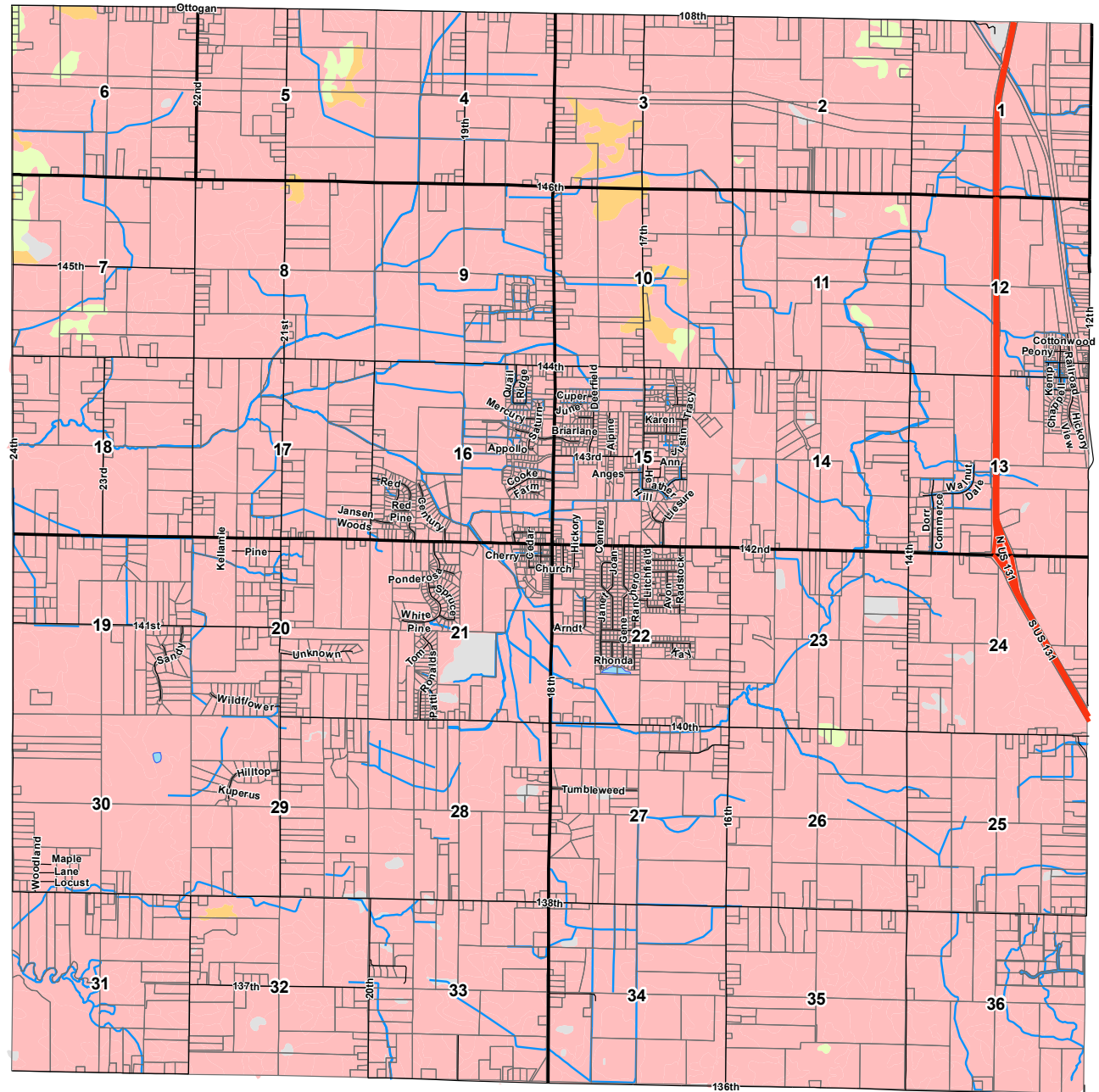


Data Sources: Michigan CGI, Allegan County GIS



# MAP 2-2 Soil Suitability for Septic Systems (Limitation)

- Slight
- Moderate
- Severe
- Not Rated




0 0.25 0.5 1 Miles

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Data Sources: Michigan CGI, Allegan County GIS

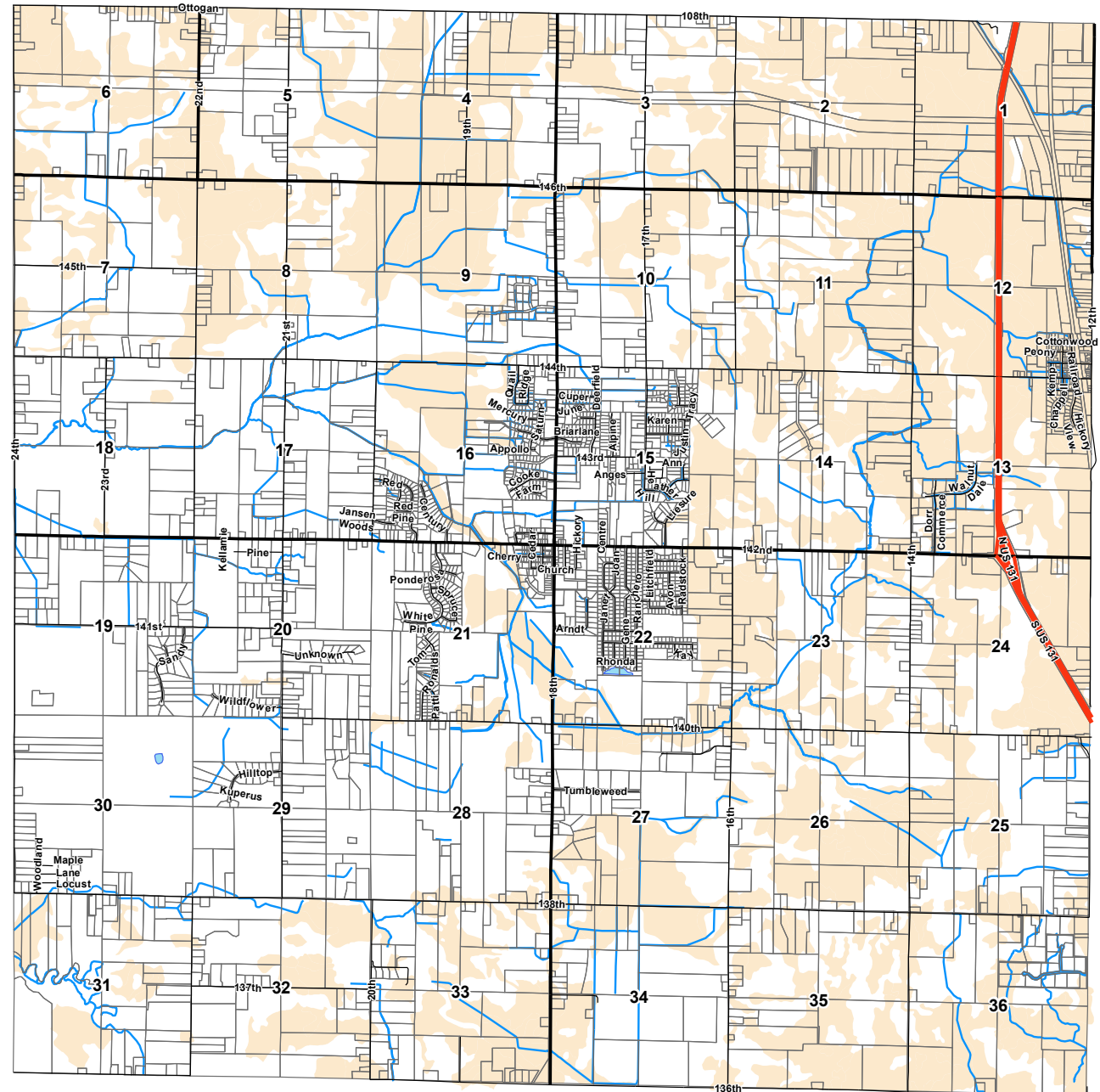
# MAP 2-3 Prime Farmland Solids

 Prime Farmland Soils


0 0.25 0.5 1 Miles

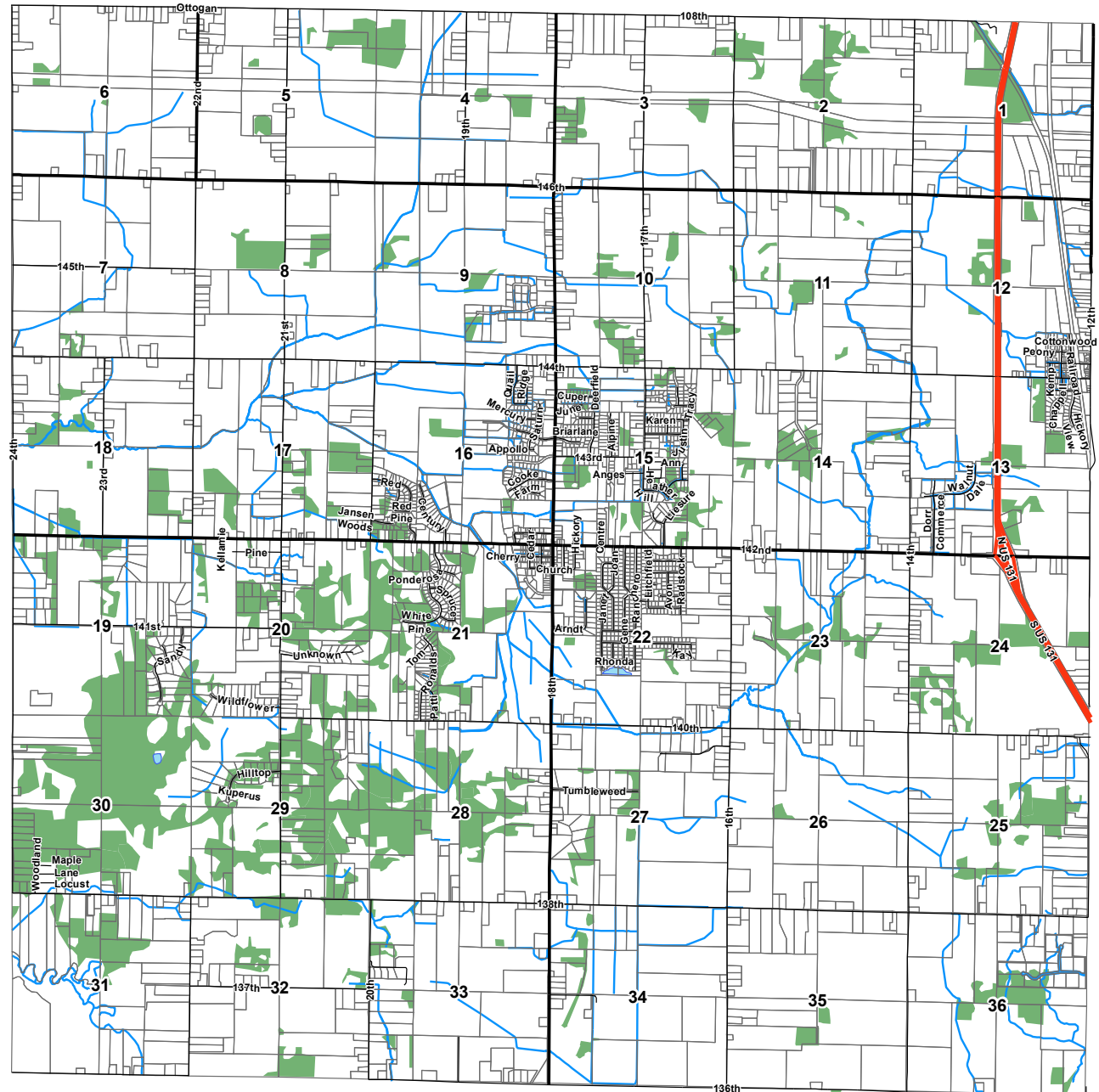


Data Sources: Michigan CGI, Allegan County GIS



# MAP 2-4 Woodlands

 Woodlands



0 0.25 0.5 1 Miles

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Data Sources: Michigan CGI, Allegan County GIS





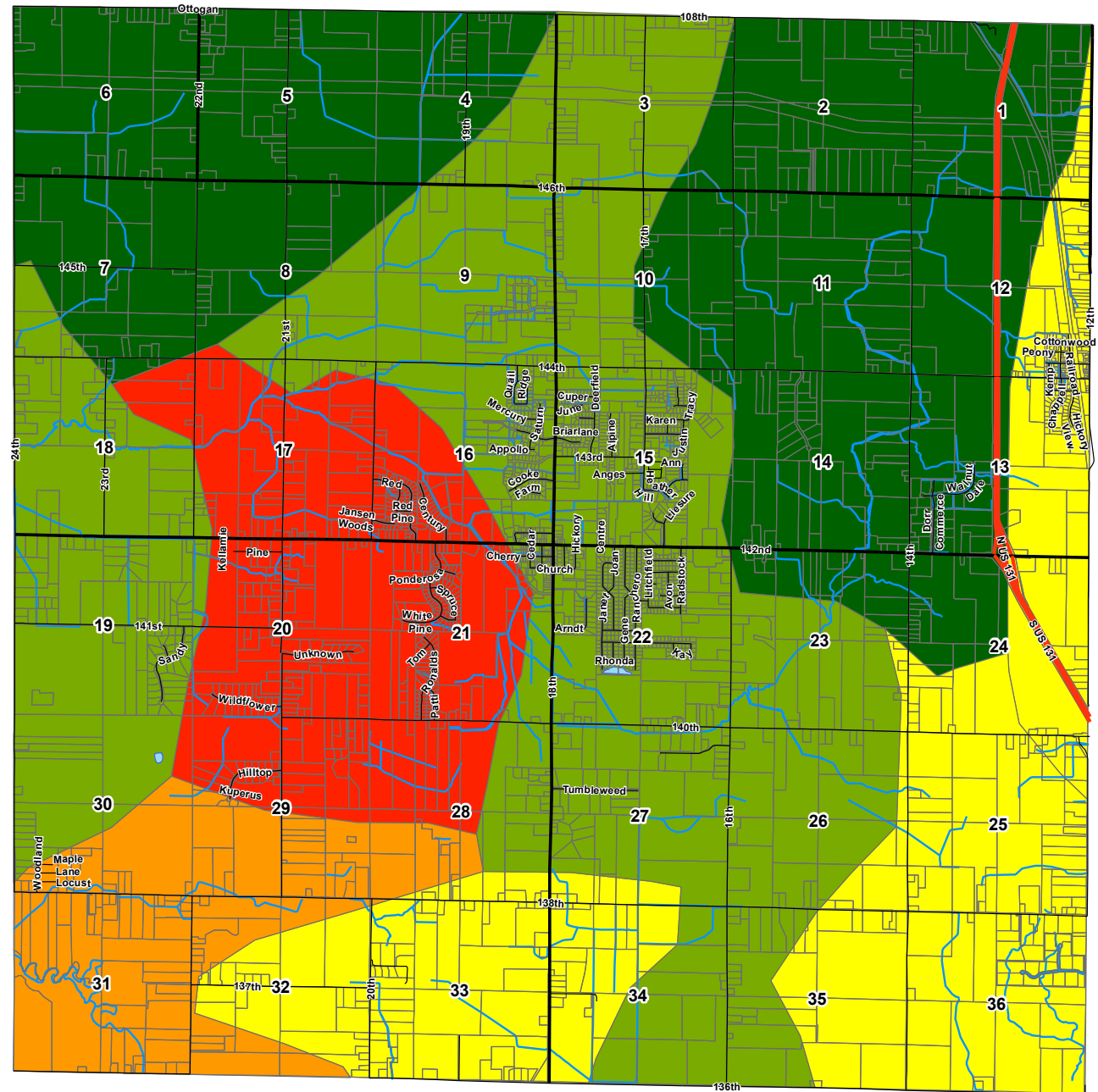
# MAP 2-6 Groundwater Sensitivity

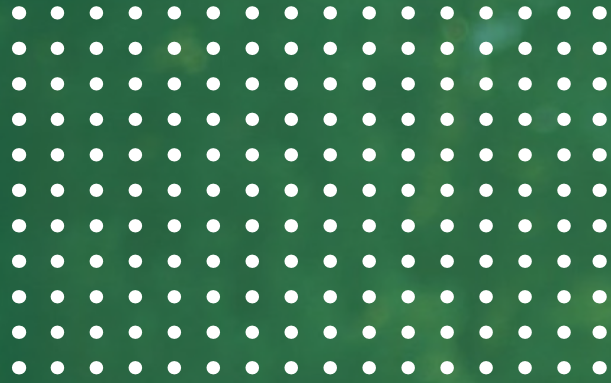
- Very Low
- Low
- Moderate to Low
- High
- Very High

0 0.25 0.5 1 Miles



Data Sources: Michigan CGI, Allegan County GIS





CHAPTER **3**

COMMUNITY PROFILE



## COMMUNITY PROFILE

The Dorr Township Master Plan is intended to serve as a document that provides the long-range and dynamic goals and objectives of the Township.

The Master Plan uses a 20 year time horizon as consideration in developing recommendations, and will be reviewed every five years according to current State of Michigan law.

In serving as a guide to implement goals and objectives, this Plan's purpose is to enable the Township governing bodies to better determine the challenges and opportunities that exist within the Township and to create priorities.

By ensuring that future decisions are related to the broader community-wide perspective provided in the Plan, decision makers can have confidence that their decisions have a clear and rational basis and will improve or maintain the quality of life for the residents as a whole. Dorr Township will thus be maintained as a community where families, businesses, and individuals can live, grow, and prosper.

One of the first steps in developing the Plan was to detail and assess the public and quasi-public facilities in the Township.

### Township Hall

In 1990, the Dorr Downtown Development Authority issued the bond by which the Township Hall was built. The physical location is 4196 18th Street (southwest corner of 18th Street and 142nd Avenue).

The Township staff includes a supervisor, clerk, treasurer, and secretary. Office hours are Monday through Thursday, closed Friday.

### Ambulance Service

In addition to serving as the location for the Township government, the Township Hall also provides office space for the Wayland Area Emergency Medical Services, which provides emergency medical



services for the Township as well as the surrounding areas. A first responder unit is housed in the apparatus space of the Township fire station.

### Fire Department & Policing Services

The Fire Department, which has received a top rating from ISO (International Standardization Organization) is also housed at Township Hall. The Department staffs a part-time Fire Chief and Assistant Fire Chief. In addition to these positions, the Department retains roughly 25-30 on-call personnel.

The Department maintains:

- Two pumper trucks
- Two tank trucks
- One brush truck
- One rescue van

Currently, Dorr Township’s Fire Department has a mutual aid agreement with several surrounding townships.

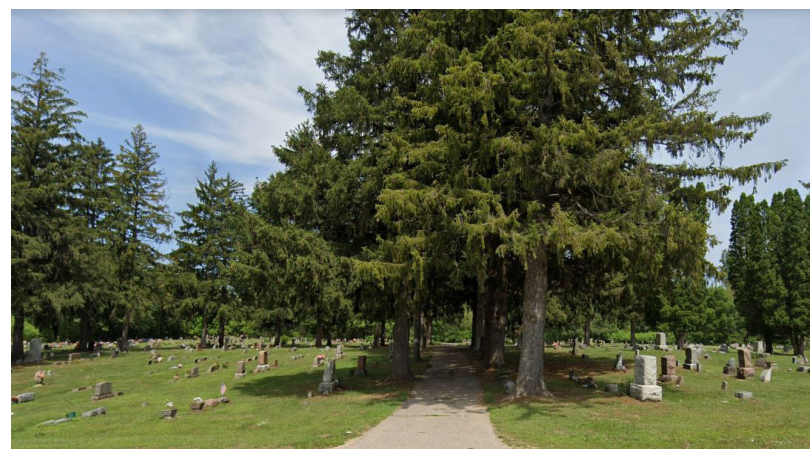
Policing services are provided by the Allegan County Sheriff’s Department and the Michigan State Police located in the City of Wayland, which is adjacent to the southeast corner of the Township. Dorr and Leighton Townships contract with the Allegan County Sheriff’s Department for additional services and share the cost of those services



### Library

The Township library, which was constructed in 2002, is located north of 142nd Street at 1804 Sunset Drive. Funding for the library is provided through the Township’s General Fund, library book fees, Allegan County penal fees, an extra voted millage, donations, and state aid. The Township has a library board and is a member of the Lakeland Library Cooperative.

The Geneological Library of Northern Allegan County is located on 142nd Avenue across from the Township Hall.



### Cemeteries

There are six cemeteries located throughout the Township as illustrated on Map 3-1:

- East Dorr Cemetery is located in Section 15, on 142nd Avenue.
- Jones Cemetery is located on 17th Street north of 146th Avenue.
- Richter/Tanner Cemetery is located on Section 32, at the 22nd Street & 138th Avenue intersection.
- St. Stanislaus Cemetery is located at St. Stanislaus Catholic Church on 136th Avenue.
- Sproat Cemetery is located in Section 13, on 14th Street.
- St. Mary’s Visitation/North Dorr Cemetery is located in Section 6, on 22nd Street.



### Educational Facilities

Hopkins Public Schools and Wayland Union Public Schools service the Township (See Map 3-2 School District map for boundaries and Map 7 for school locations):

#### Hopkins Public Schools

- Sycamore Elementary School (K-5)  
2163 142nd Avenue

#### Wayland Union Public Schools

- Dorr Elementary School (Pre K-6)  
4159 18th Street

#### Private Schools

- St. Stanislaus Catholic School (Pre K-9)  
1871 136th Avenue
- Moline Christian School (Pre K-9)  
1253 1st Street in Moline

### Parks and Recreation

Parks and Recreation are administered by the Dorr Township Parks Commission, Dorr Recreation Department, and the Dorr Township Recreation Association.

### Dorr Township Parks Commission

The Dorr Township Parks Commission is a five-member elected board that meets monthly to oversee the Township's parks and to implement strategic future plans. The Mission of the Commission is to provide a destination for residents to enjoy the outdoors in a safe and beautiful area. Specific duties of the Commission include:

- Promote, aid, and encourage public recreation, including the acquisition and development of recreation and park facilities.
- Maintenance, development, finance, and operation of all Township-owned or operated recreation areas and facilities, and developing rules and regulations governing the use of those facilities.
- Establish time schedules for acquisition, lease, dedication, or exchange of lands for recreation or park purposes, and the development of park and recreation master plans, site plans, and operating plans.
- Annual budgets for recreation and park facilities, programs, and special events.
- Use and availability of facilities, rates charged for services.
- Oversight in the preparation of the Township's Recreation Plan.
- Working with the maintenance department to care for parkland.
- Expansion of existing parks.
- Provide recommendations to the Township Board for recreation.
- Hire persons as needed to maintain the buildings located within the parks.
- Recruit volunteers as needed to assist in seasonal activities.



**Dorr Township Recreation Association**

The Recreation Association, an organization independent from the Township, administers recreational programming in the Township’s parks.

The Association is comprised of six members and specific duties include:

- Prepare annual budget
- Conduct fund raising events
- Hire part-time and seasonal employees
- Recruit volunteers

The Association also employs five part-time personnel in the summer to coordinate activities and events.

**Township Parks**

DORR TOWNSHIP NORTH PARK - Dorr Township North Park previously encompassed nine acres and is located on the north side of 142nd Avenue between 18th and 20th Street. In late 2012, the Township purchased an additional 25 acres adjacent to the park.

GRIES MEMORIAL PARK (left) - Gries Memorial Park is seven acres in size and is located adjacent to Dorr Township Park on the south side of 142nd Avenue.

MOLINE CHOO CHOO PARK - Moline Choo Choo park is a 0.71 acre park located along the railroad tracks in Moline just north of 144th Avenue.

PROPOSED - Linear trails are proposed to connect to other county and statewide trail systems.

**County Parks**

BYSTERVELD PARK - Bysterveld Park is a 70 acre nature preserve located at the corner of 14th Street and 142nd Avenue, approximately one-half mile west of Exit 68 off U.S.-131. Bysterveld Park is under the jurisdiction of Allegan County. Phase I of the park was completed in 2006.

**Historical Sites**

The Township Historical Society is located at on 142nd Avenue across from the Township Hall. The Society convenes once per week.

While the Township does not have any historic listings with the National Registry of Historic Places, several places of historic significance exist:

- A former school house located on 18th Street just north of 142nd Avenue.
- St. Stanislaus Catholic Church is over 120 years old and is located on 136th Avenue.
- Several Centennial Farms throughout the Township.

**Public Utilities**

The Dorr-Leighton Sewer Authority, established in 1978, serves the residents and businesses in Moline and portions of Dorr

Township and Leighton Township. The Sewer Authority was funded through a loan from the United States Environmental Protection Agency (EPA) and continues to be financed by hook up and user fees.

The Dorr-Leighton facility treats approximately 200,000 gallons per day with a treatment capacity of 250,000 gallons per day. The facility was expanded in 1999 from a lagoon treatment plant to a sequencing batch reactor plant, which has increased its efficiency. The plant is located in Leighton Township about one-half mile southeast of the intersection of Division and 144th Street.

The Sewer Authority line services the industrial park northwest of 142nd Avenue & US 131, extends south into Section 24, north to Moline, and east into Leighton Township. Map 3-3, the Wastewater Collection System Map, illustrates the location of the sanitary sewer lines.

In 2005, the Authority expanded service west along 142nd Avenue from US 131 to 16th St. as shown on Map 3-3. The \$960,000 expansion was paid for by assessments on property. The sewer line was extended through downtown Dorr to the Red Run Drain in 2010 with assistance from the Downtown Development Authority.

A water tower is located on the north side of 142nd Avenue at US 131. The Dorr-Leighton Water Distribution System is a private system that serves part of the Township (Map 3-4).

### Solid Waste Disposal

The Township sends refuse to the South Kent Landfill located west of U.S. 131 at the 100th Street interchange in Byron Township (immediately north of Dorr Township). In 2002, South Kent purchased two parcels of land within Dorr Township south of its current site for future expansion considerations. Kent County is planning to move forward with the development of a sustainable business park in this area during the planning period.

### Recycling

Recycling is accomplished through voluntary curbside pick-up. A surcharge is imposed for residents who choose to include recycling along with waste disposal pick-up services. No transfer facilities exist in the Township.

## ROADS AND TRANSPORTATION

Typically, a paved two lane road has a 24-hour capacity of 8,000 to 10,000 vehicles. A three lane roadway has a 24-hour capacity of 15,000 to 18,000 vehicles.

**Table 3-1: 24 Hour Traffic Counts Two Way**

| Location                     | 2005   | 2009   | 2014  | 2017  | 2020   |
|------------------------------|--------|--------|-------|-------|--------|
| 22nd St. North of 146th Ave. | 1,139  | 1,104  | --    | 916   | --     |
| 146th Ave. East of 18th St.  | 305    | 296    | --    | 255   | --     |
| 18th St. North of 142nd Ave. | 9,634  | --     | 6,048 | --    | 6,513  |
| 142nd Ave. West of 18th St.  | --     | 8,278  | 7,831 | --    | --     |
| 18th St. South of 142nd Ave. | --     | 4,792  | 4,926 | --    | 9,705  |
| 142nd Ave. East of 18th St.  | 10,179 | 10,366 | 9,731 | --    | --     |
| 14th St. North of 142nd Ave. | 1,278  | 1,124  | --    | 1,422 | --     |
| 144th Ave. West of 12th St.  | --     | --     | --    | --    | --     |
| 144th Ave. East of 14th St.  | 1,991  | 1,812  | 1,305 | --    | --     |
| 142nd Ave. East of 20th St.  | --     | --     | --    | --    | 9,705  |
| 142nd Ave. West of 16th St.  | --     | --     | --    | --    | 11,646 |

Four classification of streets exist within the Township:

- Expressway
- County Primary
- County Local
- Local Streets

These classifications are illustrated on the Map 3-5, the Road Classification Map.

### County Primary (Major Rural Arterials)

This class of streets serves major movements of traffic within or through the area. Mainly designed to move traffic, the secondary function is to provide land service. According to the Allegan County Road Commission, roads in the Township under this classification include:

- 146th Avenue
- Eastern portion of 144th Avenue
- 142th Avenue
- Northern portion of 22nd Street
- 18th Street
- 14th Street; 142nd Avenue to 144th Avenue
- 12th Street north of Moline

### County Local (Collector Streets)

County Local streets provide internal traffic movement within specific areas and connect those areas with the major arterial system. Generally, they are not continuous for great length. Many section line county local roads in Dorr Township are either all or mostly unpaved and include 140th, 138th, 136th, 144th, 146th, 22nd, 24th, 16th, 17th, and 14th.

### Local Streets

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



Streets within Dorr, Moline, and developed subdivisions are generally paved.

### Maintenance and Construction

The Allegan County Road Commission is responsible for the maintenance and improvement of all public roads in Dorr Township.

The Township participates in a county-wide five-year resurfacing program.

The program recognizes six groups of four townships, with Dorr being part of a group that includes Leighton, Wayland, and Hopkins Townships. Over each five-year period, each group of townships shares equally in monies available through the County primary roads resurfacing millage. Each fall, officials from the Allegan County Road Commission meets with local officials to determine resurfacing priorities.

Improvements to County local roads may be requested by



township officials, in which case the township then pays 100% of the cost of those improvements. The Road Commission may provide improvement services; however, the Township may request bids.

Dorr Township has also established a Citizens Road Committee that is focused on planning for the improvement of the Township's roads. The Committee consists of community members, makes recommendations to the Township Board, and meets quarterly.

### Road Projects-Recent and Future Improvements

A concern facing Dorr Township is the existing and projected traffic volumes along 18th Street north of Dorr, which provides access to and from Byron Center in Kent County. Continued population growth and development in and adjacent to Dorr Township will increase traffic on Township roads. The following include recently completed and planned road projects in Dorr Township:

- Division from 146th Avenue to the Kent County Line, dedicated center left turn lane. (Completed in 2014)
- 144th Avenue from the US 131 overpass east to the railroad crossing, resurfacing. (Completed in 2014)
- 18th Street north from 142nd Avenue to 144th Avenue, add center left turn lane. (Completed in 2018)
- 22nd Street north from 142nd Avenue to 146th Avenue, reconstruct. (Completed in 2018 and 2019)
- 16th Street south from 142nd Avenue to 140th Avenue, pave. (Future project)
- 16th Street south from 140th Avenue to 138th Avenue, pave. (Future project)
- 138th Avenue west from 21st Street to 24th Street, pave. (Future project)

### Rail Transportation

A 2.7-mile-long segment of the Grand Elk Railroad transects the northeast corner of the Township. A rail spur serves industrial property in Section 12 just south of 146th Avenue and in Moline north of Rosewood Street.

### Public Transportation

Public transportation is provided through Allegan County to those with physical limitations or who are elderly.


## DOWNTOWN DEVELOPMENT AUTHORITY (DDA)

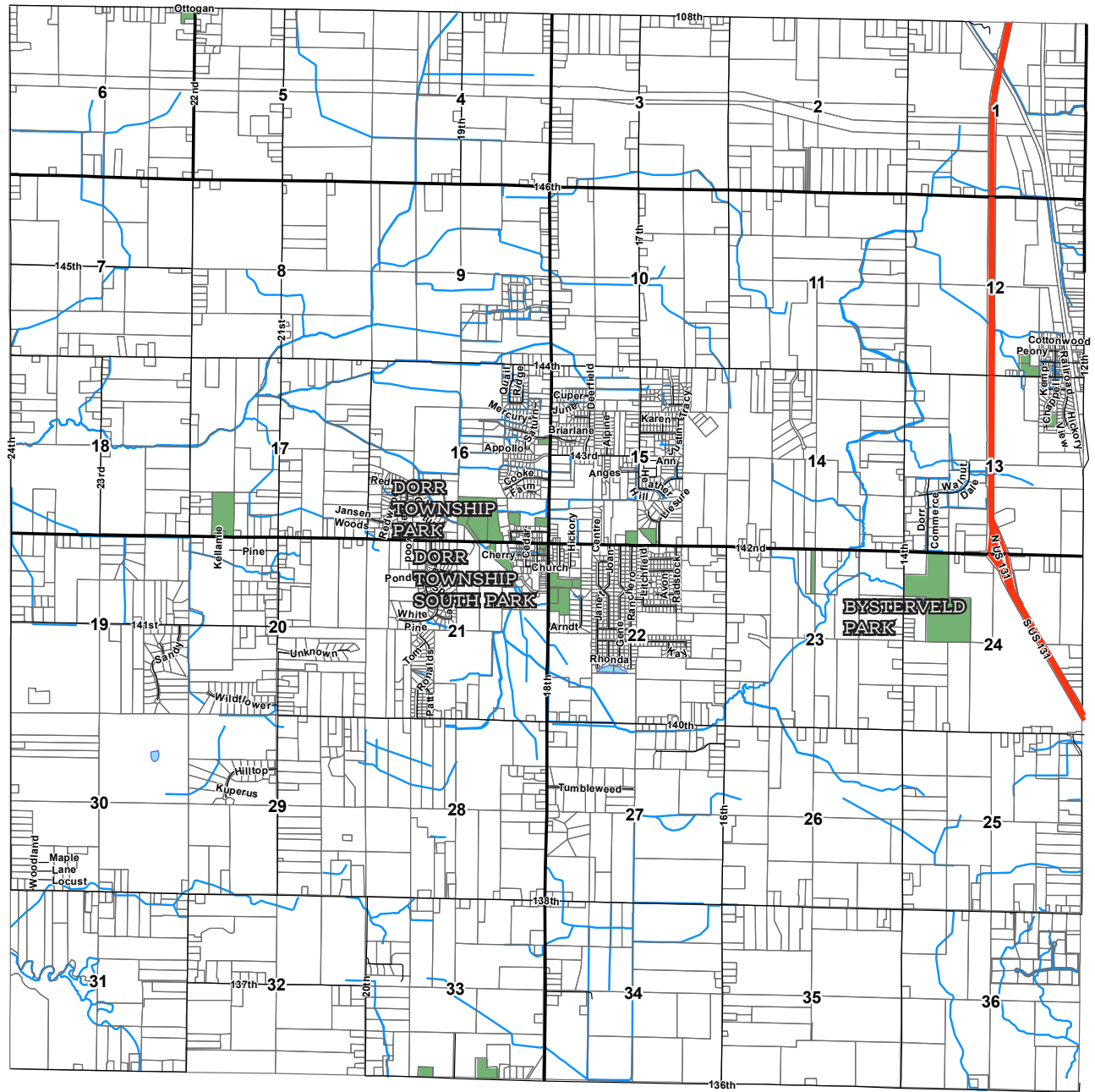
The DDA was created in 1992 to prepare a development plan for 142nd Avenue improvements and for the creation of the downtown area sanitary sewer system.

The initial boundaries of the DDA encompassed lands along 142nd Avenue from 350 feet west of the Penn Central railroad to 16th Street on the east and extending from 150 to 600 feet to the north and south of 142nd Avenue.

In August of 2006, the Township Board expanded the boundaries eastward along 142nd to just east of 14th Street including all parcels with frontage on 142nd Avenue. The additional revenues will allow for improvements along this roadway and for other projects within the expanded DDA boundaries.

# MAP 3-1 Community Facilities

 Community Facilities



**williams&works**  
engineers | surveyors | planners



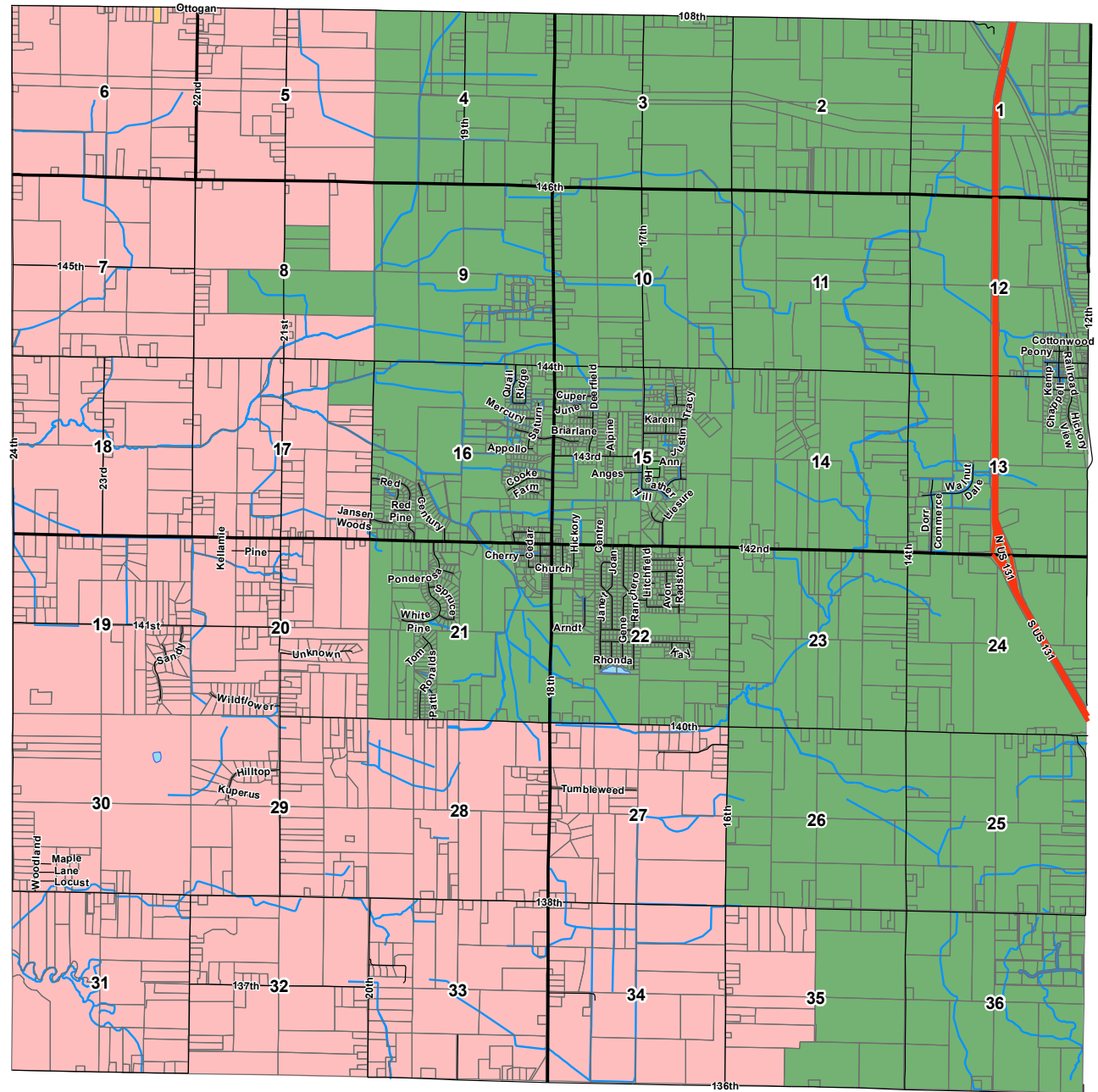
Data Sources: Michigan CGI, Allegan County GIS

# MAP 3-2 School Districts

- Byron Center
- Hopkins
- Wayland



Data Sources: Michigan CGI, Allegan County GIS





# MAP 3-4 Water System

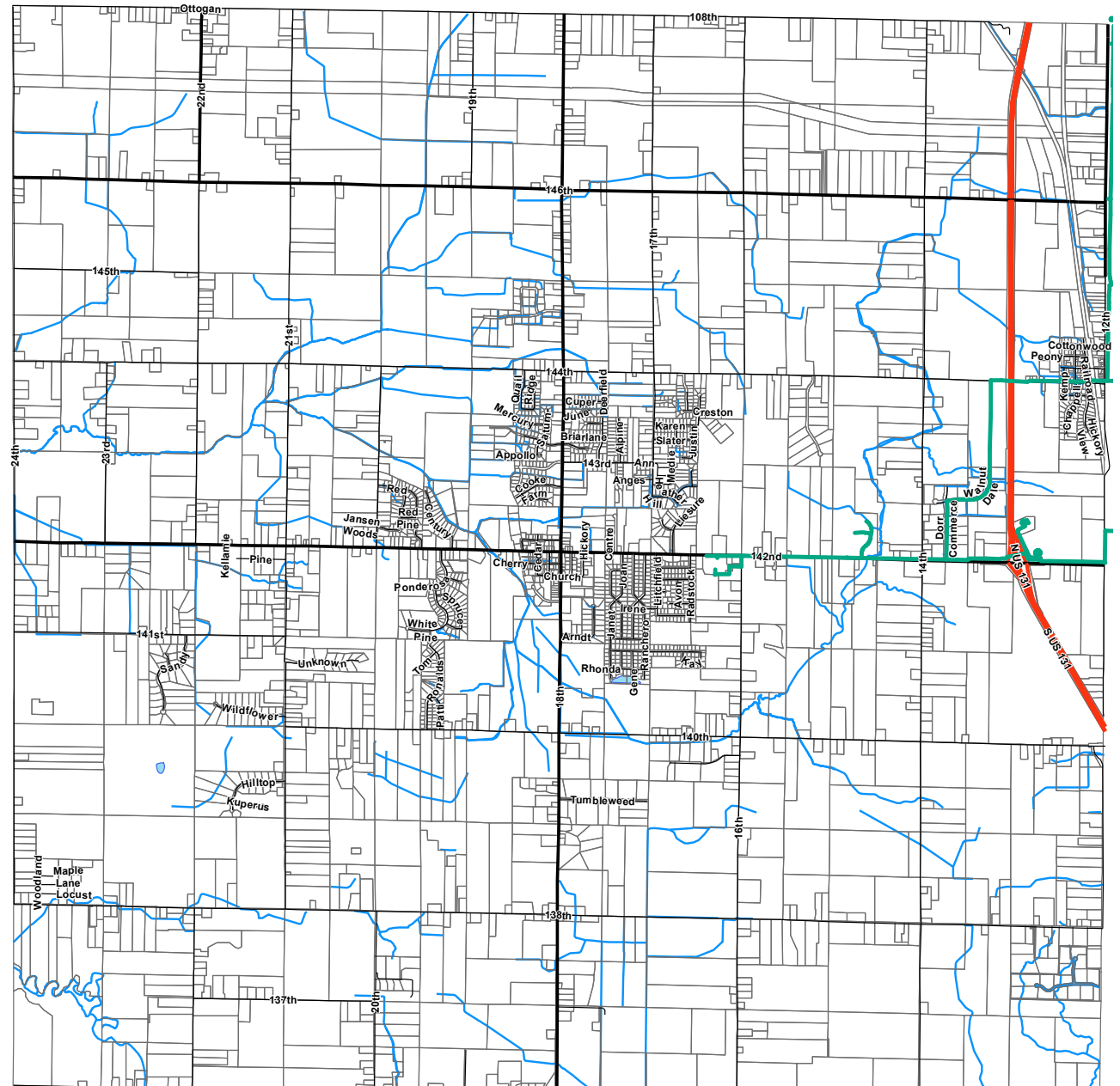
 Dorr/Leighton Water Works

0 0.25 0.5 1 Miles





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engineers | surveyors | planners



Data Sources: Michigan CGI, Allegan County GIS

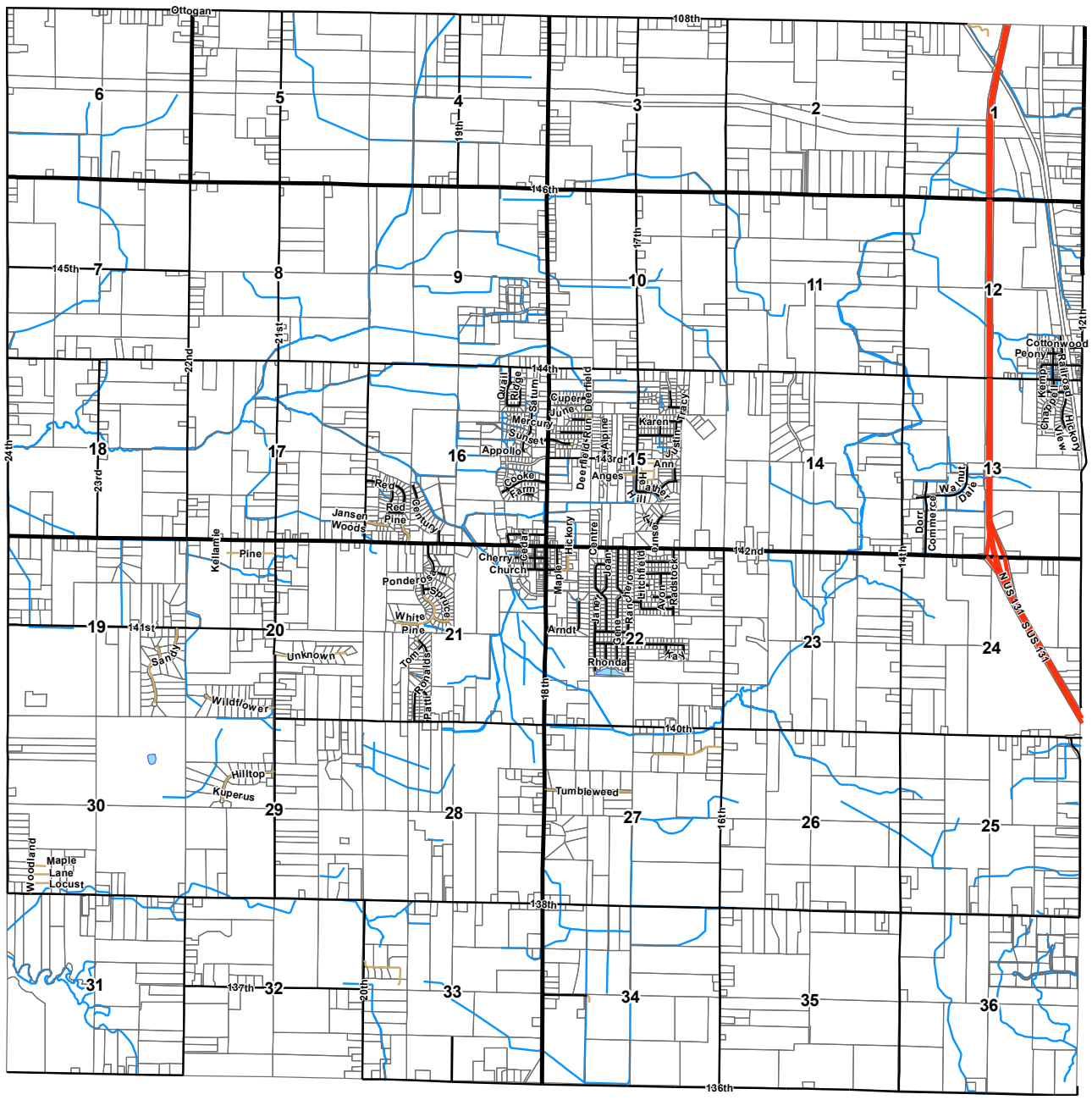


# MAP 3-5 Road Classifications

-  US 131
-  Major Arterial
-  Minor Arterial
-  Local/Private



Data Sources: Michigan CGI, Allegan County GIS



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## DEMOGRAPHICS

Table 3-2 shows an age breakdown of the population in Dorr Township as well as the surrounding communities. Of note is that the median age in Dorr Township is 35.8 years, which is the third lowest of any of the surrounding municipalities. Only 8.2% of the population is 65 years of age or older.

**Table 3-2: Population 2010 - Cohorts, Median Age, Gender Comparisons**

| Geographical Area | Total Population | Percent        |                |                |                |                   | Median Age | Males per 100 Females* |                   |
|-------------------|------------------|----------------|----------------|----------------|----------------|-------------------|------------|------------------------|-------------------|
|                   |                  | Under 18 years | 18 to 24 Years | 25 to 44 Years | 45 to 64 Years | 65 Years and Over |            | All Ages               | 18 Years and Over |
| Allegan County    | 111,408          | 26.4           | 7.7            | 24.2           | 28.9           | 12.8              | 38.9       | 99.7                   | 97.8              |
| Dorr Township     | 7,439            | 29.7           | 8.6            | 25.7           | 27.9           | 8.2               | 35.8       | 98.7                   | 111.6             |
| Hopkins Township  | 2,601            | 31.7           | 8.2            | 29.3           | 21.0           | 9.8               | 38.8       | 101.1                  | 101.8             |
| Leighton Township | 4,934            | 30.2           | 6.9            | 29.6           | 27.1           | 9.3               | 35.0       | 108.4                  | 110.3             |
| Salem Township    | 4,446            | 29.7           | 7.9            | 28.1           | 25.8           | 8.5               | 34.8       | 128.5                  | 121.2             |
| Byron Township    | 20,317           | 26.3           | 8.1            | 24.4           | 27.3           | 14.1              | 38.8       | 93.1                   | 93.6              |

\*Estimates from the 2018 American Community Survey 5-Year Estimates

Source: US Census 2010

### Trends

In the past decade the Township has grown modestly with a 6.5% increase or 483 persons (Table 3-3). Allegan County as a whole grew by a moderate 8.2%. The townships surrounding Dorr Township, with the exception of Hopkins, have also seen moderate to significant growth. Suburban, subdivision style development has pressed south from Grand Rapids due in part to employment and expressway access.

**Table 3-3: Population Trends**

|                   | Population |         |         | Change (2000-2010) |         | Change (2010-2020) |         |
|-------------------|------------|---------|---------|--------------------|---------|--------------------|---------|
|                   | 2020       | 2010    | 2000    | Number             | Percent | Number             | Percent |
| Dorr Township     | 7,922      | 7,439   | 6,579   | 860                | 13.1    | 483                | 6.5     |
| Hopkins Township  | -          | 2,601   | 2,671   | -70                | -2.6    | -                  | -       |
| Leighton Township | 7,001      | 4,934   | 3,652   | 1,283              | 35.1    | 2,067              | 41.9    |
| Salem Township    | 5,156      | 4,446   | 3,486   | 960                | 27.5    | 710                | 16.0    |
| Byron Township    | 26,927     | 20,317  | 17,553  | 2,764              | 15.7    | 6,610              | 32.5    |
| Allegan County    | 120,502    | 111,408 | 105,665 | 5,743              | 5.4     | 9,094              | 8.2     |

Source: U.S. Census 2000, 2010, 2020



### Ethnicity

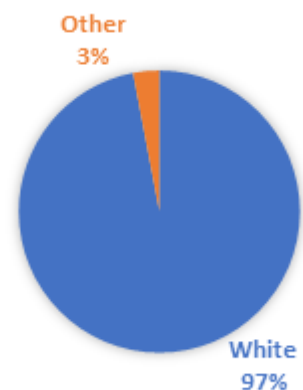
As shown in Chart 3-1, Dorr Township is an ethnically homogeneous community. Three percent of the population consists of Native American, African America, Asian, or other.

### Social and Economic Indicators

Table 3-4 and Chart 3-2 show a breakdown of employment in the Township by occupation. In Dorr Township, the occupations providing the greatest number of jobs for residents is management, business, science and arts. The fewest jobs are in service occupations.

With the exception of Salem Township, other neighboring townships also have the greatest percentage of jobs in management, business, science, and arts occupations. Overall, Dorr Township has a relatively similar distribution to Allegan County.

**Chart 3-1: Dorr Township Ethnic Make-up, 2010**



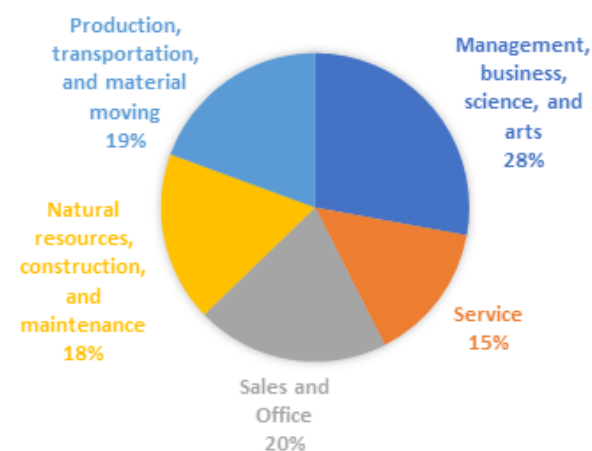
Source: U.S. Census 2010

**Table 3-4: Employment by Occupation 2018**

| Geographical Area | Percent Distribution by Occupation      |         |                  |   |   |
|-------------------|---|---------|------------------|---|---|
|                   | Management, business, science, and arts | Service | Sales and Office | Natural resources, construction, and maintenance occupation | Production, transportation, and material moving |
| Allegan County    | 30.3                                    | 14.7    | 20.1             | 12.4  | 22.5  |
| Dorr Township     | 27.9                                    | 14.6    | 20.3             | 17.8  | 19.4  |
| Hopkins Township  | 26.0                                    | 15.3    | 19.7             | 18.5  | 20.5  |
| Leighton Township | 32.5                                    | 12.8    | 19.5             | 16.7  | 18.5  |
| Salem Township    | 22.7                                    | 11.7    | 25.3             | 12.6  | 27.8  |
| Byron Township    | 30.0                                    | 12.7    | 25.6             | 7.7   | 14.9  |

Source: 2018 American Community Survey 5-Year Estimates

**Chart 3-2: Dorr Township Occupations**



### Per Capita and Median Income

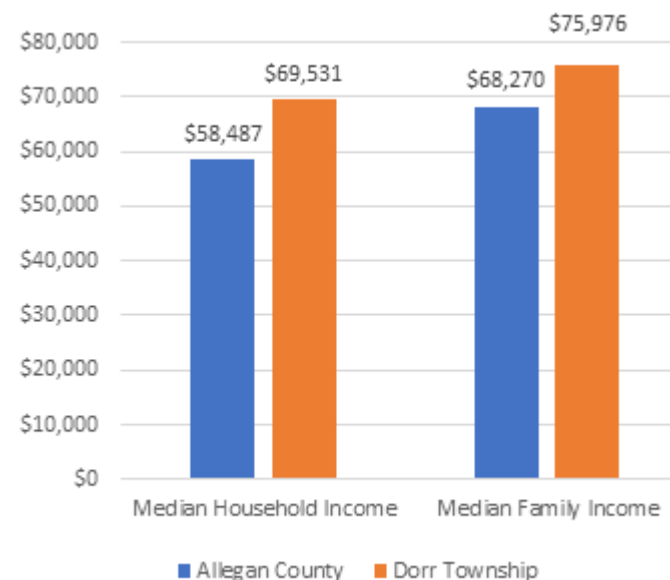
Table 3-5 shows income and poverty in the Township as compared to Allegan County and the surrounding townships. Since 2010, per capita income has increased for all municipalities. Dorr Township’s per capita income increased by 15% from 2010-2017. The Township’s per capita income is greater than Allegan County by about \$340 per person and approximately \$4,400 less than that of Byron Township (located to the north in Kent County). Overall, the Township’s per capita income is fairly consistent with the other surrounding townships.

Chart 3-3 shows comparisons between Dorr Township and Allegan County as a whole regarding median income.

### Poverty

Table 3-5 shows that Dorr Township has, on a percentage basis, fewer people living below the poverty level than the County and all neighboring municipalities, except for Leighton Township. The Township also has the lowest percentage of families living below the poverty level compared to all neighboring townships.

**Chart 3-3: Median Income, 2018**



**Table 3-5: Income and Poverty, 2018**

| Geographical Area | Median Income |          | Per Capita | Median Earnings; Full Employment |        | Below Poverty Level-% of the population |                |           |                     |
|-------------------|---------------|----------|------------|----------------------------------|--------|---|----------------|-----------|---------------------|
|                   | Households    | Families |            | Male                             | Female | All Ages                                | Under 18 Years | 65 Years+ | Percent of Families |
| Allegan County    | 58,487        | 68,270   | 27,172     | 48,708                           | 36,775 | 10.8                                    | 14.3           | 8.1       | 8.1                 |
| Dorr Township     | 69,531        | 75,976   | 27,511     | 49,050                           | 35,273 | 3.7                                     | 4.3            | 5.1       | 2.9                 |
| Hopkins Township  | 47,832        | 57,257   | 24,236     | 41,788                           | 30,881 | 17.9                                    | 27.3           | 10.0      | 14.9                |
| Leighton Township | 74,250        | 79,244   | 30,383     | 56,807                           | 43,092 | 3.1                                     | 2.3            | 9.2       | 3.0                 |
| Salem Township    | 65,566        | 79,866   | 30,265     | 45,504                           | 36,362 | 8.8                                     | 9.0            | 10.6      | 9.9                 |
| Byron Township    | 62,745        | 74,128   | 31,924     | 56,946                           | 38,780 | 6.3                                     | 8.1            | 6.4       | 4.5                 |

Source: 2018 American Community Survey 5-Year Estimates

**Table 3-6: Families & Households, 2010**

| Geographical Area | Total Households | Percent of Total Households |                         |                |     |                       |                    | Average Population Per: |        |
|-------------------|------------------|-----------------------------|-------------------------|----------------|-----|-----------------------|--------------------|-------------------------|--------|
|                   |                  | Family Households           |                         |                |     | Non-Family Households |                    | Household               | Family |
|                   |                  | Total                       | With Children under 18  | Type of Family |     | Total                 | Living Alone Total |                         |        |
|                   |                  |                             | Married & Couple Family | Female Only    |     |                       |                    |                         |        |
| Allegan County    | 42,018           | 72.5                        | 32.0                    | 58.3           | 9.8 | 27.5                  | 22.5               | 2.63                    | 3.08   |
| Dorr Township     | 2,456            | 83.3                        | 40.8                    | 71.7           | 7.9 | 16.7                  | 13.5               | 3.03                    | 3.32   |
| Hopkins Township  | 938              | 77.4                        | 34.0                    | 65.4           | 7.9 | 22.6                  | 19.6               | 2.77                    | 3.17   |
| Leighton Township | 1,690            | 79.9                        | 38.9                    | 69.3           | 7.3 | 20.1                  | 15.5               | 2.92                    | 3.26   |
| Salem Township    | 1,520            | 80.6                        | 38.5                    | 70.9           | 5.5 | 19.4                  | 15.6               | 2.92                    | 3.27   |
| Byron Township    | 7,589            | 74.2                        | 32.6                    | 61.7           | 8.8 | 25.8                  | 21.7               | 2.68                    | 3.12   |

Source: US Census 2010

**Households**

As defined by the US census:

A household consists of all people who occupy a housing unit regardless of relationship. A household may consist of a person living alone or multiple unrelated individuals or families living together.

A family consists of two or more people, one of whom is the householder, related by birth, marriage, or adoption and residing in the same housing unit.

In Table 3-6 the number of family households (meeting both the household and family criteria) in Dorr Township is at 83.3% (2,046 total). This percentage is greater than any of the surrounding municipalities. Also, the average population per household and families is higher than the surrounding municipalities, at 3.03 and 3.32 persons, respectively.

**Vacancy Rates**

As is shown in Table 3-7, of 2,538 total housing units only 82 or 3.2% are vacant. By comparison, Allegan County's vacancy rate is 15% and Byron Township is at 5.6%.

Table 3-7 also shows that Dorr Township has the lowest percentage of seasonal/recreational housing units when compared to surrounding townships and Allegan County as a whole.

**Table 3-7: Vacancy Rates, 2010**

| Geographical Area | Total Housing Units | Occupied Housing Units | Vacant Housing Units | % Total Seasonal Recreation |
|-------------------|---------------------|------------------------|----------------------|-----------------------------|
| Allegan County    | 49,426              | 42,018                 | 7,408                | 8.2                         |
| Dorr Township     | 2,538               | 2,456                  | 82                   | 0.4                         |
| Hopkins Township  | 1,008               | 938                    | 70                   | 2.3                         |
| Leighton Township | 1,852               | 1,690                  | 162                  | 4.8                         |
| Salem Township    | 1,758               | 1,520                  | 238                  | 10.2                        |
| Byron Township    | 8,043               | 7,589                  | 454                  | 0.5                         |

Source: US Census 2010

## Value

As shown in Table 8, the median value of housing in Dorr Township is \$166,900, compared to that of Allegan County as a whole, which is \$150,600.

**Table 3-8: Value, 2018**

| Geographical Area | Occupied Housing Units |              |
|-------------------|------------------------|--------------|
|                   | Number                 | Median Value |
| Allegan County    | 42,556                 | 150,600      |
| Dorr Township     | 2,585                  | 166,900      |
| Hopkins Township  | 916                    | 140,900      |
| Leighton Township | 1,849                  | 178,700      |
| Salem Township    | 1,803                  | 163,700      |
| Byron Township    | 8,773                  | 188,600      |

Source: 2018 American Community Survey 5-Year Estimates

## Building Permits

An effective tool in tracking development trends is to evaluate building permits for new residential construction. Table 9 shows that over the seven-year period from 2012 to 2019, 196 permits were issued for new single family dwellings. The annual total was highest in 2017 with 36 permits.

**Table 3-9: Building Permits Data**

| Section       | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | Totals |
|---------------|------|------|------|------|------|------|------|------|------|--------|
| Annual Totals | 17   | 15   | 20   | 30   | 24   | 36   | 30   | 13   | 11   | 196    |

Source: Dorr Township & Professional Code Inspectors

## Population Trends and Projections

Projections are only refined estimates of future conditions and it is impossible to precisely forecast the end result of the actions of individuals and public decisions. However, it is reasonable to assume that forces, which shaped the past, will continue to shape the future. It is worth noting that the population of Dorr Township in the 2020 Census was 7,922. The projections made in the 2006 Master Plan for 2020 were between 7,511 and 8,778 people, the lower value being a difference of only 411 people from the actual 2020 population.

**Table 3-10: Dorr Township Population Projections**

|         | 2020  | 2030  | 2040  | 2050   |
|---------|-------|-------|-------|--------|
| ALT. A  | 7,922 | 8,582 | 9,230 | **     |
| ALT. B  | 7,922 | 8,690 | 9,532 | 10,457 |
| ALT. C  | 7,922 | 8,592 | 9,262 | 9,932  |
| ALT. D  | 7,922 | 8,583 | 9,244 | 9,905  |
| AVERAGE |       | 8,612 | 9,317 | 10,098 |

\*\*Data not available

**“Alternative A”** assumes that the population of Dorr Township will continue to be the same percentage of the population of Allegan County. This percentage averaged 6.5% among the years 2000, 2010, & 2020. The source for Allegan County projections is the State of Michigan Bureau of Labor Market Information and Strategic Initiatives.

**“Alternative B”** assumes a yearly growth rate of 0.93 percent per year, which is the average growth per year from 2000 to 2020.

**“Alternative C”** assumes that the population will increase by 67 persons per year, which is the average yearly increase between 2000 and 2020.

**“Alternative D”** assumes an average of 21.8 new dwellings constructed per year with an average of 3.03 persons per household. This is the average number of dwellings per year from 2012 to 2020. Persons per household are taken from the 2010 Census.

For purposes of this Master Plan, the average of these four methods can be used as a reasonable population projection for Dorr Township.

However, the projection for Alternative D may be the most accurate due to factual data on the number of building permits issued between 2012 and 2020 and the actual number of persons per household. It remains to be seen whether the number of new dwellings built per year will continue to yield an average of eleven as was the case during that nine-year period.

CHAPTER **4**

**EXISTING LAND USE  
& ANALYSIS**

## EXISTING LAND USE

Map 4-1 depicts existing land use by type within the Township. The information in this Chapter is based on property tax classification data and verification utilizing Allegan County GIS aerial photography in 2021.

### Agriculture

The Agriculture category includes lands that are currently being used for cropland, orchard, pasture, or other farming related uses.

Some Township parcels are potentially enrolled in Public Act 116 of 1974 - The Farmland and Open Space Preservation Act. Under this act, farmers or owners of large tracts of open space forego the development rights to their land, and continue to farm it or maintain it as open space for a minimum enrollment period of ten years in exchange for tax benefits.

### One or Two-Family Residential

The One or Two-Family Residential category primarily includes one and two-family houses which are the predominant residential land use in the Township. Uses in this category also include condominiums which can be constructed as either attached units or single family detached homes (site condominiums).

Despite the lack of public sanitary sewer and water, a number of platted subdivisions and site condominiums have been established along both sides of 18th Street north of 142nd Avenue and south of 142nd Avenue and Downtown Dorr.

### Commercial

The Commercial category includes uses that provide retail goods, services, and office space.

Predominant commercial areas of the Township include:

- Along 142nd Avenue from US-131 to 18th Street. This major east-west route in the Township contains scattered commercial and agricultural uses. Currently, the highest concentration of commercial and office uses is between 16th and 18th Street.
- Downtown Dorr - Along 18th Street north and south of 142nd Avenue and west of 18th Street along 142nd Avenue.
- Moline - Commercial uses are present on the north side of 144th Avenue east of US-131; an area adjacent to the west side of the Grand Elk Railroad tracks extending one half mile north of 144th Avenue; and north and south of 144th Avenue just east of the Grand Elk Railroad tracks. These commercial uses serve the needs of local residents.

Since portions of Moline extend into neighboring Leighton Township, commercial development along 144th Avenue will be impacted by similar development in Leighton Township, and any efforts to coordinate policy concerning the future of 144th Avenue will be beneficial to both communities.

### Industrial

The Industrial category includes uses such as manufacturing, warehousing, processing of goods and materials, outdoor storage of goods and materials, and extractive operations such as sand, gravel, oil, and/or gas removal. The availability of utilities and proximity to the interchange at 142nd Avenue has created an opportunity for expanding industrial businesses in the area along 131.

## Public/Semi-Public

The Public/Semi-Public category includes facilities and areas such as schools, government buildings, parks, golf courses, churches, cemeteries, historic locations, and medical or institutional facilities. Public/Semi-Public also includes rail and utility right-of-ways. The Community Facilities Map ( Map 3-1) identifies the major Public/Semi-Public uses.

## Trend Summary

Over the past several decades, agricultural land use has decreased while residential development has increased. Several reasons may contribute to this decline in farming, including age of the landowner, the changing economics of farming, and the increased demand for housing.

Commercial and industrial land use has also increased, reflecting the rise in population and the provision of sanitary sewer to serve commercial and industrial users. Further expansion of residential developments, commercial establishments, and industrial facilities will likely follow similar patterns surrounding road access and utility infrastructure.







Table 4-1 represents total acreage in use within Dorr Township by land use category, based on the inventory of land use using property tax classification.

**Table 4-1: Existing Land Use Categories**

| Category                      | Total Acres |
|-------------------------------|-------------|
| Agricultural                  | 13,252      |
| One or Two Family Residential | 6,950       |
| Commercial                    | 369         |
| Industrial                    | 83          |
| Vacant                        | 334         |
| Public/Semi-Public            | 1,969       |

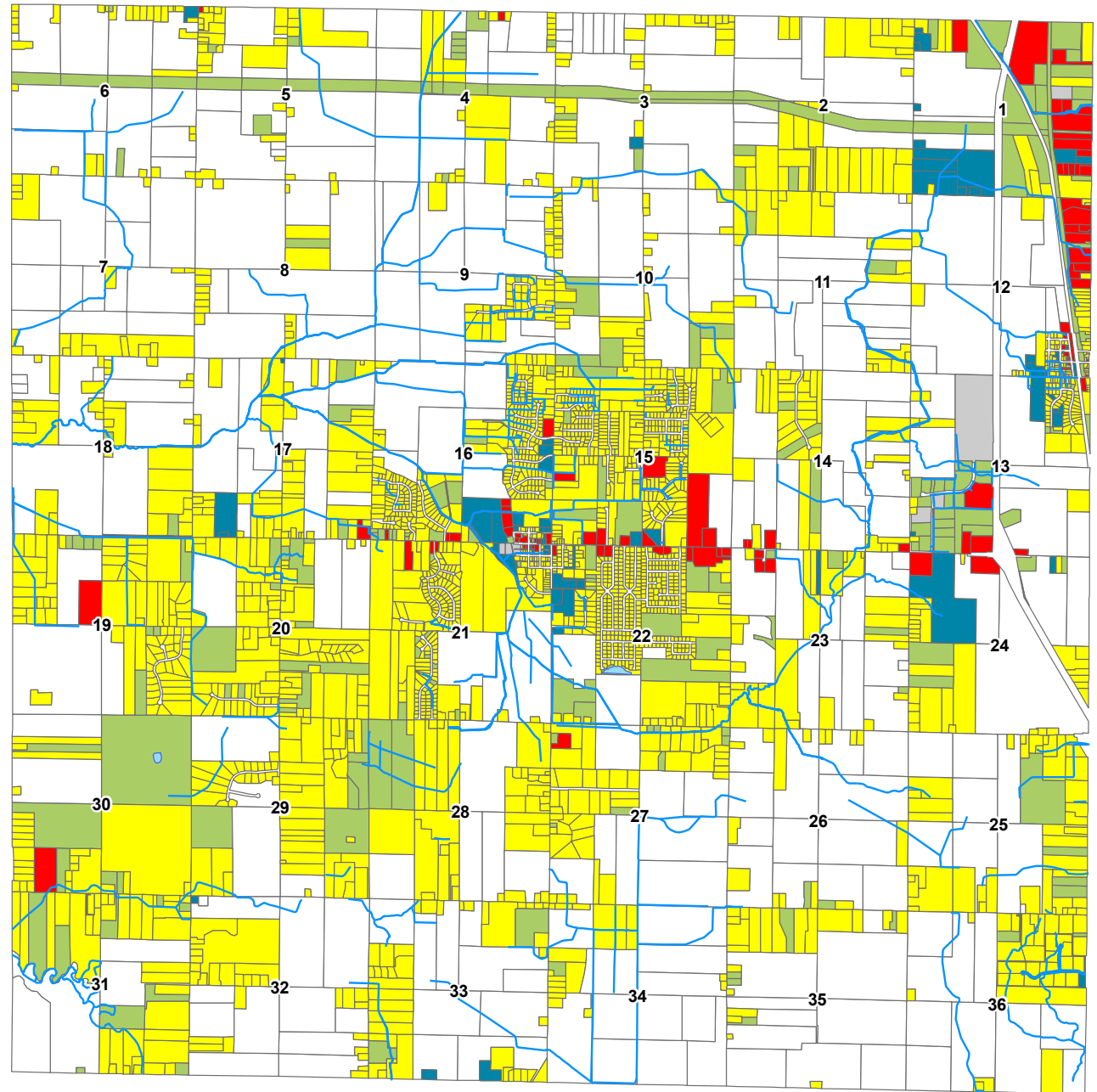


# MAP 4-1 Existing Land Use

-  Agricultural
-  Residential
-  Commercial
-  Industrial
-  Public/Semi-Public
-  Vacant



Data Sources: Michigan CGI, Allegan County GIS



CHAPTER **5**



**PLANNING  
CONSIDERATIONS**

# PLANNING CONSIDERATIONS

## Adjacent Communities

Dorr Township is bounded by Townships of Byron to the north, Leighton to the east, Hopkins to the south, and Salem to the west.

Byron Township - Much of the land within Byron Township adjacent to Dorr is classified as Rural Residential. This classification is intended to provide development with a density of approximately one unit per acre.

The South Kent Landfill is located in the southeast portion of Byron Township adjacent to Section 1 of Dorr Township. As the landfill nears its useful life it is logical to consider expansion southward into Dorr Township as there is no physical barrier such as a road which might prevent this expansion. The operators of the Landfill previously purchased land in Dorr Township for this future expansion. However, more recently, Kent County has indicated that they intend to develop this land into a sustainable business park for recycling and trash reuse operations.

The area east of US 131 and north of 108th Avenue in Byron Township is planned and zoned for industrial use which matches the land use proposed on the Dorr Township side of 108th Street.

Leighton Township - The northwest portion of Leighton along Division Avenue has been planned for industrial and light industrial with some general commercial uses planned south of 147th Avenue. Light industry uses include: warehousing, automobile repair, storage, office facilities and similar establishments. Heavier industrial uses may include manufacturing and processing.

A mixed-use/town center is planned on the east side of 12th Street in Leighton which will basically extend the land use pattern of Moline with its neighborhood/village appearance and uses. Multi-family uses are planned south of this mixed-use area which borders land planned for commercial in Dorr Township.

Uses to the south of 142nd, industrial and agricultural are

compatible with similar uses planned in Dorr.

Hopkins Township bordering the south of Dorr and Salem Township bordering on the west are proposing acreage lots for rural residential and long term agricultural land uses which match up with the zoning and land uses in Dorr Township.

## Other Influences & Land Use Considerations

Road connections may influence the future growth and land use planning efforts in Dorr Township. Certainly US 131 has and will continue to exert its influence as this highway, which traverses the length of Dorr Township, provides easy access for Dorr residents to the metropolitan areas of Grand Rapids to the north and Kalamazoo to the south.

M-6 was completed in 2004, and connects I-96 on the east with I-196 and US 131 on the west. This limited access highway cuts through Byron Township and creates another highway access route to and from Dorr Township as both 18th Street and 22nd Street in Dorr connect to M-6 interchanges in Byron Township where these streets become Byron Center Avenue and Wilson Avenue respectively.

The Rivertown Mall in Grandville to the north, which is a regional shopping destination, is also easily reached as 22nd Street in Dorr, (Wilson Avenue in Byron Township) leads directly to the mall. Tanger Factory Outlets opened a large outlet mall in 2015 in Byron Center at 84th Street SW and US-131. Also, University of Michigan-Metro Health is continuing to build-out a large mixed-use medical complex which includes a large hospital at Byron Center Avenue and M-6 just six miles north of Dorr Township. Such amenities in close proximity to Dorr are an attraction to home buyers.

The previous widening of 142nd Avenue west of U.S. 131 and the concurrent extension of public water and sewer along this roadway will likely continue to accelerate the development possibilities between US 131 and downtown Dorr.

The depth of commercial zoned lands along both sides of

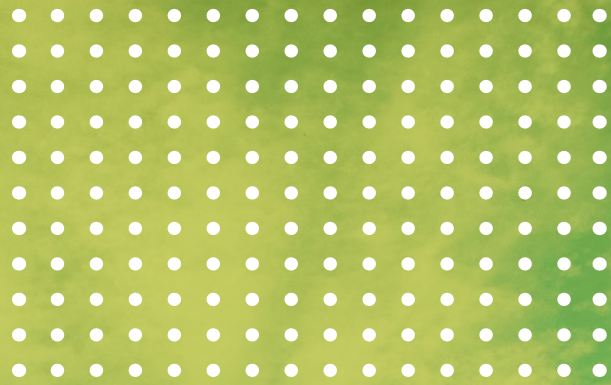
142nd Avenue between downtown Dorr and U.S. 131 is 500 feet from the right of way line. Consideration should be given to flexibility of this depth in certain areas in order to accommodate various retailers and the design of mixed-use developments.

Retaining the small town character of downtown Dorr is critical to the future outlook and quality of life in Dorr Township. The downtown is the center of the Township and provides a vitality and community identity lacking in many rural and suburban municipalities. The retail uses planned to the east of downtown along 142nd Avenue will eventually compete with downtown businesses. A possibility exists that downtown businesses and outside competitors will relocate to 142nd leaving vacant storefronts and a less attractive and active downtown.

Keeping Dorr “Dorr” will be an important challenge in the coming years as growth continues.

The economics of farming, the demand for housing, and the age of current farmers in Dorr Township will dictate how much longer farming will continue in Dorr Township. As farming declines, land owners may be more willing to sell their land for development. Other factors which will affect the long term farming industry in Dorr are the proximity and continued viability of agricultural support services such as processing facilities and farm implement sale and service businesses.

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CHAPTER 6

GOALS & OBJECTIVES



Planning goals are statements that express the community's long range desires and serve to provide direction for related planning activities. Each goal has accompanying policies which reflect the general strategy that the community will pursue to attain its goals.

Goals are intended to provide a basic framework upon which long term development decisions and day to day decisions may be made by public and private agencies.

The Planning Commission developed the Goals and Objectives based upon information from the community visioning workshop, online community survey, community open house, analysis of Plan data, discussions with the Township Board, and a review of the 2007 Township Plan.

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

## GENERAL GOALS

1. Plan for and guide new development in a manner which preserves the most significant natural features in the Township as well as the rural views and character.
2. Direct residential growth so it is adjacent to the settlements of Dorr and Moline.
3. Accommodate the growth of industrial development by providing for suitable industrial park sites as well as individual industrial sites which will provide increased tax base as well as employment opportunities.
4. Provide attractive convenience shopping facilities properly located to serve the present and future needs of the community accessible by vehicles and by pedestrians.

5. Create attractive, safe and convenient residential communities with good housing and adequate schools, parks, utilities, sidewalks, and civic open space which can contribute to a sense of neighborhood.
6. Provide for a street system which will provide for an even distribution of traffic on existing and future streets.
7. Maintain a continuing program of reviewing and evaluating the planning needs and goals of the community.

## AGRICULTURAL LAND USE

**GOAL:** Preserve lands suitable for agricultural uses in the Township, and manage growth to minimize the encroachment of residential, commercial, and industrial uses into areas valued for agricultural purposes.

### OBJECTIVES:

- Support the Farmland and Open Space Preservation Act, P.A. 116 of 1974, by encouraging use of preservation agreements by area farmers and approving such agreements that are consistent with the land use plan.
- Analyze and revise current zoning regulations which restrict non farm development in areas consisting primarily of prime farmland.
- Develop zoning regulations and utility extensions policies which make lands which are less suitable for agricultural use more attractive to develop than prime agricultural land.
- Protect working farms from residential development by updating ordinance standards, when appropriate, for open space and buffers.

- Analyze and update permitted and special uses in “F” Agricultural district to allow increased economic use of farmland and farm buildings.

## COMMUNITY CHARACTER, OPEN SPACE & NATURAL RESOURCES

**GOAL:** Preserve the rural character and important natural areas of Dorr Township.

### OBJECTIVES:

- Ensure that new development protects the natural or aesthetic character of environmentally sensitive areas through responsible and innovative development and site planning techniques.
- Provide for clustering of new residential development within a parcel so as to maximize the amount of open space and natural areas preserved.
- Maintain protective vegetation strips along rivers, streams, and lakes.
- Limit the amount of impervious area (paved surfaces) in sensitive watershed areas.
- Ensure that all developments accommodate stormwater runoff in accordance with contemporary stormwater management techniques

## RESIDENTIAL LAND USE

**GOAL:** Centralize residential land uses in the Township using the intersection of 142nd Avenue and 18th Street as well as the settlement of Moline as points around which residential development will be focused.

### OBJECTIVES:

- Encourage the highest concentrations of residential development to occur in locations where there are existing public utilities and where future public utilities and services can be most economically and efficiently provided when they are needed.
- Establish density standards that are consistent with the natural capacity of soils to handle on site septic systems and which promote the preservation of the Township’s rural and agrarian qualities.
- Provide for housing opportunities which respond to the varying economic, family stage, and lifestyle needs of the community.
- Provide for senior citizen housing opportunities in areas served by public utilities and other supporting services such as recreation and shopping.
- Encourage creative design of neighborhoods to enhance desirability including amenities such as sidewalks, bike paths, pedestrian paths, open space, and pedestrian linkage to commercial centers.

## COMMERCIAL LAND USE

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

### OBJECTIVES:

- Maintain and revisit detailed plans to improve the physical appearance and function of downtown Dorr such as streetlights, sidewalks, street landscaping and improved parking and storm drainage. This can best be accomplished



through the Downtown Development Authority (DDA).

- Maintain Downtown Dorr and Moline as traditional mixed-use and walkable business centers for retailers, finance, personal services, local government services, dining, culture, and community events.
- Direct more intense big box commercial and strip retail uses away from Downtown Dorr and Moline in favor of 142nd Avenue between 16th Street and US 131.
- Develop a corridor and/or access management plan for 142nd Avenue between Downtown Dorr and US 131 to ensure long term traffic safety and land use compatibility.

## INDUSTRIAL LAND USE

**GOAL:** Provide for industrial development in areas served by adequate transportation systems and served by public utilities and services.

### OBJECTIVES:

- Establish and reserve suitable land for future industrial purposes.
- Provide public utilities and services in those areas identified as desirable for industrial development.
- Allow industrial uses to locate adjacent to U.S. 131 for visibility and accessibility but require landscaping along U.S. 131, low level lighting and aesthetic building facades to present a positive image of Dorr Township and create an attractive environment for all industrial businesses.
- Promote high quality industrial development through local site plan review.
- Work with Lakeshore Advantage to attract desirable industrial operations to the area.

## ROADS, PUBLIC UTILITIES & SERVICES

**GOAL:** Provide for an adequate road system and utility system and code enforcement measures that will ensure balanced, orderly growth and ensure the safety and well being of Township residents.

### OBJECTIVES:

- Encourage the development or rezoning of lands planned for low and medium residential density to occur only along paved roads or when the paving of the road can be assured to serve future residents.
- Systematically improve Township roads giving priority to roads in areas intended to support the highest concentrations of development.
- Establish a program that ultimately results in paving of all roads in the Township.
- Apply the access control regulations of the Zoning Ordinance to commercial uses along 142nd Avenue and other Township roads as necessary.
- Plan for and require a frontage road or rear service drive for commercial and other land uses as such development occurs along 142nd Avenue to minimize traffic congestion and hazard.
- Provide street lighting in all present and future residential areas and at street intersections where necessary.
- Provide, where feasible and necessary, water, sanitary sewer, and storm sewer services in areas of the Township identified for residential, commercial, and industrial development.
- Ensure enforcement of local zoning ordinances and building codes by periodically reviewing procedures with appropriate staff regarding enforcement and compliance and provide adequate training and staffing for enforcement officials.



CHAPTER **7**

PLAN  
RECOMMENDATIONS  
& FUTURE LAND USE

## PLAN RECOMMENDATIONS & FUTURE LAND USE

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

- The viewpoints, concerns, and suggestions of Dorr Township residents voiced through a visioning meeting, online survey, and open house during the 2022 update.
- Analysis of existing circumstances and future needs.
- The influences of nearby municipalities.
- The importance of and need to preserve the abundant natural features and resources and small town rural atmosphere of Dorr Township.

The Future Land Use Map is based upon a number of major concepts for the general development of Dorr Township. These concepts are derived from the goals stated in Chapter 6, the desires of Dorr Township citizens, observed growth trends, and basic principles of land development.

These major land use concepts are:

- Residential growth will radiate from the center of the Township into larger lot sizes and open space development transitioning to long term farmland.
- Development of lands planned for low density residential, commercial, and industrial uses should occur concurrent with the provision of paved roads and public utilities.
- Preservation of prime farmland will continue to be an important goal although forces beyond the control of area farmers and Township officials may make preservation more difficult as the economics of farming changes.



- Expansion of development opportunities for the lands bordering U.S 131. This will include a mix of industrial and warehousing uses along with service, retail, office, and perhaps multi-family.
- The provision of paved roads around the periphery of the central development area of Dorr (144th and 140th Avenues and 16th Street and 20th Street) to create an efficient traffic circulation route for what will become the most populated area in the Township.
- 142nd Avenue will become even more of a major development corridor within the Township and will be developed primarily with non-residential uses. Access control measures such as front or rear service roads and shared driveways will be necessary to provide for safer traffic movements.
- The preservation and enhancement of Downtown Dorr is critical to maintaining the identity of Dorr Township.

## FUTURE LAND USE CATEGORIES

The Future Land Use Map (Map 7-1, entire Township and Map 7-2, enlargements of Dorr and Moline areas) recommend a number of different future land use classifications. The following descriptions of these classifications explain the type, intensity, and location of the proposed uses.

The future land use recommended for an area may be the same as the zoning already existing in the area, while in some cases the future land use recommended is different from the existing zoning. Future Land Use Categories may or may not correspond to zoning districts existing in the Township; in some cases, a new zoning district is recommended as an implementation strategy.

**The Future Land Use Map does not change the existing zoning in an area. A property owner or the Township will need to apply for a rezoning at some point in the future if the future land use category is different from the existing zoning. Meanwhile, a property owner must use the property as it is currently zoned.**

### AGRICULTURAL

The Future Land Use Map recommends over one-third of Township lands for long term agricultural purposes due to the presence of prime agricultural soils, the number and size of active farms and scattered non-farm dwellings and the amount of acreage enrolled in P.A. 116, the Farmland and Open Space Preservation Act.

Existing zoning regulations are designed to limit the ability of farmers and land owners in Agricultural areas to create new parcels for non-farm dwellings. These rules, which were adopted with the support of the farming community, have been in effect since the early 1990s and may have helped slow the conversion of prime farmland to residential use.

**The Plan recommends that these regulations be routinely reviewed to determine their relevancy to today's farmers and farming conditions.**

The Dorr Township Master Plan supports a Purchase of Development Rights (PDR) program in Allegan County.

### RURAL ESTATE

This classification is intended to provide for residential development in a rural setting adjacent to prime agricultural areas. The lot size and agricultural activities recommended for this land use classification are intended to satisfy a demand for a rural lifestyle without using up prime agricultural land.

The Rural Estate classification is intended to serve as a transition or buffer zone between the prime agricultural classification and areas devoted primarily to residential use.

The Rural Estate future land use classification proposes single-family homes and farming as the predominant land uses. Farming would continue to be a permitted use in this area. The purpose of the Rural Estate category is to protect active farming practices as long as possible with the understanding that such Rural Estate areas are not meant as long term farm preservation zones as is intended for the Agricultural (A) land use areas.

Minimum lot sizes for dwellings in this area would be one-acre with a minimum lot width of 200 feet. Other uses permitted would be churches, schools, parks, golf courses, and other similar uses. However, the Plan is based on the premise that the predominant use in this area may, over time, become single-family dwellings and that farming lands will be phased out as they are converted to residential use.

Rural Estate planned areas are encouraged to be developed under



the Conservation Subdivision Planned Unit Development (CS-PUD) regulations.

Under the CS-PUD rules, the density (number of dwellings per acre) would be controlled by the density recommended in the Master Plan for RE areas. The dwelling units permitted, however, would be clustered in a few selected areas on the parcel while the remainder of the land would be set aside as permanent open space for use by residents.

The premise of the Conservation Subdivision PUD is that developments focus first on those areas which are to be preserved and then design the house sites and roads around these preserved areas.

Lot sizes would not need to adhere to the minimums required by a particular zoning district, but could vary depending upon the availability of public utilities and County Health Department requirements for private well and septic systems. This open space, if large enough, could also be used or kept as active farmland. This open space is protected by legal mechanisms such as deed restrictions or conservation easements to ensure that it remains undeveloped.

## LOW DENSITY RESIDENTIAL

The Low Density Residential is analogous to the A and B-1 Residential Zoning District. The Low Density Residential area is centralized around the settlement of Dorr and Moline. The predominant land use would be single-family detached houses, although two-family houses would also be allowed along major roads.

Lot sizes in this area should be a minimum of 15,000 square feet unless the lot would be served by public water and sanitary sewer, in which case a minimum lot size of 12,000 square feet would be allowed. The current minimum lot width is 100 feet with or without public utilities. **This requirement should be reviewed to determine its necessity when public utilities are provided.**

A smaller lot width would allow for more efficient residential developments, lower lot costs for home purchasers and perhaps less road length and therefore less stormwater runoff. It is anticipated that public water and sanitary sewer will be extended over time and new subdivisions will be able to hook up to these public utilities.

Low Density Residential areas should be served by sidewalks and other connecting pathways to allow for better pedestrian movement. The use of dead-end streets and subdivisions with one way in and one way out should be discouraged. Local subdivision streets should be required to be connected to adjoining subdivisions to allow for flow of traffic and pedestrians between neighborhoods and to reduce traffic on major Township roadways.

An important development concept for Low Density Residential planned areas is to insure that paved road access to future Low Density Residential areas can be provided before land is rezoned for such use or that paving can be assured in conjunction with future residential development. A specific objective of this concept is the paving of 144th and 140th Avenues and 16th and 20th Streets. Accomplishing this would create an efficient traffic circulation route for what will become the most populated area in the Township.

## MEDIUM DENSITY RESIDENTIAL

The Medium Density Residential is analogous to the B-2 Residential Zoning District. This classification is designed to accommodate multi family dwelling units as well as offices although single-family housing would also be allowed in this category. Medium Density Residential areas should be located on paved streets to facilitate access by fire and police service.

The density for multi-family buildings would be 4.35 units/acre without public water and sewer and 9.68 units/acre with these utilities.

The types of dwelling units envisioned in this category can serve as a transition zone between non-residential uses and Low Density Residential areas. Because public sewer is necessary to ensure long-range public health, Medium Density Residential areas should not be zoned or developed until sewer service and paved roadways can be provided.

One of the concepts of the Master Plan is to locate smaller Medium Density Residential areas around the Township in areas that would satisfy the development standards and location standards noted previously. This would avoid large concentrations of rental housing and allow for better integration into nearby residential areas. Apartment buildings which would be close to single family houses should be of a size, scale, and design which can blend with nearby dwellings and neighborhoods.

The Plan recognizes the two manufactured housing communities in the Township at 138th Avenue at 24th Street (50 units) and at the intersection of 143rd Avenue and 17th Street (50 units).

## DOWNTOWN COMMERCIAL

This classification is intended to foster a walkable, mixed-use, pedestrian-scale downtown village district in the Dorr and Moline settlement areas that includes storefront retail, service, office, and government uses as well as residential uses, including upper story

residential in mixed-use buildings. Single-family homes may still be present in these areas and it is the intent of the classification to let them continue to be used for residential, commercial, or service purposes. The communities of Dorr and Moline will continue to provide shopping opportunities and services for most Township residents in the traditional town center setting in which they were established. This area is not intended for suburban strip commercial buildings, large-scale big box retail, or large off-street parking areas. Side and front yard setbacks should be zero or minimal with limited drives and parking directed toward the rear of the building. The Downtown Commercial area should feature traffic calming, sidewalks, street trees, and street lights. Maximum residential densities should be similar to that of the Medium Density Residential classification.



## COMMERCIAL

This classification includes both retail/services uses as well as office uses. Because of the nature of 142nd Avenue and the presence of U.S. 131, the Township will increasingly provide for the commercial needs of highway and transient traffic.

Commercial land uses are designated both north and south of 142nd Avenue extending east from Downtown Dorr nearly

continuously to the U.S. 131 interchange, except for a few areas recommended or developed for either public or residential use. This land has been zoned commercial for many years and is slowly developing with commercial uses. Development of commercial areas in nodes instead scattered strips will be important for orderly development.

Commercial land uses are also recommended at the U.S. 131 interchange. Commercial land uses on these properties are anticipated to provide highway commercial services such as automobile service stations, fast food restaurants, and perhaps a hotel.

For the most part the depth of the commercial zoning along 142nd Avenue is 500 feet. This depth could be extended upon a rezoning request depending upon the proposed use, the topography, and the impact which the additional commercial land could have on adjacent land uses.

Design standards for new commercial development should be maintained in order to achieve commercial development, which will be aesthetically appealing.

It should be noted that the 2022 Master Plan update continues to recommend that the commercial zoned land in Section 30 be discontinued. There are no retail uses in this section and the Plan does not envision this as a viable commercial area due to the absence of good paved roads, the distance from 142nd and 18th Avenue, which are major Township roads, and the distance from the planned and existing population centers in the Township.

## VILLAGE

As a means to provide flexibility in the development of land within the centralized development area of the Township, a Village District Planned Unit Development area has been maintained in the 2022 update. This would permit a variety of land uses (single family, apartments, office and commercial) within a single

development. Emphasis would be on open space, village greens, sidewalks, and other design standards to help create a neighborhood. A suggested location for a Village District PUD is on the east side of 16th Street just south of 142nd Avenue and bordering the Rabbit Run River although other locations may be appropriate. New zoning district regulations will need to be prepared and adopted; however, other districts could also be appropriate.

The proposed density for the Village area would be six units per acre for multi-family and three units per acre for single family detached and duplex units. Public water and sanitary sewer would be a requirement to the development of such areas.

## MIXED USE PLANNED UNIT DEVELOPMENT

This Future Land Use category includes a mixture of light industrial, warehouse type uses along with retail/service uses located parallel to U.S. 131 in several different locations as illustrated on the Future Land Use Map. This category encourages the utilization and maintenance of site development standards to ensure that uses are aesthetically pleasing as seen from U.S. 131 in order to create a positive business image and climate for Dorr Township. Such standards pertain to landscaping, lighting, building facade materials, and signs.

This land is adjacent to the Kent County Landfill and future sustainable business park on the north, an industrial park on the south, long term farmland on the west which has many of the same characteristics as an industrial district, and U.S 131 on the east. Allowing for a variety of non-residential uses would provide opportunities for businesses seeking the visibility afforded by the highway. The half mile depth between 14th Avenue and U.S. 131 also allows for the possibility of residential uses along 14th Street perhaps as multi-family or other attached dwelling configuration. However, this residential use must be balanced against the active farmland to the west.

While abutting 14th Avenue is paved only between 140th and 144th, this road becomes Clyde Park Avenue in Kent County which is a paved major north-south route into Byron Township and the 28th Street shopping area and industrial employment centers to the north. Because of this connection with destinations to the north, 14th Avenue can be expected to carry more traffic in the future.

This land is largely in farm use with scattered single family houses and limited utilities. Before rezoning to the MX, Mixed Use district, utilities and improvements to area roads should be made or in progress. As land in this area is converted to non residential uses measures should be taken to protect nearby residents.



## RIVER CORRIDOR PROTECTION

This category is proposed in order to provide a greater measure of protection for the rivers and streams within the Rabbit River watershed. Dorr Township is part of a regional effort to protect this important river and improve water quality in general.

The River Corridor Protection Zone would “overlay” existing zoning and would apply to lands abutting water courses to preserve the existing vegetation which acts as a buffer or filter

from land development practices near the watercourses. Within the designated overlay or buffer zone extensive removal of natural ground cover and clear cutting of trees would be discouraged.

Regulations would need to be added to the Dorr Township Zoning Ordinance and would be in the form of an overlay zone which would extend to a minimum of 50 to 100 feet on both sides of the Rabbit River and its tributaries in particular the Red Run. Minimum building setbacks would be established along with setbacks for septic tanks and drain fields.

Farmers will generally be exempt from these zoning regulations but implementation measures will also include educational efforts to use best farm management practices near watercourses.

## INDUSTRIAL DISTRICT

The classification is intended to accommodate uses such as manufacturing and processing, warehousing, contractor equipment yards, and truck terminals. Other industrial uses which might have objectionable operating characteristics such as asphalt plants and salvage yards would be permitted by special land use.

The Plan recognizes the existing industrial zoned land north of Moline between 12th Street and U.S. 131. This area is served by public water and sanitary sewer and good access is available to U.S. 131 by way of 12th Street.

Additional industrial land is available in Section 13 where the Dorr Commerce Park was developed in the early 2000s.

One objective of the Master Plan is to allow industrial uses to locate adjacent to U.S. 131 for visibility and accessibility. This objective is met by the current industrial zoned land but also by the Mixed Use category along U.S. 131 south of the Consumer’s Energy right of way to 144th Avenue.

Additional industrial land is proposed in Section 1 between the northern Township line and the Consumer’s Energy right of way.



Kent County is expected to establish a sustainable business park in this area with a focus on recycling and reuse of discarded materials headed for the South Kent Landfill.

The lands recommended for Industrial use or Mixed PUD use should only be rezoned if adequate paved roadways exist or can be provided concurrent with the project and if public water and sanitary sewer are also provided before or concurrent with a proposed project.

## **PUBLIC / SEMI-PUBLIC**

This future land use category recognizes those areas and facilities that are of a governmental or public nature. This would include government buildings, parks, and cemeteries and schools. Semi-public uses are those used by a limited number of people with specific interests, which are generally non-profit in nature, such as churches, non-public schools, private golf courses and medical or institutional facilities. The future land use map recognizes the major public and semi-public uses in Dorr Township.

## **FUTURE STREETS**

The 2022 Master Plan update carries forward the recommendation of the 1991 Plan, which calls for the extension of 16th Street north from 142nd to 144th Avenue. This would be a two-lane paved roadway and it would provide access to the planned Low Density Residential uses in Section 14 and 15.

This public road would likely be constructed by private developers as the land is developed for either commercial or residential purposes as recommended by the Plan. Although the road is illustrated as a straight line it could be constructed in a different manner, but the intention is that a continuous roadway would be provided between 144th and 142nd Avenue to provide for another

means of through access in this portion of the Township.

The 2022 Plan update also recommends the extension of 20th Street between 142nd and 140th Avenues. This would also be a paved two lane local road which would provide access to the lands planned for Low Density Residential in Section 21.

This road segment is part of a paved road system around the periphery of the central development area of Dorr (144th and 140th Avenues and 16th Street and 20th Street) which will provide an efficient traffic circulation route for what will become the most populated area in the Township

The intent of illustrating these future roads is to prevent houses or other buildings from being constructed in a location which would make construction of 16th and 20th Streets extended difficult. It should be noted that the Township will need to work with the Allegan County Road Commission regarding any future public street extensions.

## **COMPLETE STREETS**

This Master Plan supports a complete streets policy. A complete streets policy encourages a design approach that enables safe travel for multiple forms of transportation, including vehicles, pedestrians, bicycles, and public transportation. Through this approach, thoroughfares are planned, designed, and constructed to allow access to all legal users safely and efficiently, without any one user taking priority over another. The goal is to provide safe access for all types of users and modes of transportation within a right-of-way.

In Dorr Township, primary modes of transportation include motorists, pedestrians, and truck drivers. The Township's primary objective will be to work jointly with surrounding communities to promote healthy lifestyles for people of all abilities through the continued development of a nonmotorized network. However, more could be done, such as sidewalks on both sides of a roadway

or street (where appropriate), pedestrian signals and signage, bike lanes, and other features. Complete streets can result in increased safety for non-motorized users, improved public health, a cleaner environment, mobility equity, and enhanced quality of life through increased modal choices and more inviting streets.

In addition, another key motivation to enact complete streets policies is that Michigan law encourages MDOT to give additional consideration to enhancement and other grant applicants with such policies. The Michigan Planning Enabling Act has also been amended to stipulate that transportation improvements be respectful of the surrounding context, further ensuring that more equitable and attractive streets become a reality.

Although much of Dorr Township is a rural community, these elements are feasible in many developed areas of the Township. Some features may be accomplished through simple road restriping and the addition of signage. Other projects may be more involved and may only be practicable when coordinated with major roadway reconstruction. Because most of the Township's roadways are under the jurisdiction of Allegan County, much of the Township's work in implementing a complete streets policy will involve working with neighboring communities, the Road Commission, MDOT, and other pertinent agencies.

## OTHER CONSIDERATIONS

The Plan recognizes that a portion of Section 36 is within the east/west runway approach of Calkin's Field airport located in Leighton Township. All activities regulated by the Dorr Township Zoning Ordinance in Section 36 will therefore be in accordance with Section 203 of the Michigan Zoning Enabling Act of 2006 as amended.













## ZONING PLAN

Section 33, (2), (d), of the Michigan Planning Enabling Act (Act 33 of 2008) requires that Master Plans adopted after September 1, 2008 include a Zoning Plan to explain how the future land use categories in this Plan relate to the zoning districts incorporated in the Township’s Zoning Ordinance. The following table relates the more general future land use categories with the zoning districts and discusses features and factors to be considered in reviewing requests to rezone lands in the Township consistent with this plan.

| Future Land Use Categories         | Supporting and Compatible Zoning Districts | Additional Potentially Compatible Zoning Districts | Evaluation Factors and Features to Determine Eligibility for Additional Potentially Compatible Zoning Districts   |
|------------------------------------|--|--|---|
| Agricultural                       | F, Agricultural                            |  |   |
| Rural Estate                       | RE, Rural Estate                           |  |   |
| Low Density Residential            | A, Residential; B1, Residential            |  |   |
| Medium Density Residential         | B2, Residential                            | B3, Residential                                    | If new development includes open space and pedestrian amenities forming a walkable community; and if adjacent to land already zoned B3.   |
| Downtown Commercial                | C, Local Business                          |  |   |
| Commercial                         | E, Commercial                              |  |   |
| Village                            | Develop New District                       | B2, Residential; B1, Residential; E, Commercial    | Stand-alone low to medium density residential uses or developments may be suitable in this area. Low density residential developments in this category should be walkable, contain sidewalks, provide public open space, and be designed such that they may be connected and integrated to future mixed-use development. Large stand-alone apartment complexes are not envisioned without a mixed-use component, or adjacent development, containing retail, service, or similar uses.<br><br>Stand-alone commercial uses permitted in the E, Commercial District may also be suitable in this area along the 142nd Avenue frontage. Stand-alone commercial developments should be harmonious with the desired vision for the area and should be compatible with walkable residential neighborhoods. Existing stand-alone businesses that may not be compatible with the vision for this area should be allowed to reasonably expand, provided that they do not prevent future desired development. |
| Industrial                         | I, Industrial                              | MX, Mixed Use District                             | If adjacent land already zoned MX and property is more suitable to uses permitted in MX instead of I due to adjacent land uses, utilities, or transportation access.  |
| Public/Semi-Public                 | Any District                               |  | The intent is that land remain in public/semi-public use; however, if land were to become developed for other purposes, it should be zoned to be compatible with adjacent districts and uses.   |
| Mixed Use Planned Unit Development | MX, Mixed Use District                     |  |   |
| River Corridor Protection          | Rabbit River Protection Overlay Zone       |  |   |

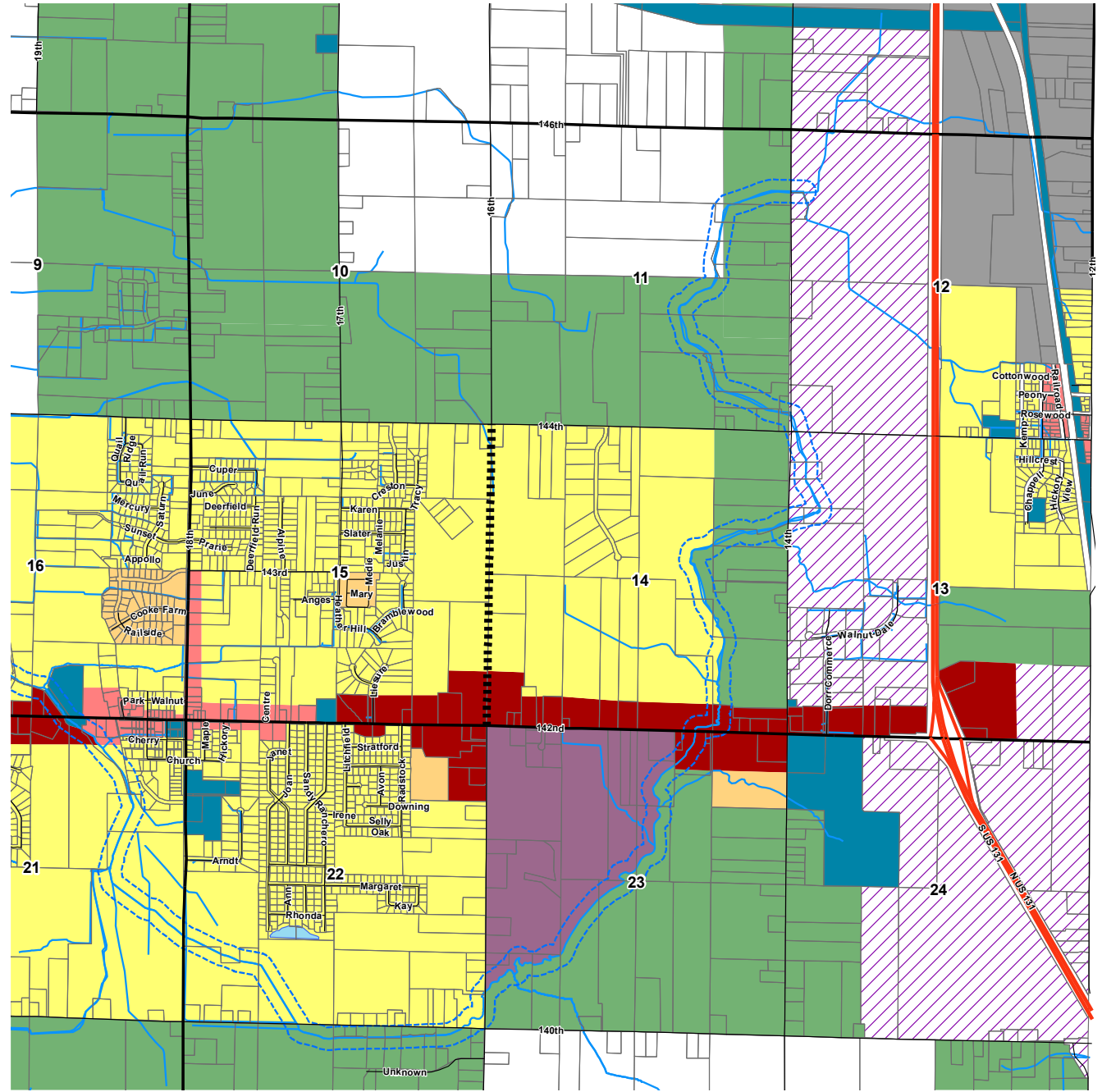


# MAP 7-2 Future Land Use - Enlargement Dorr & Moline

-  Agricultural
-  Rural Estate
-  Low Density Residential
-  Medium Density Residential
-  Downtown Commercial
-  Commercial
-  Village
-  Industrial
-  Public / Semi-Public
-  Mixed Use PUD
-  River Corridor Protection Zone
-  Future Streets



Data Sources: Michigan CGI, Allegan County GIS



FUTURE LAND USE

CHAPTER 8

IMPLEMENTATION



## OVERVIEW

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

It is important to note that the Master Plan itself has no legal authority to regulate development in order to implement the recommendations of the Plan. This implementation must come from the decisions of the Board and Planning Commission to provide needed public improvements and to administer and establish regulatory measures relative to the use of the land.

The private sector, which includes individual land owners as well as developers, is also involved in fulfilling the recommendations of the Master Plan by the actual physical development of land and through the rezoning of land. The authority for this, however, comes from the Township. Cooperation and coordination among individuals, private developers, and public agencies is, therefore, important in successful implementation of the Master Plan.

Chapter 6 of the Plan sets forth goals and objectives which serve to guide the future development of Dorr Township. Many of the specific implementation recommendations of this chapter are taken from these objectives, while others are taken from the land use recommendations made in Chapter 7.

The following sections identify the major activities which the Dorr Township Planning Commission should pursue in order to be proactive in the implementation of the Master Plan.

### 1. Township Zoning Ordinance

Zoning represents a legal means for the Township to regulate private property to achieve orderly land use relationships. It is the process most commonly used to implement community Master Plans. The zoning ordinance consists of an official zoning map and zoning ordinance text.

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

The zoning ordinance also sets forth procedures for site plan review, conditional uses, and sign controls. These measures permit the Township to control the quality as well as the type of development.

In order that the recommendations and goals of the Master Plan be implemented, the following actions should be taken in updating the Zoning Ordinance:

1. Routinely review the regulations for the F, Agricultural zoning district to determine the relevancy of these regulations for today's farmers and farming conditions.
2. Combine the RA, Rural Agricultural zoning district with the RE, Rural Estate zoning district and modify uses and dimensional standards accordingly.
3. Review and update residential chapters of the Zoning Ordinance and consider combining the A, Residential and B1, Residential zoning districts.
4. Prepare and adopt new zoning regulations for the Village District as recommended in Chapter 7.
5. Review the purpose, intent, uses, and dimensional standards of the C, Local Business zoning district to ensure that the district supports the Township's vision to maintain the historic settlements of Dorr and Moline.
6. Review and update the Zoning Map to be sure that rezonings and new districts are accurately reflected.
7. Other topics the Planning Commission deems necessary to implement provisions of the Master Plan.

## **2. Additional Planning**

The Planning Commission should consider a corridor/access management plan for 142nd Avenue between US 131 and Downtown Dorr that addresses ingress, egress, and service drives. The Planning Commission should also maintain detailed plans to improve the physical appearance and function of Downtown Dorr such as streetlights, sidewalks, street landscaping, and improved parking and storm drainage. This can best be accomplished by working with the Downtown Development Authority (DDA).

## **3. Planning Commission Work Program**

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

## **4. Planning Education**

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

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

## **5. Master Plan Maintenance**

The Michigan Planning Enabling Act (Act 33 of 2008) requires Township planning commissions to review their master plans

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



## WORK PLAN MATRIX

A work plan, or implementation matrix, is a tool that can be utilized by the Planning Commission, Township Board, and Township staff to implement the Master Plan. The work plan matrix groups the implementation actions described above, indicates the responsible party, and the timeline for implementation. Each action is generalized so that similar action items are combined into a common and implementable strategy.

| ACTION                              | RESPONSIBLE PARTY  | TIMING             |
|-------------------------------------|--|--------------------|
| 1. Zoning Ordinance amendments      | Township Planning Commission, Township Board, Township Staff                                 | Years 1-3, ongoing |
| 2. Additional Planning              | Township Planning Commission, Township Board, Township Staff, Downtown Development Authority | Years 4-5, ongoing |
| 3. Planning Commission Work Program | Township Planning Commission, Township Staff   | Annually           |
| 4. Planning Education               | Township Planning Commission, Township Board, Township Staff                                 | Annually           |
| 5. Master Plan Maintenance          | Township Planning Commission, Township Board, Township Staff                                 | Year 5, ongoing    |

PUBLIC ENGAGEMENT

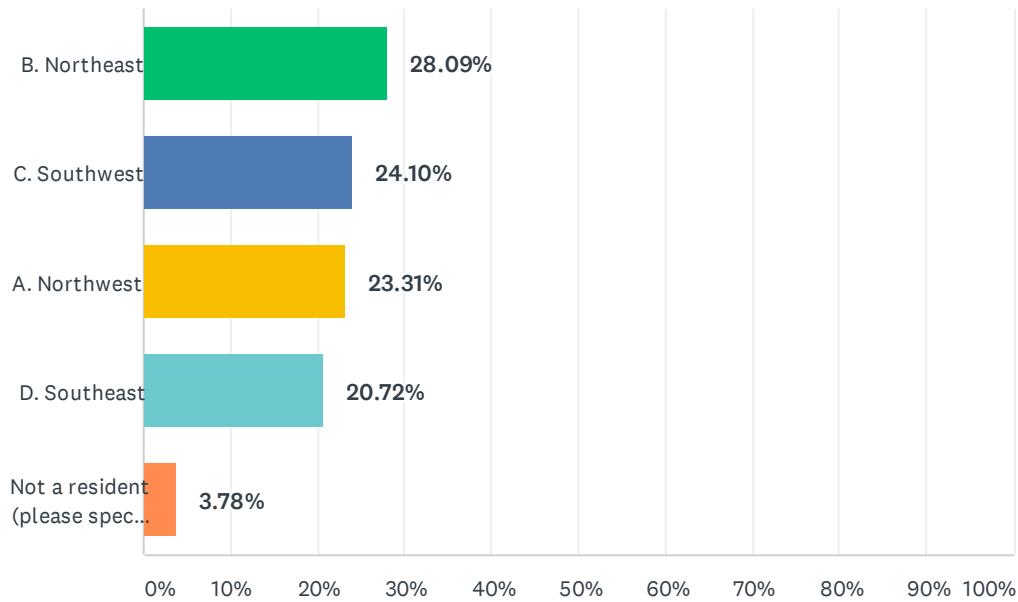
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# APPENDIX I

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# Q1 In which part of the Township do you reside? (Please refer to the map below)

Answered: 502 Skipped: 0



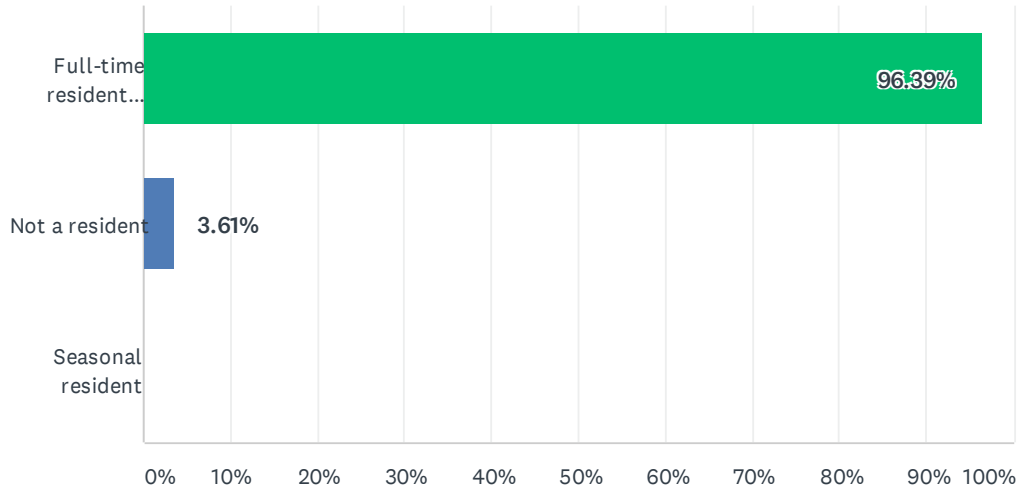
| ANSWER CHOICES  | RESPONSES |            |
|---|-----------|------------|
| B. Northeast  | 28.09%    | 141        |
| C. Southwest  | 24.10%    | 121        |
| A. Northwest  | 23.31%    | 117        |
| D. Southeast  | 20.72%    | 104        |
| Not a resident (please specify the community in which you reside) | 3.78%     | 19         |
| <b>TOTAL</b>  |           | <b>502</b> |

| #  | NOT A RESIDENT (PLEASE SPECIFY THE COMMUNITY IN WHICH YOU RESIDE) | DATE               |
|----|---|--------------------|
| 1  | Walker  | 7/3/2020 9:44 AM   |
| 2  | salem   | 6/17/2020 12:04 PM |
| 3  | Wayland   | 6/16/2020 7:09 PM  |
| 4  | Hopkins   | 6/16/2020 4:44 PM  |
| 5  | Leighton twp  | 4/27/2020 11:25 PM |
| 6  | Moline  | 4/27/2020 9:12 PM  |
| 7  | Southeast   | 4/17/2020 9:34 PM  |
| 8  | Wayland   | 3/19/2020 3:45 PM  |
| 9  | Allegan   | 3/10/2020 4:11 PM  |
| 10 | Recycling Depots hours are bad!                                   | 3/3/2020 11:19 AM  |
| 11 | Byron Center  | 2/23/2020 1:33 PM  |

|    |  |                     |
|----|--|---------------------|
| 12 | Salem                                    | 2/17/2020 10:29 AM  |
| 13 | Salem Township                           | 2/16/2020 12:01 PM  |
| 14 | Leighton                                 | 1/31/2020 9:12 AM   |
| 15 | byron center                             | 1/30/2020 10:02 PM  |
| 16 | BYRON CENTER                             | 1/24/2020 3:44 PM   |
| 17 | Leigton Township                         | 12/14/2019 11:24 AM |
| 18 | Salem Township- Dorr address- attend WUS | 12/2/2019 4:16 PM   |
| 19 | Salem township                           | 12/2/2019 3:58 PM   |

## Q2 What is the status of your residency in Dorr Township?

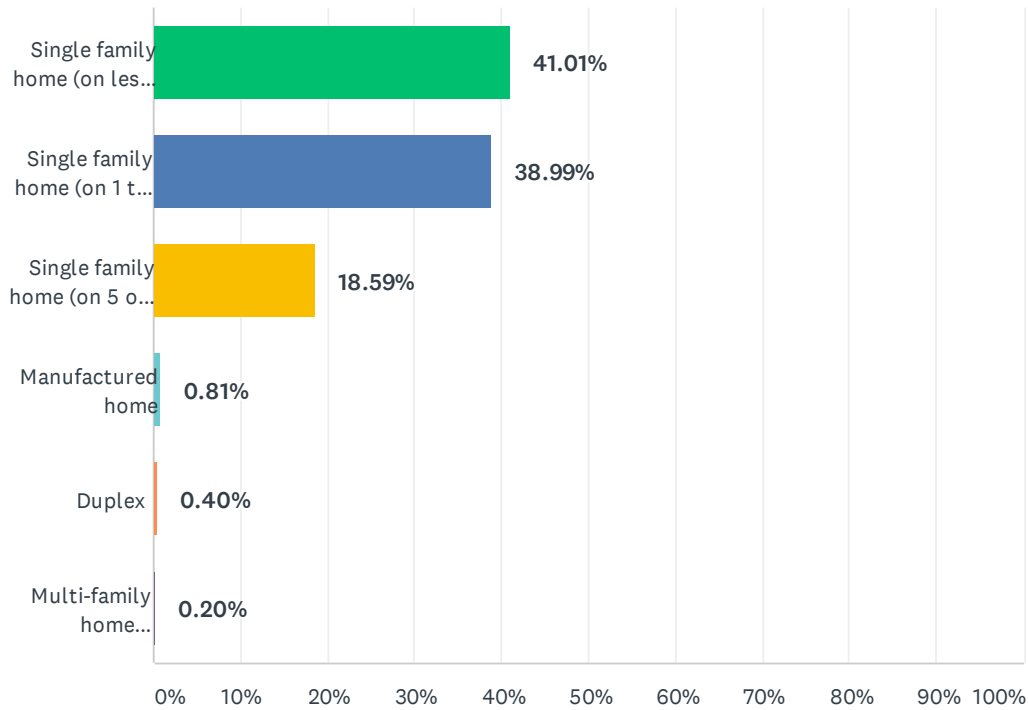
Answered: 498 Skipped: 4



| ANSWER CHOICES                  | RESPONSES |            |
|---------------------------------|-----------|------------|
| Full-time resident (year-round) | 96.39%    | 480        |
| Not a resident                  | 3.61%     | 18         |
| Seasonal resident               | 0.00%     | 0          |
| <b>TOTAL</b>                    |           | <b>498</b> |

### Q3 In what type of residence do you live?

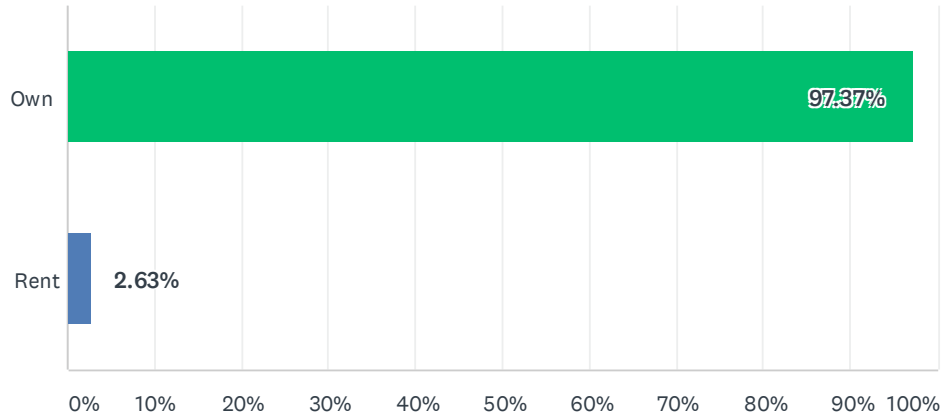
Answered: 495 Skipped: 7



| ANSWER CHOICES                           | RESPONSES |            |
|--|-----------|------------|
| Single family home (on less than 1 acre) | 41.01%    | 203        |
| Single family home (on 1 to 5 acres)     | 38.99%    | 193        |
| Single family home (on 5 or more acres)  | 18.59%    | 92         |
| Manufactured home                        | 0.81%     | 4          |
| Duplex                                   | 0.40%     | 2          |
| Multi-family home (apartment/condo)      | 0.20%     | 1          |
| <b>TOTAL</b>                             |           | <b>495</b> |

### Q4 Do you own or rent your home?

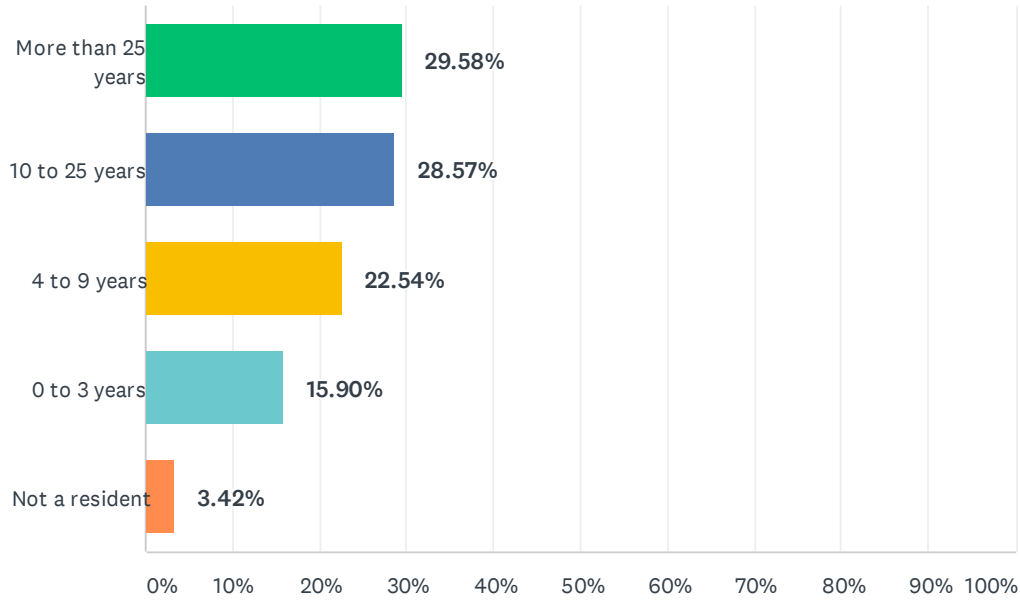
Answered: 495 Skipped: 7



| ANSWER CHOICES | RESPONSES |     |
|----------------|-----------|-----|
| Own            | 97.37%    | 482 |
| Rent           | 2.63%     | 13  |
| TOTAL          |           | 495 |

## Q5 How long have you lived in Dorr Township?

Answered: 497 Skipped: 5

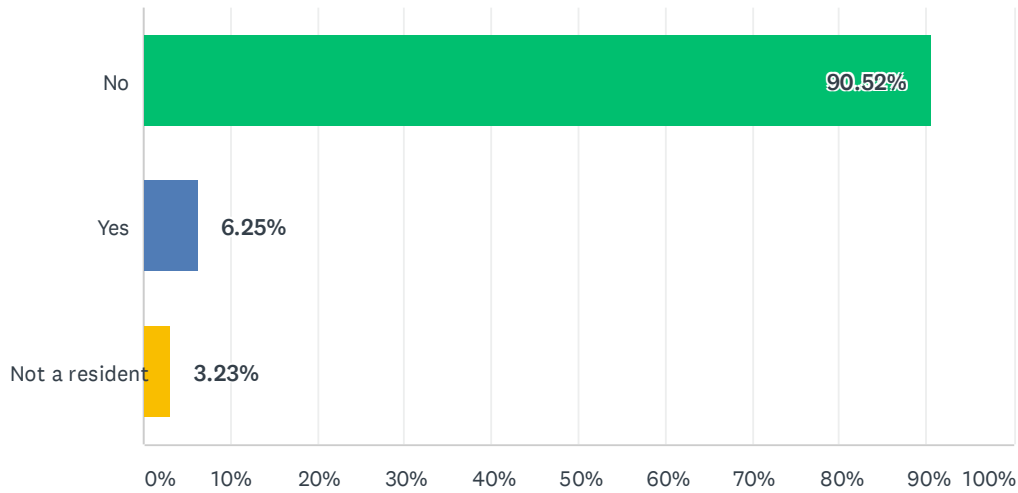


| ANSWER CHOICES     | RESPONSES |            |
|--------------------|-----------|------------|
| More than 25 years | 29.58%    | 147        |
| 10 to 25 years     | 28.57%    | 142        |
| 4 to 9 years       | 22.54%    | 112        |
| 0 to 3 years       | 15.90%    | 79         |
| Not a resident     | 3.42%     | 17         |
| <b>TOTAL</b>       |           | <b>497</b> |



### Q6 In the next five years, do you expect to move out of Dorr Township?

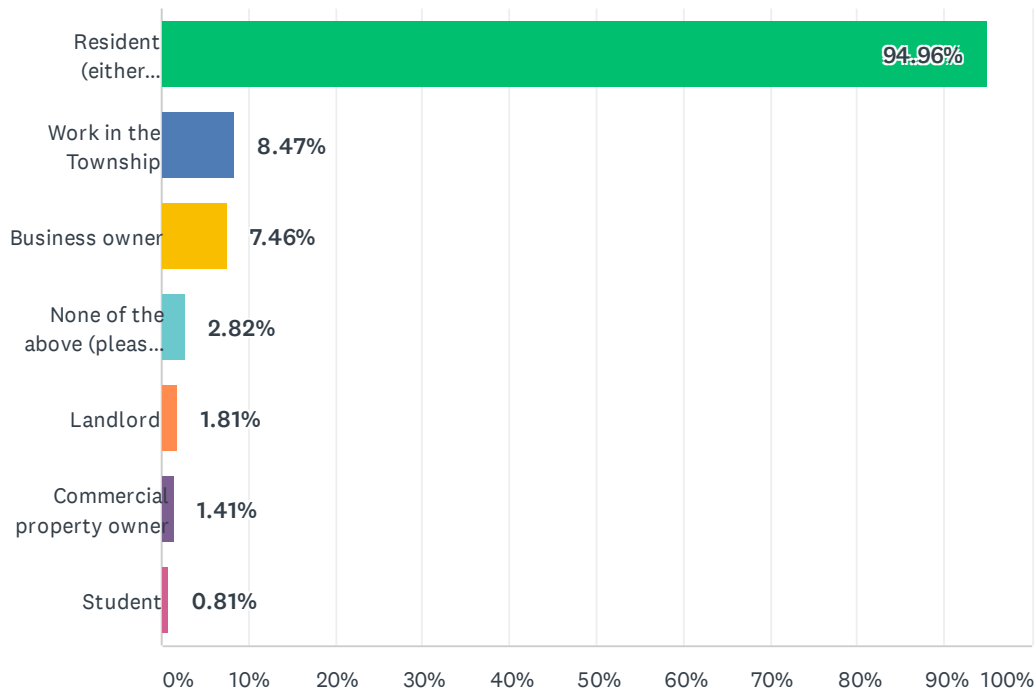
Answered: 496 Skipped: 6



| ANSWER CHOICES | RESPONSES |     |
|----------------|-----------|-----|
| No             | 90.52%    | 449 |
| Yes            | 6.25%     | 31  |
| Not a resident | 3.23%     | 16  |
| TOTAL          |           | 496 |

### Q7 Which of the following best characterizes your primary connection to Dorr Township? (Select all that apply)

Answered: 496 Skipped: 6



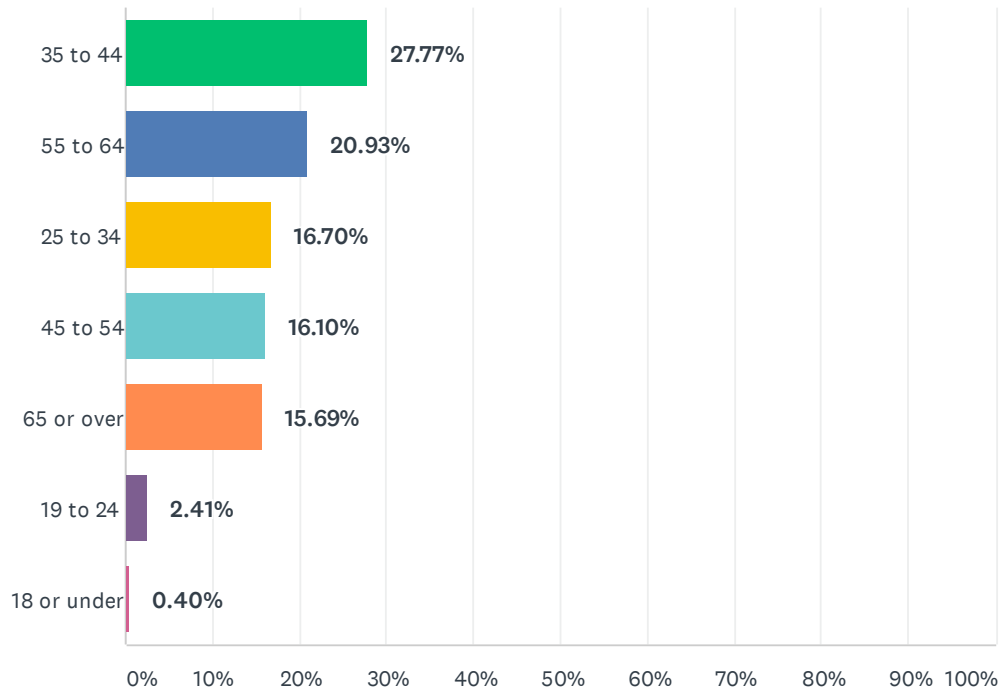
| ANSWER CHOICES                           | RESPONSES  |
|--|------------|
| Resident (either seasonal or year-round) | 94.96% 471 |
| Work in the Township                     | 8.47% 42   |
| Business owner                           | 7.46% 37   |
| None of the above (please specify)       | 2.82% 14   |
| Landlord                                 | 1.81% 9    |
| Commercial property owner                | 1.41% 7    |
| Student                                  | 0.81% 4    |
| Total Respondents: 496                   |            |

| # | NONE OF THE ABOVE (PLEASE SPECIFY)                                  | DATE               |
|---|---|--------------------|
| 1 | Visitor   | 7/3/2020 9:44 AM   |
| 2 | Live in Salem Township shop in Dorr                                 | 6/17/2020 12:04 PM |
| 3 | Grew up in Dorr, still have family who resides in town, visit often | 6/16/2020 7:09 PM  |
| 4 | Business supporter  | 6/16/2020 4:44 PM  |
| 5 | own vacant farming land   | 5/4/2020 3:30 PM   |
| 6 | Kids attend school and rec leagues                                  | 4/27/2020 11:25 PM |

|    |  |                    |
|----|--|--------------------|
| 7  | Moline. Shop in Dorr everyday.                   | 4/27/2020 9:12 PM  |
| 8  | Former resident and possibly moving back         | 3/19/2020 3:45 PM  |
| 9  | Live in Salem Township                           | 2/17/2020 10:29 AM |
| 10 | Live in Salem Township but shop in Dorr Township | 2/16/2020 12:01 PM |
| 11 | Live next door                                   | 1/31/2020 9:12 AM  |
| 12 | Contractor for the Township                      | 12/12/2019 6:12 PM |
| 13 | Grew up in Dorr, children attend Dorr Elem       | 12/2/2019 4:16 PM  |
| 14 | Not a resident, live right down the street       | 12/2/2019 3:58 PM  |

### Q8 What is your age?

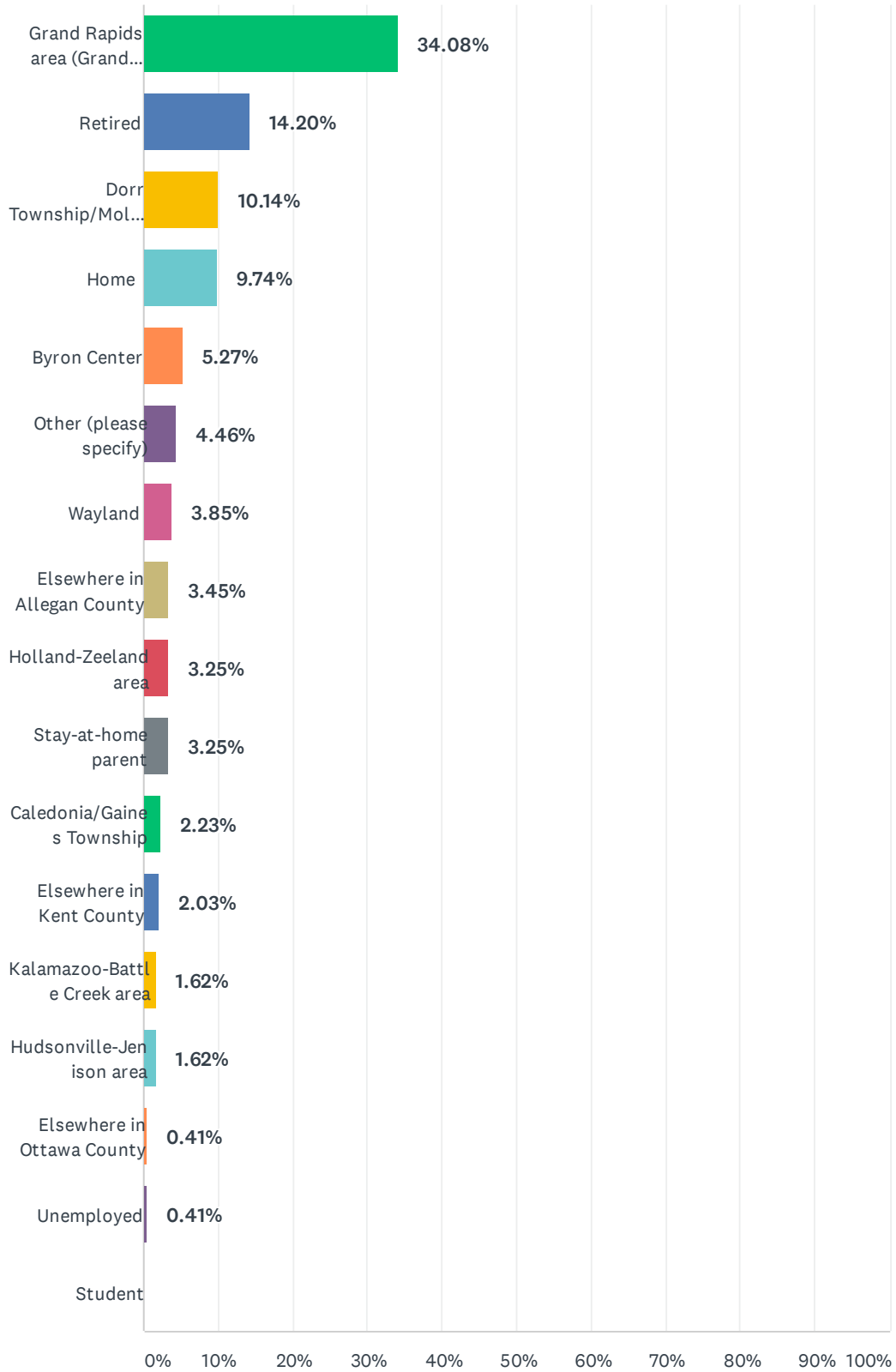
Answered: 497 Skipped: 5



| ANSWER CHOICES | RESPONSES  |
|----------------|------------|
| 35 to 44       | 27.77% 138 |
| 55 to 64       | 20.93% 104 |
| 25 to 34       | 16.70% 83  |
| 45 to 54       | 16.10% 80  |
| 65 or over     | 15.69% 78  |
| 19 to 24       | 2.41% 12   |
| 18 or under    | 0.40% 2    |
| <b>TOTAL</b>   | <b>497</b> |

### Q9 Where do you primarily work?

Answered: 493 Skipped: 9



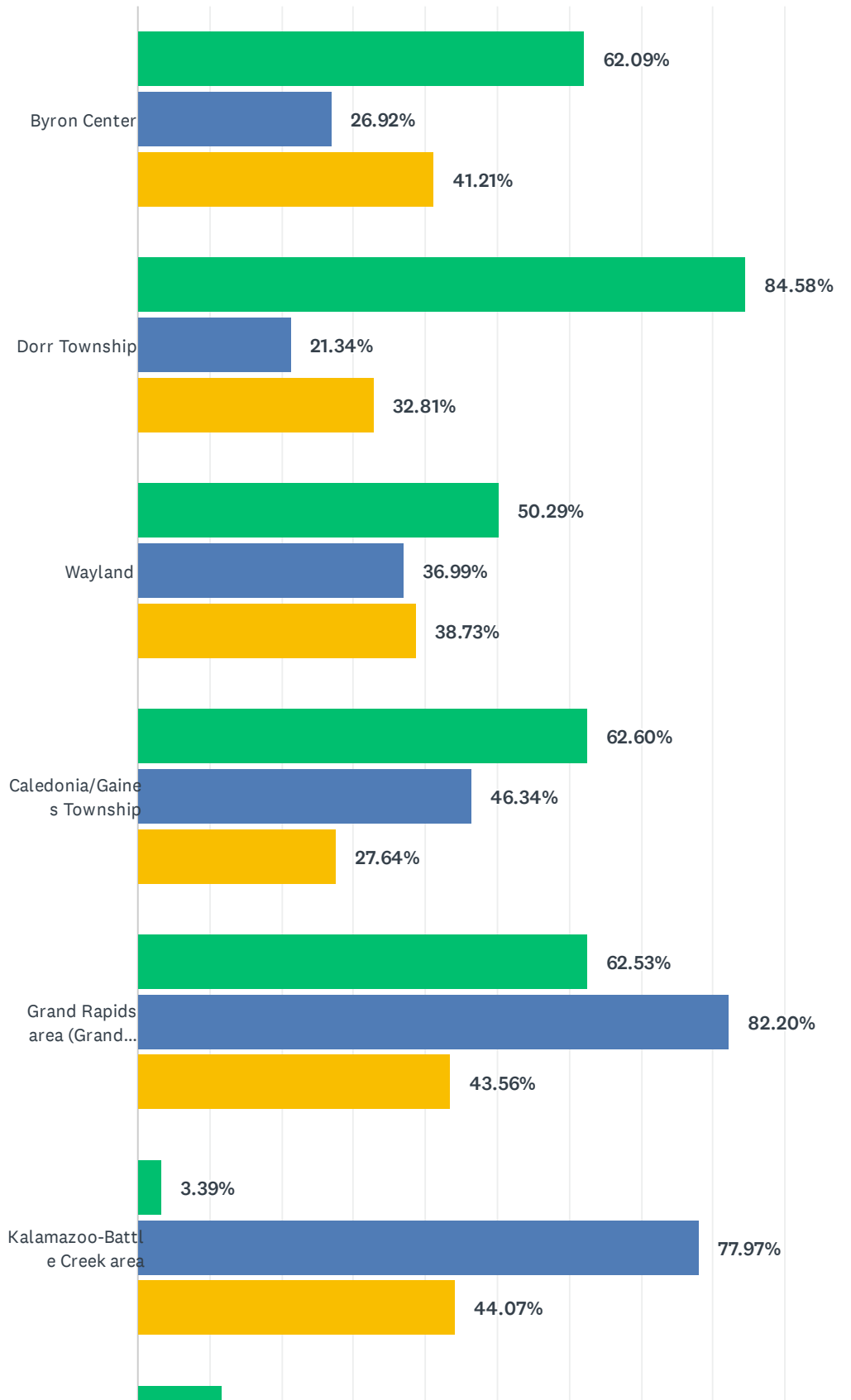
| ANSWER CHOICES  | RESPONSES |            |
|---|-----------|------------|
| Grand Rapids area (Grand Rapids, Wyoming, Kentwood, Grandville, Walker) | 34.08%    | 168        |
| Retired   | 14.20%    | 70         |
| Dorr Township/Moline (but not at home)                                  | 10.14%    | 50         |
| Home  | 9.74%     | 48         |
| Byron Center  | 5.27%     | 26         |
| Other (please specify)  | 4.46%     | 22         |
| Wayland   | 3.85%     | 19         |
| Elsewhere in Allegan County   | 3.45%     | 17         |
| Holland-Zeeland area  | 3.25%     | 16         |
| Stay-at-home parent   | 3.25%     | 16         |
| Caledonia/Gaines Township   | 2.23%     | 11         |
| Elsewhere in Kent County  | 2.03%     | 10         |
| Kalamazoo-Battle Creek area   | 1.62%     | 8          |
| Hudsonville-Jenison area  | 1.62%     | 8          |
| Elsewhere in Ottawa County  | 0.41%     | 2          |
| Unemployed  | 0.41%     | 2          |
| Student   | 0.00%     | 0          |
| <b>TOTAL</b>  |           | <b>493</b> |

| #  | OTHER (PLEASE SPECIFY)                                  | DATE               |
|----|---|--------------------|
| 1  | Currently work from home                                | 6/16/2020 6:35 PM  |
| 2  | Disability  | 4/27/2020 3:20 PM  |
| 3  | Business owner, work in various west Michigan locations | 3/10/2020 2:05 AM  |
| 4  | 75 mile circle  | 3/6/2020 5:12 PM   |
| 5  | all over  | 3/3/2020 11:10 AM  |
| 6  | Home part-time & a stay-at-home parent                  | 2/25/2020 10:49 PM |
| 7  | state of michigan municipal service                     | 2/22/2020 7:16 AM  |
| 8  | Leighton twp  | 2/14/2020 7:44 PM  |
| 9  | Burnips   | 2/12/2020 6:12 PM  |
| 10 | Spring Lake   | 2/4/2020 7:39 AM   |
| 11 | Hastings  | 1/23/2020 8:06 PM  |
| 12 | Travel  | 1/23/2020 12:12 PM |
| 13 | Self employed farmer in dorr                            | 1/12/2020 8:13 PM  |
| 14 | Out of town   | 12/13/2019 8:59 AM |
| 15 | Allegan, Barry and Ottawa County                        | 12/12/2019 6:12 PM |

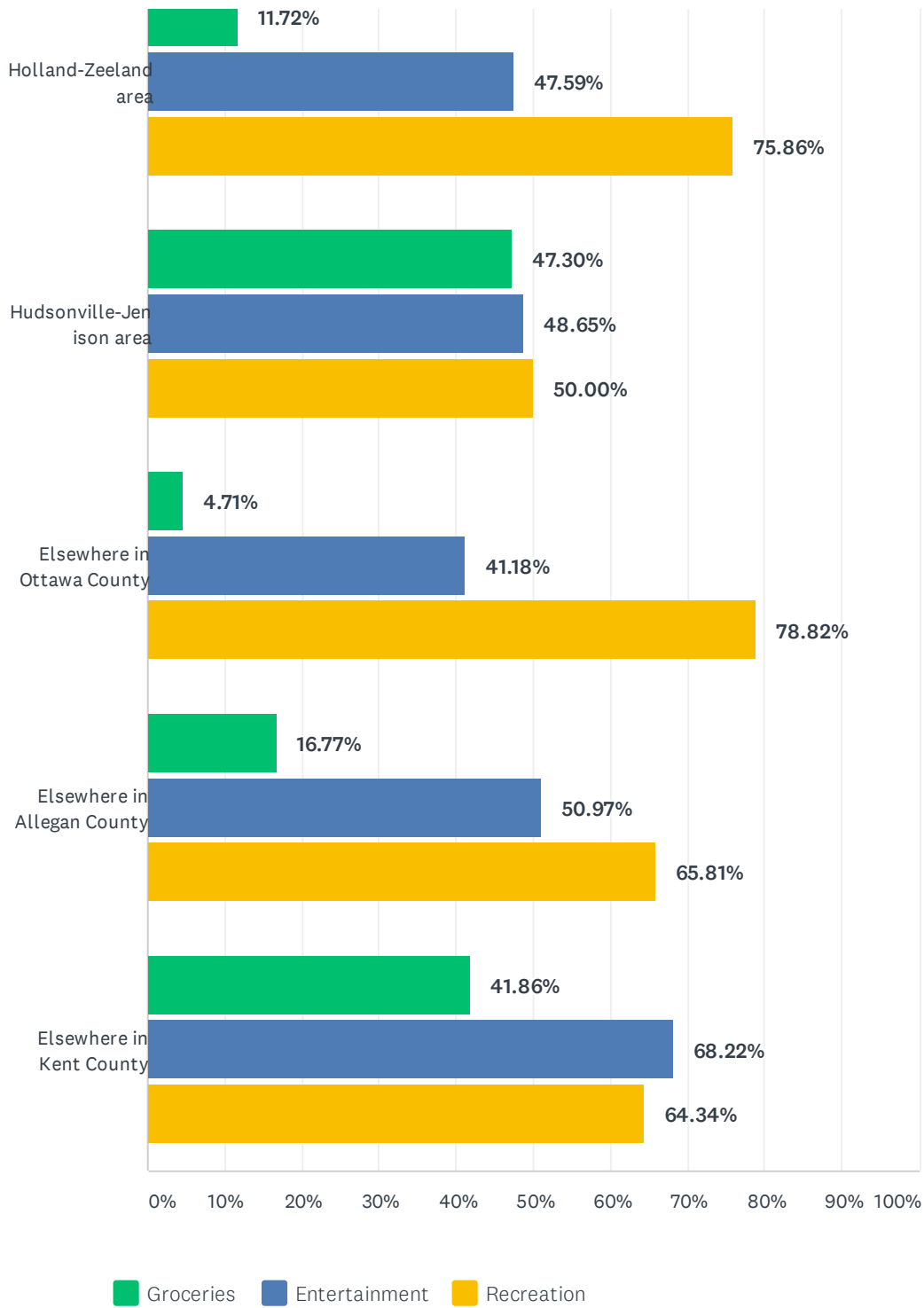
|    |                      |                   |
|----|----------------------|-------------------|
| 16 | Hopkins              | 12/3/2019 1:31 PM |
| 17 | Hastings, MI         | 12/2/2019 7:40 PM |
| 18 | 10 States            | 12/2/2019 7:33 PM |
| 19 | Temporarily Disabled | 12/2/2019 6:40 PM |
| 20 | South Haven          | 12/2/2019 6:29 PM |
| 21 | Retail, wyoming      | 12/2/2019 4:41 PM |
| 22 | All of West Michigan | 12/2/2019 3:57 PM |

# Q10 Where are you most likely to go for the following goods and services?

Answered: 495 Skipped: 7



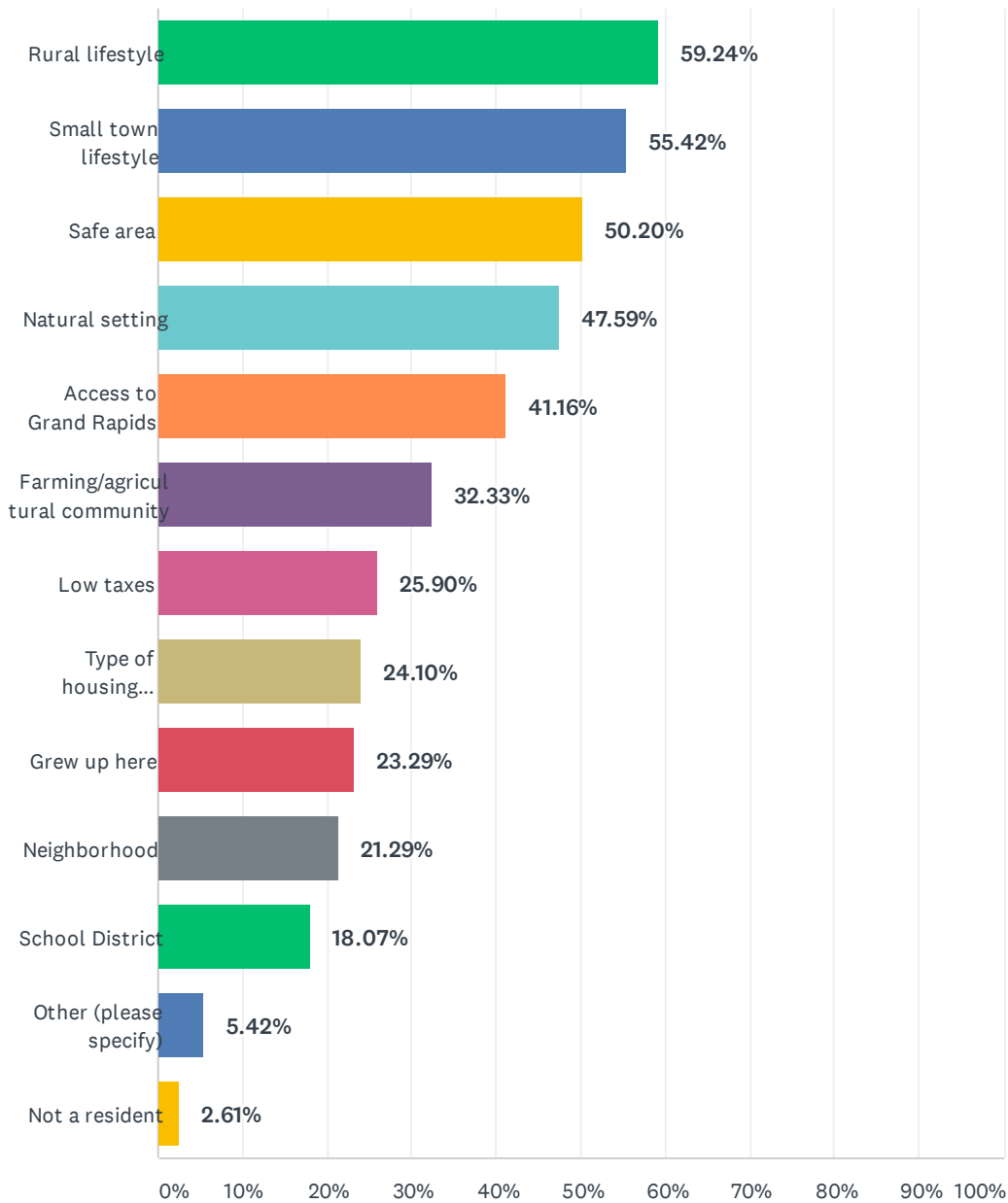




|   | GROCERIES     | ENTERTAINMENT | RECREATION    | TOTAL RESPONDENTS |
|---|---------------|---------------|---------------|-------------------|
| Byron Center  | 62.09%<br>113 | 26.92%<br>49  | 41.21%<br>75  | 182               |
| Dorr Township   | 84.58%<br>214 | 21.34%<br>54  | 32.81%<br>83  | 253               |
| Wayland   | 50.29%<br>87  | 36.99%<br>64  | 38.73%<br>67  | 173               |
| Caledonia/Gaines Township   | 62.60%<br>77  | 46.34%<br>57  | 27.64%<br>34  | 123               |
| Grand Rapids area (Grand Rapids, Wyoming, Kentwood, Grandville, Walker) | 62.53%<br>267 | 82.20%<br>351 | 43.56%<br>186 | 427               |
| Kalamazoo-Battle Creek area   | 3.39%<br>2    | 77.97%<br>46  | 44.07%<br>26  | 59                |
| Holland-Zeeland area  | 11.72%<br>17  | 47.59%<br>69  | 75.86%<br>110 | 145               |
| Hudsonville-Jenison area  | 47.30%<br>35  | 48.65%<br>36  | 50.00%<br>37  | 74                |
| Elsewhere in Ottawa County  | 4.71%<br>4    | 41.18%<br>35  | 78.82%<br>67  | 85                |
| Elsewhere in Allegan County   | 16.77%<br>26  | 50.97%<br>79  | 65.81%<br>102 | 155               |
| Elsewhere in Kent County  | 41.86%<br>54  | 68.22%<br>88  | 64.34%<br>83  | 129               |

### Q11 From the following list, please select the most important reason(s) you have chosen to live in Dorr Township (check all that apply):

Answered: 498 Skipped: 4



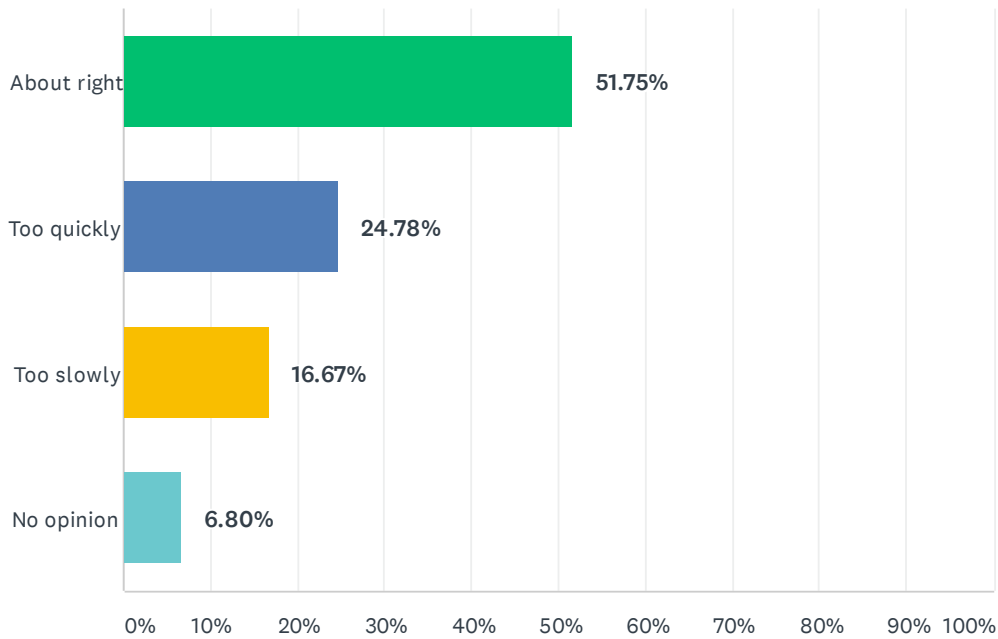
| ANSWER CHOICES                 | RESPONSES |     |
|--------------------------------|-----------|-----|
| Rural lifestyle                | 59.24%    | 295 |
| Small town lifestyle           | 55.42%    | 276 |
| Safe area                      | 50.20%    | 250 |
| Natural setting                | 47.59%    | 237 |
| Access to Grand Rapids         | 41.16%    | 205 |
| Farming/agricultural community | 32.33%    | 161 |
| Low taxes                      | 25.90%    | 129 |
| Type of housing available      | 24.10%    | 120 |
| Grew up here                   | 23.29%    | 116 |
| Neighborhood                   | 21.29%    | 106 |
| School District                | 18.07%    | 90  |
| Other (please specify)         | 5.42%     | 27  |
| Not a resident                 | 2.61%     | 13  |
| Total Respondents: 498         |           |     |

| #  | OTHER (PLEASE SPECIFY)  | DATE                |
|----|---|---------------------|
| 1  | Wanted to grow my own food  | 12/14/2020 11:54 PM |
| 2  | For our job   | 4/28/2020 6:24 AM   |
| 3  | It's country living but close to GR, Kzoo, and Holland  | 4/27/2020 10:33 AM  |
| 4  | close to husband's place of employment  | 4/6/2020 5:15 PM    |
| 5  | Ease of library and other services  | 4/5/2020 11:48 AM   |
| 6  | House price purchased   | 3/10/2020 2:05 AM   |
| 7  | Houses were unavailable in Zeeland at the time of our purchase  | 3/4/2020 8:13 AM    |
| 8  | W   | 2/29/2020 3:42 PM   |
| 9  | Close to school & family  | 2/25/2020 10:49 PM  |
| 10 | Church  | 2/24/2020 3:18 PM   |
| 11 | Originally came to be near work   | 2/18/2020 8:04 PM   |
| 12 | Location - short drive to GR or KZO   | 2/14/2020 8:19 PM   |
| 13 | Acreage   | 2/14/2020 4:53 PM   |
| 14 | between work locations for self and spouse  | 1/31/2020 12:56 PM  |
| 15 | moved here when young. Moline has been Ruined!!!  | 1/30/2020 10:29 PM  |
| 16 | Library   | 1/30/2020 7:16 PM   |
| 17 | Grew up in Leighton Township  | 1/23/2020 3:56 PM   |
| 18 | We found property with 3+ acres where we built our home. It's also close to the Greater Grand Rapids area, Kalamazoo and Allegan. | 12/17/2019 12:49 PM |
| 19 | Specifically sought out acreage/lot in Dorr Township to build retirement home because of  | 12/9/2019 8:38 PM   |

|    |  |                   |
|----|--|-------------------|
|    | country/rural atmosphere. Hoping to keep area country/rural atmosphere   |                   |
| 20 | Reasonable work commute  | 12/6/2019 3:19 PM |
| 21 | Close to Hopkins Public School District  | 12/3/2019 1:31 PM |
| 22 | We love how the community has the small town feel without apartments and subdivisions in every direction you look. | 12/2/2019 9:48 PM |
| 23 | Firefighter  | 12/2/2019 9:37 PM |
| 24 | Close to work, affordable housing  | 12/2/2019 9:03 PM |
| 25 | Close to work  | 12/2/2019 7:27 PM |
| 26 | Close to work  | 12/2/2019 4:04 PM |
| 27 | In Moline with a Train in backyard   | 12/2/2019 3:51 PM |

## Q12 Regarding the growth of the Township, do you think Dorr Township is growing:

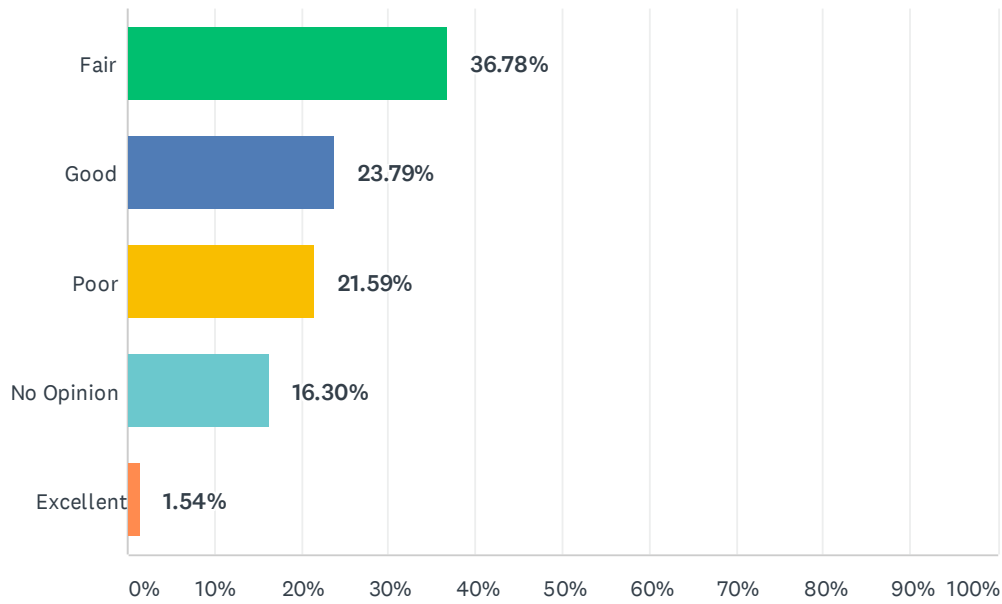
Answered: 456 Skipped: 46



| ANSWER CHOICES | RESPONSES |            |
|----------------|-----------|------------|
| About right    | 51.75%    | 236        |
| Too quickly    | 24.78%    | 113        |
| Too slowly     | 16.67%    | 76         |
| No opinion     | 6.80%     | 31         |
| <b>TOTAL</b>   |           | <b>456</b> |

### Q13 Please rate Dorr Township's efforts to guide and direct development and growth.

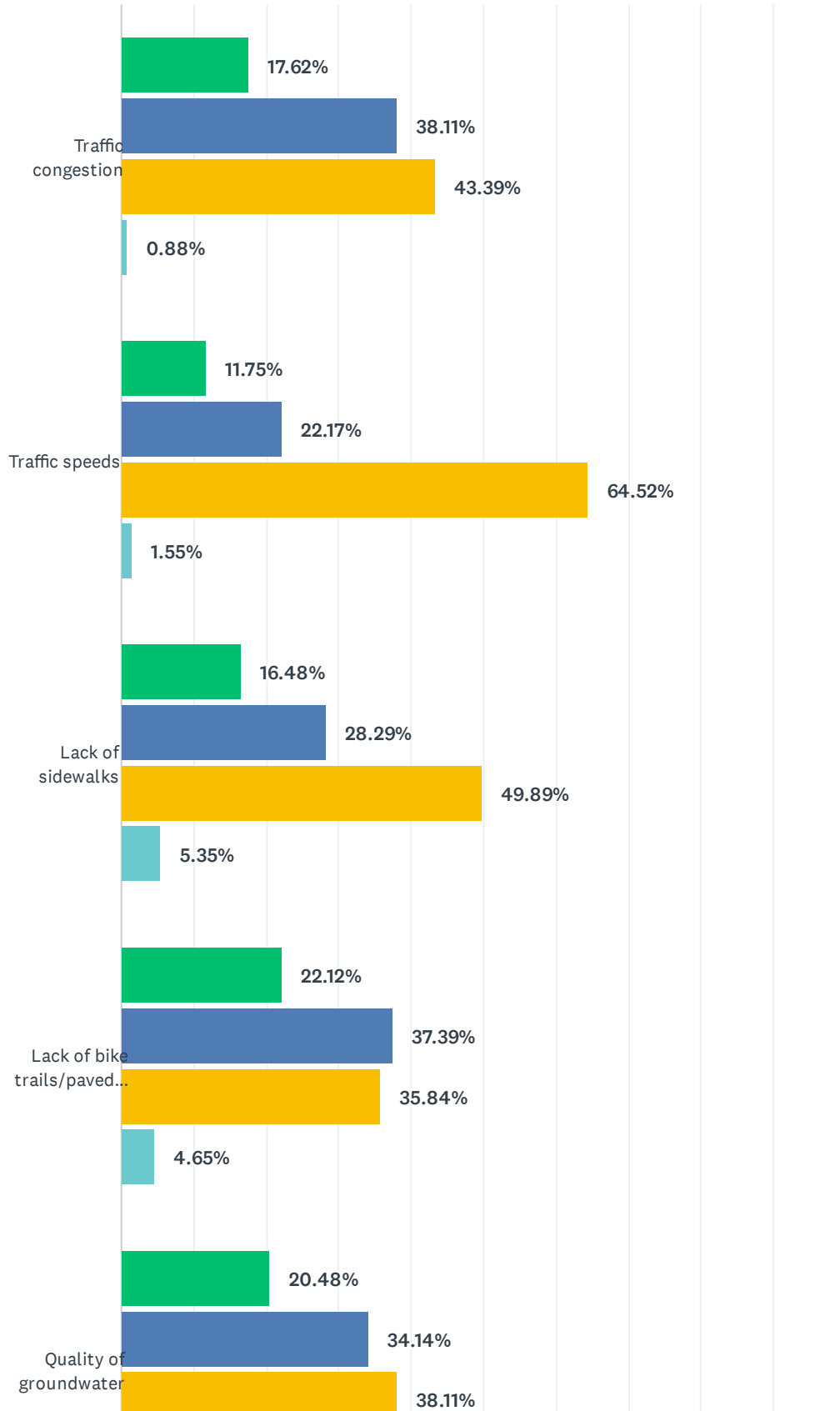
Answered: 454 Skipped: 48



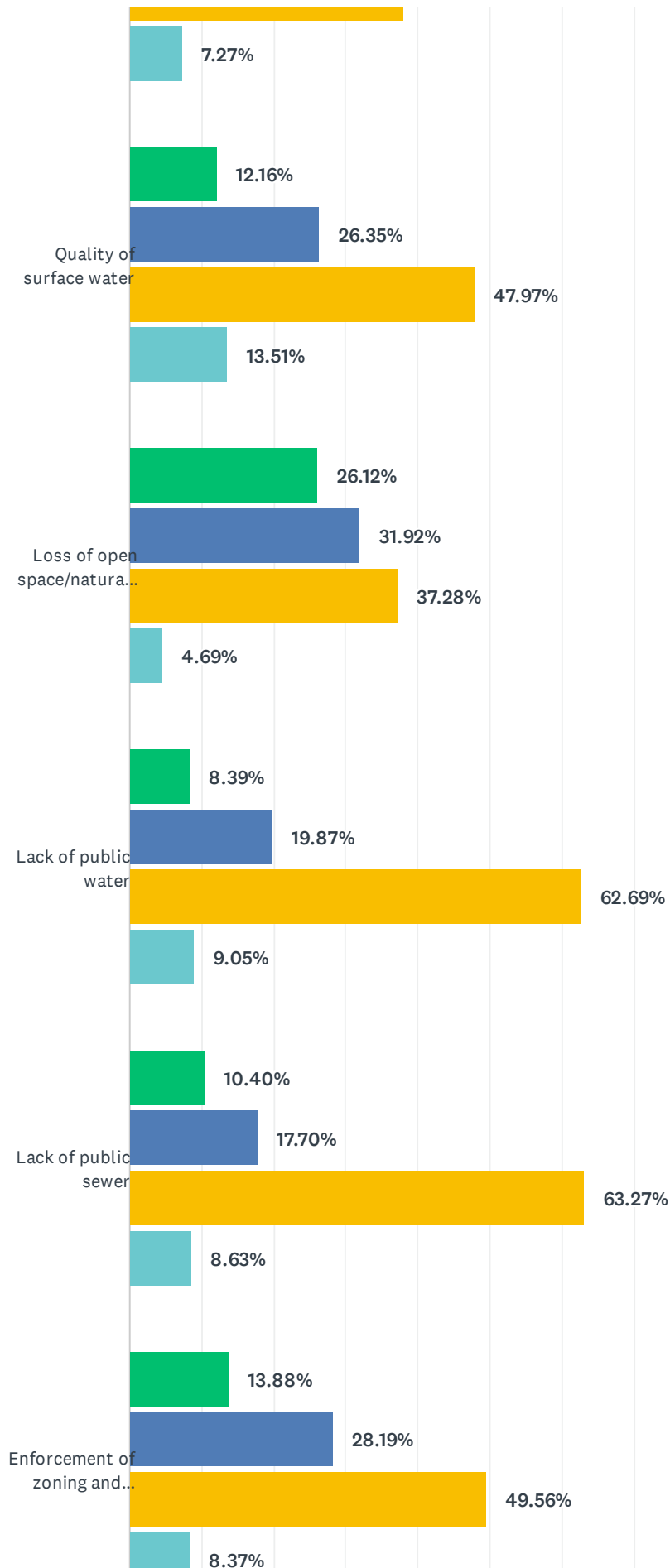
| ANSWER CHOICES | RESPONSES |            |
|----------------|-----------|------------|
| Fair           | 36.78%    | 167        |
| Good           | 23.79%    | 108        |
| Poor           | 21.59%    | 98         |
| No Opinion     | 16.30%    | 74         |
| Excellent      | 1.54%     | 7          |
| <b>TOTAL</b>   |           | <b>454</b> |

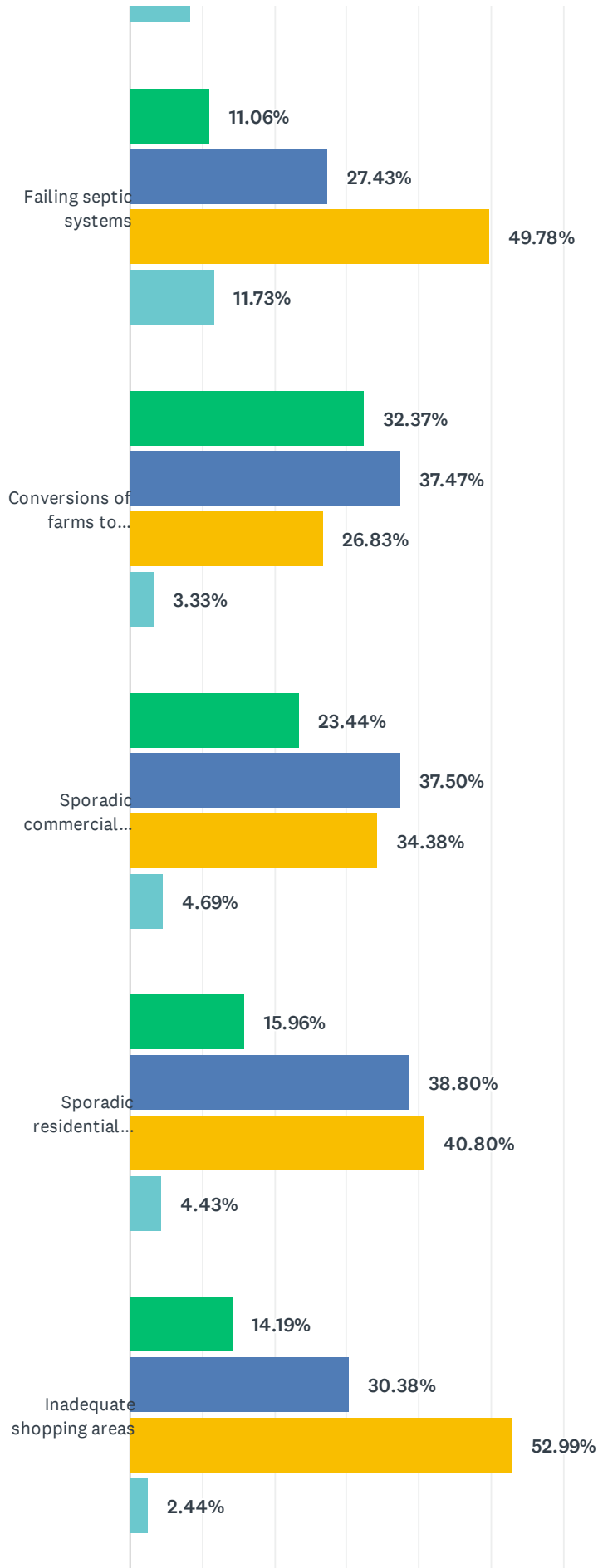
### Q14 Please rate your level of concern regarding the following issues:

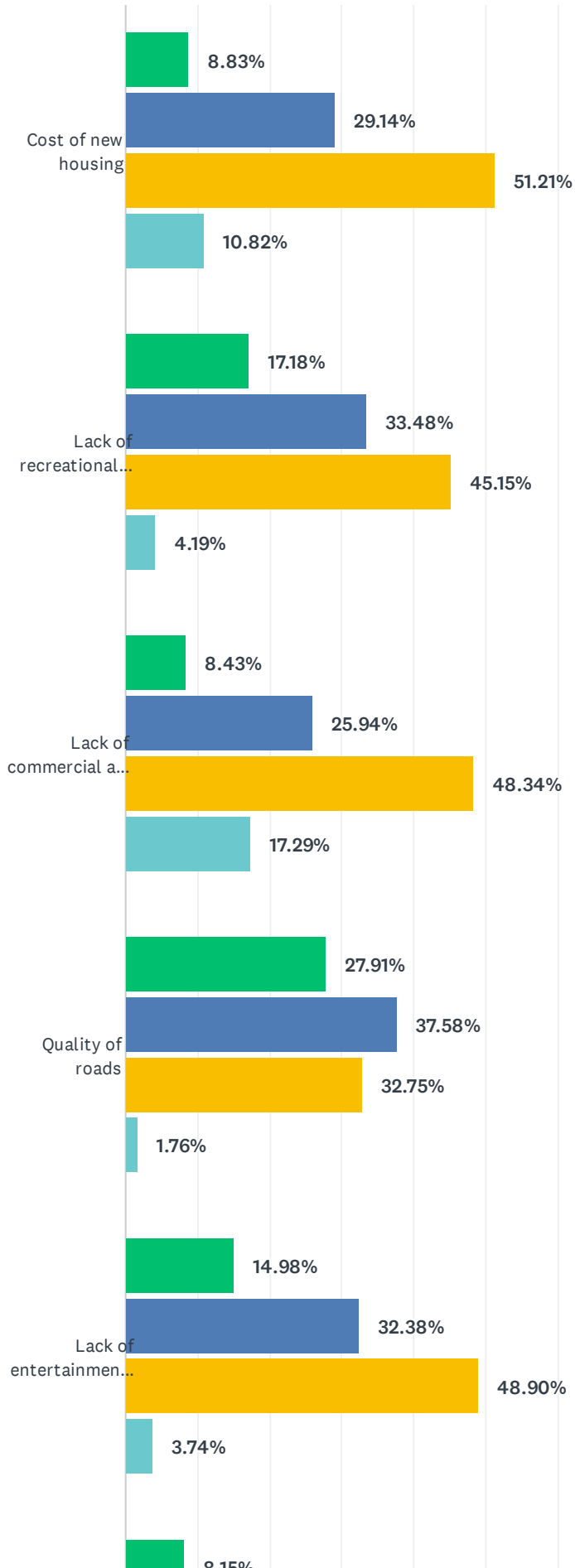
Answered: 458 Skipped: 44

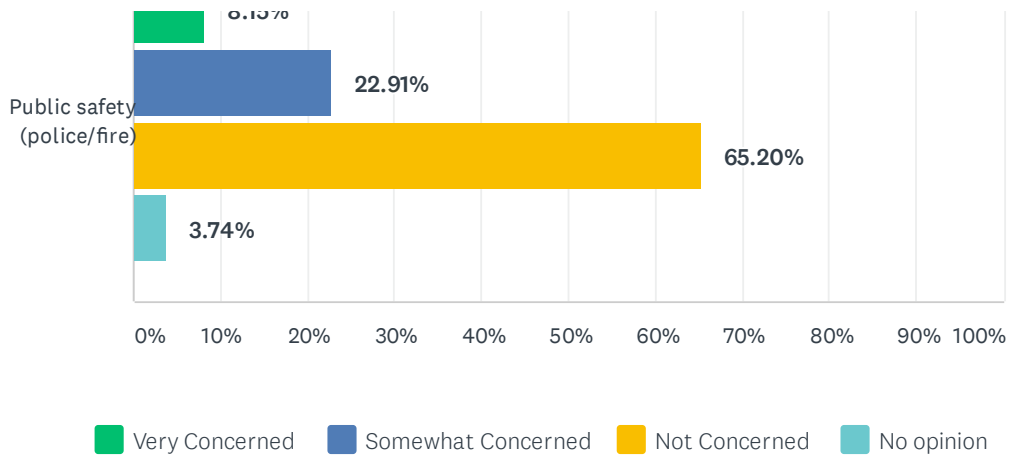












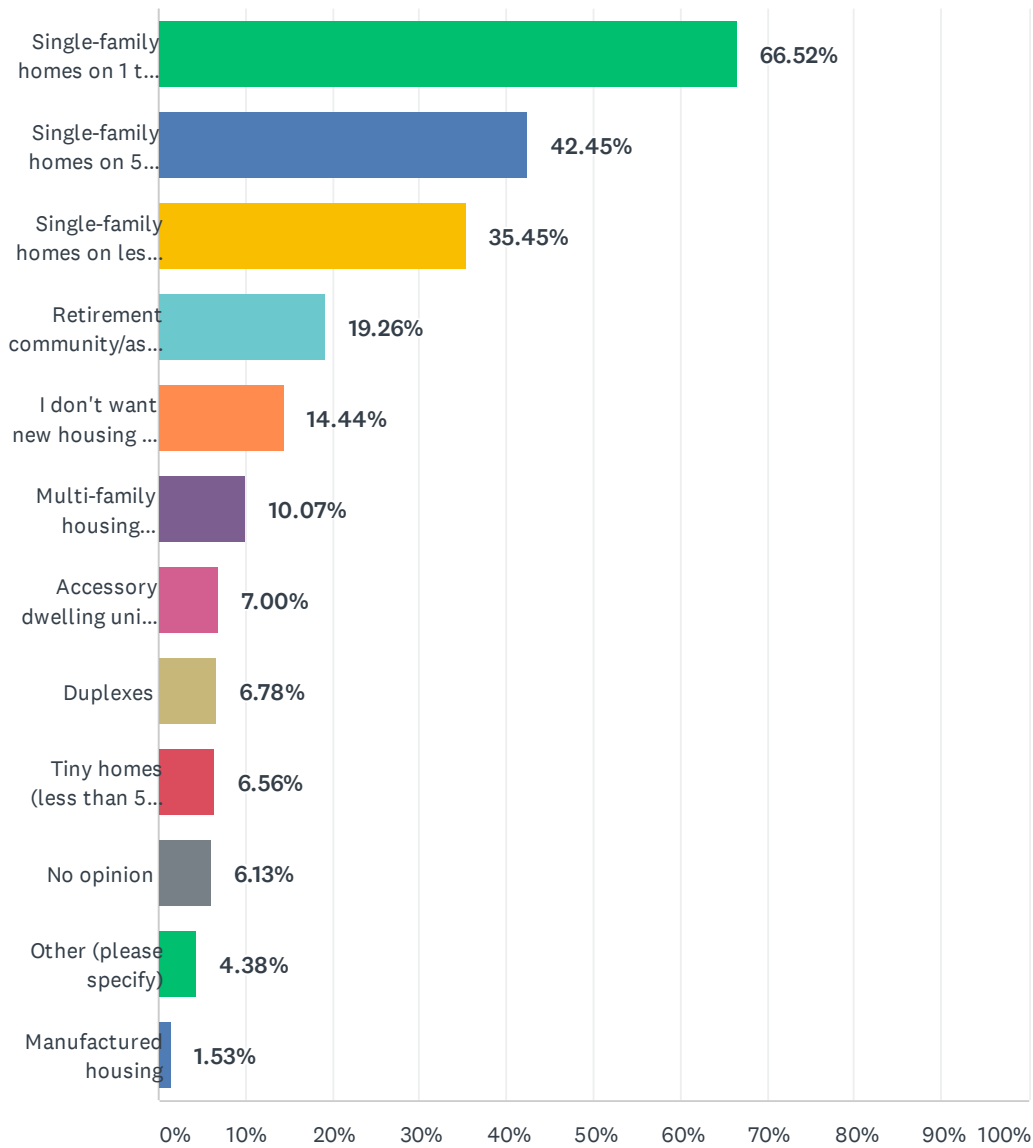
|   | VERY CONCERNED | SOMEWHAT CONCERNED | NOT CONCERNED | NO OPINION   | TOTAL | WEIGHTED AVERAGE |
|---|----------------|--------------------|---------------|--------------|-------|------------------|
| Traffic congestion                              | 17.62%<br>80   | 38.11%<br>173      | 43.39%<br>197 | 0.88%<br>4   | 454   | 1.72             |
| Traffic speeds                                  | 11.75%<br>53   | 22.17%<br>100      | 64.52%<br>291 | 1.55%<br>7   | 451   | 1.44             |
| Lack of sidewalks                               | 16.48%<br>74   | 28.29%<br>127      | 49.89%<br>224 | 5.35%<br>24  | 449   | 1.56             |
| Lack of bike trails/paved shoulders             | 22.12%<br>100  | 37.39%<br>169      | 35.84%<br>162 | 4.65%<br>21  | 452   | 1.77             |
| Quality of groundwater                          | 20.48%<br>93   | 34.14%<br>155      | 38.11%<br>173 | 7.27%<br>33  | 454   | 1.68             |
| Quality of surface water                        | 12.16%<br>54   | 26.35%<br>117      | 47.97%<br>213 | 13.51%<br>60 | 444   | 1.37             |
| Loss of open space/natural areas to development | 26.12%<br>117  | 31.92%<br>143      | 37.28%<br>167 | 4.69%<br>21  | 448   | 1.79             |
| Lack of public water                            | 8.39%<br>38    | 19.87%<br>90       | 62.69%<br>284 | 9.05%<br>41  | 453   | 1.28             |
| Lack of public sewer                            | 10.40%<br>47   | 17.70%<br>80       | 63.27%<br>286 | 8.63%<br>39  | 452   | 1.30             |
| Enforcement of zoning and property maintenance  | 13.88%<br>63   | 28.19%<br>128      | 49.56%<br>225 | 8.37%<br>38  | 454   | 1.48             |
| Failing septic systems                          | 11.06%<br>50   | 27.43%<br>124      | 49.78%<br>225 | 11.73%<br>53 | 452   | 1.38             |
| Conversions of farms to residential lots        | 32.37%<br>146  | 37.47%<br>169      | 26.83%<br>121 | 3.33%<br>15  | 451   | 1.99             |
| Sporadic commercial development                 | 23.44%<br>105  | 37.50%<br>168      | 34.38%<br>154 | 4.69%<br>21  | 448   | 1.80             |
| Sporadic residential development                | 15.96%<br>72   | 38.80%<br>175      | 40.80%<br>184 | 4.43%<br>20  | 451   | 1.66             |
| Inadequate shopping areas                       | 14.19%<br>64   | 30.38%<br>137      | 52.99%<br>239 | 2.44%<br>11  | 451   | 1.56             |
| Cost of new housing                             | 8.83%<br>40    | 29.14%<br>132      | 51.21%<br>232 | 10.82%<br>49 | 453   | 1.36             |
| Lack of recreational facilities                 | 17.18%<br>78   | 33.48%<br>152      | 45.15%<br>205 | 4.19%<br>19  | 454   | 1.64             |
| Lack of commercial and industrial tax base      | 8.43%<br>38    | 25.94%<br>117      | 48.34%<br>218 | 17.29%<br>78 | 451   | 1.25             |
| Quality of roads                                | 27.91%<br>127  | 37.58%<br>171      | 32.75%<br>149 | 1.76%<br>8   | 455   | 1.92             |
| Lack of entertainment and social activities     | 14.98%<br>68   | 32.38%<br>147      | 48.90%<br>222 | 3.74%<br>17  | 454   | 1.59             |
| Public safety (police/fire)                     | 8.15%<br>37    | 22.91%<br>104      | 65.20%<br>296 | 3.74%<br>17  | 454   | 1.35             |

| # | OTHER (PLEASE SPECIFY)  | DATE              |
|---|---|-------------------|
| 1 | We need a cross walk at the dairy ranch   | 10/4/2020 1:02 PM |
| 2 | Something needs to be done about the semi's pulling out of gas station in front of cars | 7/31/2020 4:38 AM |

|    |  |                     |
|----|--|---------------------|
|    | traveling at 55 mph!   |                     |
| 3  | Drivers using the center lane on 142nd Ave for passing   | 6/19/2020 9:59 AM   |
| 4  | Na   | 4/28/2020 9:17 PM   |
| 5  | Would love to see a recycling center in Door.  | 4/27/2020 10:37 AM  |
| 6  | Maintaining public library   | 4/27/2020 10:27 AM  |
| 7  | NEED A BIKE TRAIL!!!!!!!!!! Cycling is my #1 choice of recreation tion!  | 4/6/2020 5:23 PM    |
| 8  | blight at ne main intersection   | 3/10/2020 7:29 AM   |
| 9  | Preserving more land for parks.  | 2/26/2020 10:12 PM  |
| 10 | Don't want property developed into subdivisions - especially by 142nd and 14th St.   | 2/25/2020 11:07 PM  |
| 11 | Na   | 2/14/2020 8:48 PM   |
| 12 | Lack of internet / broadband despite short distance from town center.  | 2/14/2020 8:26 PM   |
| 13 | Seems like some people have more influence then others and the township doesn't stand up but prefers to appease them   | 2/12/2020 6:29 PM   |
| 14 | traffic at the 142/131 intersection; availability of natural gas   | 2/3/2020 9:43 PM    |
| 15 | potential loss of library  | 1/31/2020 1:00 PM   |
| 16 | There needs to be more support of and access to public services  | 1/30/2020 8:10 PM   |
| 17 | Appropriate zoning measures, quality upkeep and neighborhood standards (chickens and ducks in residential developments), concerned about businesses in front of neighborhoods  | 1/19/2020 4:08 PM   |
| 18 | pay too much money for roads which are not being paved. Only a few raods have been paved which are used by very few people, usually those connected with the board or those on the road committee. Dont need a library   | 1/12/2020 11:40 AM  |
| 19 | Vert Concerned: Yard Waste dump area   | 12/12/2019 10:49 AM |
| 20 | Very concerned that Dorr Township, particularly NW area, is losing its rural, country atmosphere due to land use pressures for uncontrolled commercial and excessive high density housing development. NW area has seen several requests for rezoning agricultural to high/medium density housing. Would like to see new future land use map for NW area only allow for agricultural and very low density housing (3-5 acre lots). | 12/9/2019 8:39 PM   |
| 21 | Lack of library funding :(   | 12/6/2019 3:26 PM   |
| 22 | The town offers barely anything for shopping and entertainment for families.Also,the so called 5 year plan for North Park was worth nothing.So many people were looking forward to the splash pad there,that isn't happening now.Very upsetting!   | 12/3/2019 1:41 PM   |
| 23 | High capacity housing is what the city is for, not Dorr Township   | 12/3/2019 9:48 AM   |
| 24 | N/a  | 12/3/2019 7:28 AM   |
| 25 | It would be nice to have a dog park where township residents can come together and meet - space in the parks available it appears  | 12/2/2019 10:52 PM  |
| 26 | Too many gravel roads  | 12/2/2019 4:48 PM   |
| 27 | Internet (lack there of)   | 12/2/2019 4:39 PM   |
| 28 | Planning Commission Quit ok ing everything ☹   | 12/2/2019 4:09 PM   |

### Q15 What types of housing would you like to see in Dorr Township? (check all that apply):

Answered: 457 Skipped: 45



| ANSWER CHOICES  | RESPONSES |     |
|---|-----------|-----|
| Single-family homes on 1 to 5 acres                       | 66.52%    | 304 |
| Single-family homes on 5 acres or more                    | 42.45%    | 194 |
| Single-family homes on less than one (1) acre             | 35.45%    | 162 |
| Retirement community/assisted living                      | 19.26%    | 88  |
| I don't want new housing in the Township                  | 14.44%    | 66  |
| Multi-family housing (apartments/condos)                  | 10.07%    | 46  |
| Accessory dwelling units ("Granny flats") or guest houses | 7.00%     | 32  |
| Duplexes  | 6.78%     | 31  |
| Tiny homes (less than 500 sq. ft.)                        | 6.56%     | 30  |
| No opinion  | 6.13%     | 28  |
| Other (please specify)                                    | 4.38%     | 20  |
| Manufactured housing                                      | 1.53%     | 7   |
| Total Respondents: 457                                    |           |     |

| #  | OTHER (PLEASE SPECIFY)   | DATE               |
|----|--|--------------------|
| 1  | Growth is good, however needs to be affordable housing.  | 3/18/2021 8:00 PM  |
| 2  | You push the button .And yellow flashing lights when people wants to cross . Like all there other little town                  | 10/4/2020 1:02 PM  |
| 3  | Nothing below \$200,000 please!  | 7/31/2020 4:38 AM  |
| 4  | We love the larger lot sizes and space! Adding apartments would just make the area more urban, not this lovely country setting | 6/17/2020 5:55 PM  |
| 5  | I do not want to see developments going in, I would like farmland to be protected.   | 5/2/2020 3:45 PM   |
| 6  | Na   | 4/28/2020 9:17 PM  |
| 7  | No housing developments, please. Left the city for a reason.   | 4/28/2020 7:03 AM  |
| 8  | I'd like the township to do something to improve the Rachero area homes. It's becoming a blight.                               | 4/5/2020 12:02 PM  |
| 9  | Apartments for middle income not low income  | 3/10/2020 8:24 AM  |
| 10 | we need farm land  | 3/3/2020 11:01 AM  |
| 11 | NO trailer parks...the one on 142nd looks like a dump.   | 2/25/2020 2:07 PM  |
| 12 | No apartments  | 2/15/2020 4:14 PM  |
| 13 | Eco friendly homes   | 2/14/2020 7:03 PM  |
| 14 | Thoughtful planning for township growth. Expand downtown area, revitalize to attract retail n dining business                  | 1/31/2020 3:10 PM  |
| 15 | No apartments  | 1/22/2020 11:32 PM |
| 16 | Minimum square footage 1800  | 1/19/2020 4:08 PM  |
| 17 | Nothing less than \$200,000  | 1/9/2020 5:02 PM   |
| 18 | NO APARTMENT COMPLEXES! NO MORE TRAILER PARKS!!  | 1/7/2020 3:17 PM   |



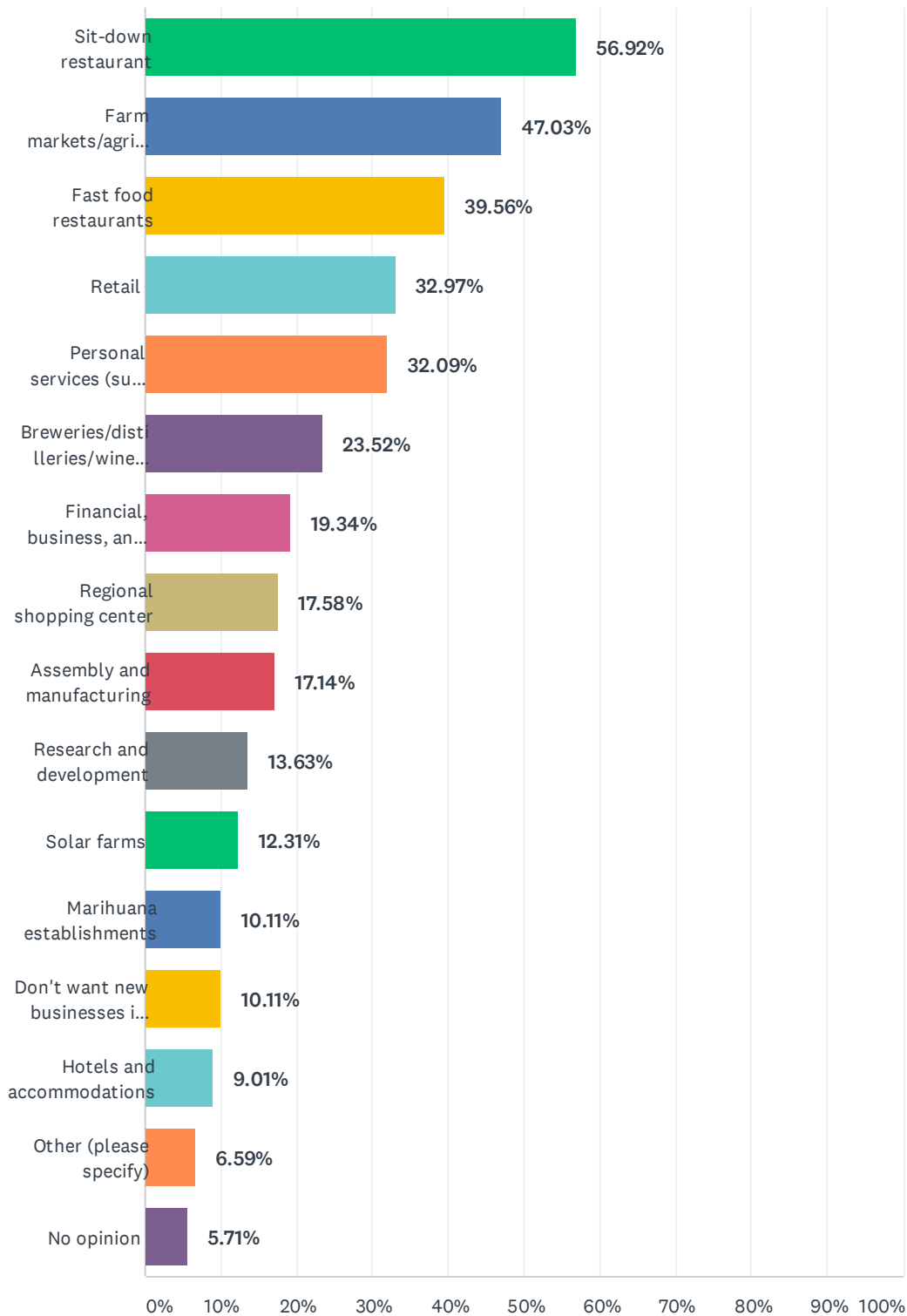
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|    |   |                    |
|----|---|--------------------|
| 19 | I think housing development should be focused in areas that would not rely heavily on 142nd or 18th St as a primary means of connection | 12/12/2019 6:16 PM |
| 20 | Prefer Township remain largely an agricultural/country areas - with housing limited to 3-5 acre lots.                                   | 12/9/2019 8:39 PM  |

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### Q16 What types of businesses would you like to see in Dorr Township? (check all that apply)

Answered: 455 Skipped: 47



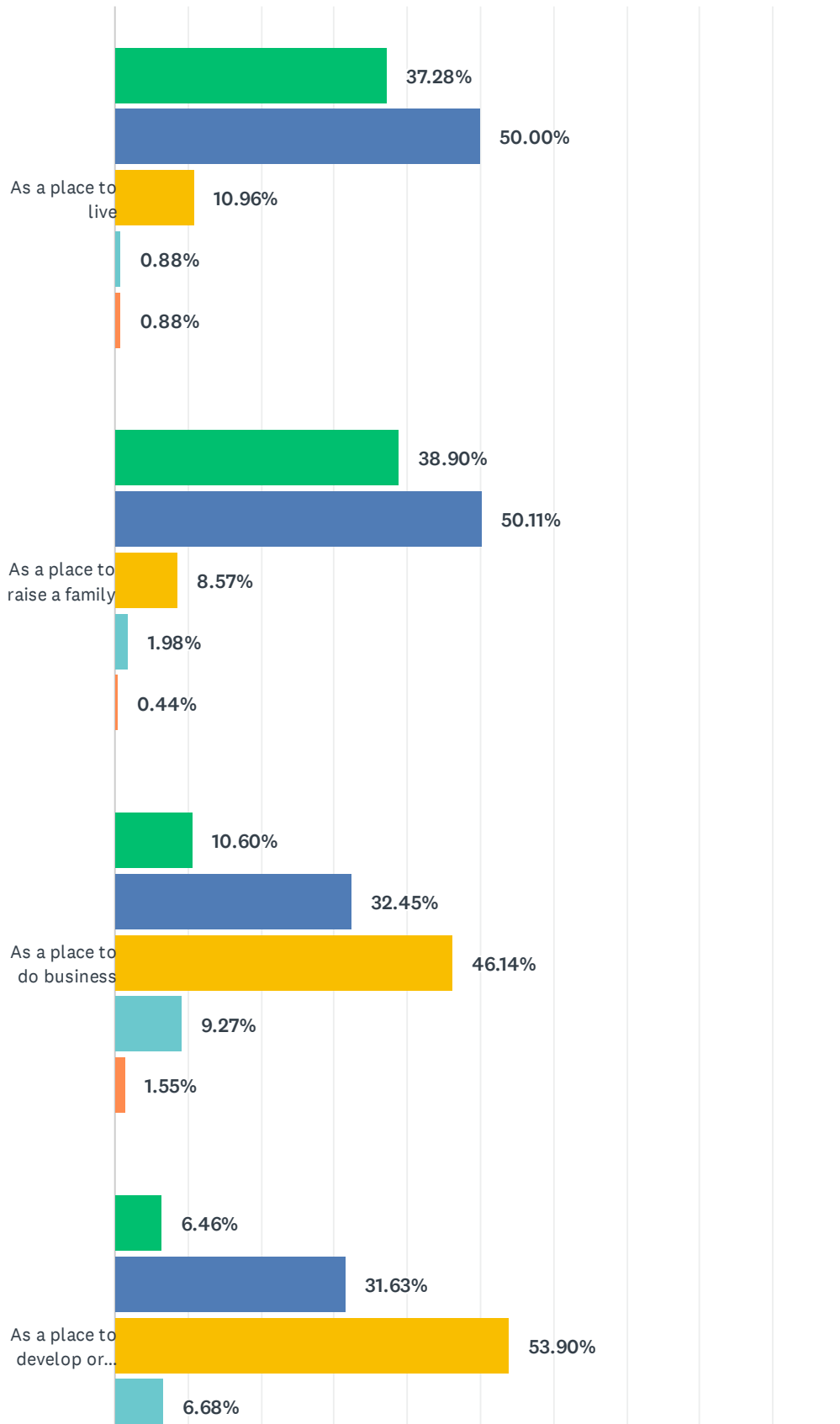
| ANSWER CHOICES  | RESPONSES  |
|---|------------|
| Sit-down restaurant   | 56.92% 259 |
| Farm markets/agri-tourism   | 47.03% 214 |
| Fast food restaurants   | 39.56% 180 |
| Retail  | 32.97% 150 |
| Personal services (such as barber or beauty shops, health and fitness centers, dry cleaning services, etc.) | 32.09% 146 |
| Breweries/distilleries/wineries   | 23.52% 107 |
| Financial, business, and professional services  | 19.34% 88  |
| Regional shopping center  | 17.58% 80  |
| Assembly and manufacturing  | 17.14% 78  |
| Research and development  | 13.63% 62  |
| Solar farms   | 12.31% 56  |
| Marihuana establishments  | 10.11% 46  |
| Don't want new businesses in the Township   | 10.11% 46  |
| Hotels and accommodations   | 9.01% 41   |
| Other (please specify)  | 6.59% 30   |
| No opinion  | 5.71% 26   |
| Total Respondents: 455  |            |

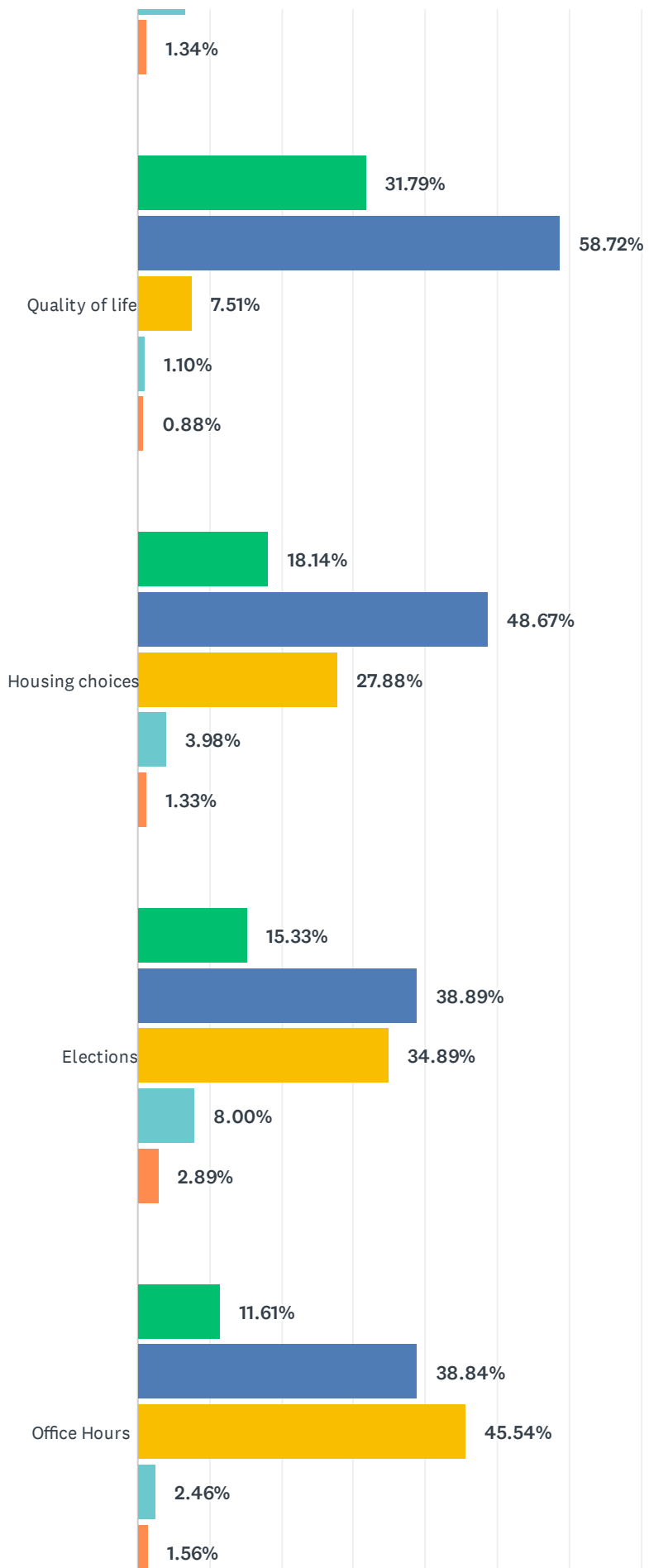
| #  | OTHER (PLEASE SPECIFY)                               | DATE               |
|----|--|--------------------|
| 1  | Mom and pop shops. Local markets, no chains.         | 3/18/2021 8:00 PM  |
| 2  | coffee shop, healthy food restaurant                 | 10/2/2020 9:31 AM  |
| 3  | Meijer would be nice! Also a quick oil change place. | 7/31/2020 4:38 AM  |
| 4  | No marijuana please!!!!                              | 6/17/2020 5:55 PM  |
| 5  | Go cart track  | 6/16/2020 4:33 PM  |
| 6  | Wind turbines / renewable energy                     | 5/8/2020 4:54 PM   |
| 7  | Na   | 4/28/2020 9:17 PM  |
| 8  | Auto race track/ go kart track                       | 4/27/2020 10:32 AM |
| 9  | entertainment  | 3/3/2020 11:06 AM  |
| 10 | medical center - hospital                            | 3/3/2020 10:51 AM  |
| 11 | Don't want national chains                           | 2/25/2020 11:07 PM |
| 12 | Flea market on Sat/Sun at the park.                  | 2/25/2020 2:07 PM  |
| 13 | No marihuana establishments                          | 2/25/2020 10:13 AM |
| 14 | Coffee shop, chain pharmacy                          | 2/14/2020 8:26 PM  |
| 15 | No marijuana please                                  | 2/5/2020 10:36 AM  |
| 16 | Health Food Store/options to eat                     | 1/23/2020 10:24 AM |

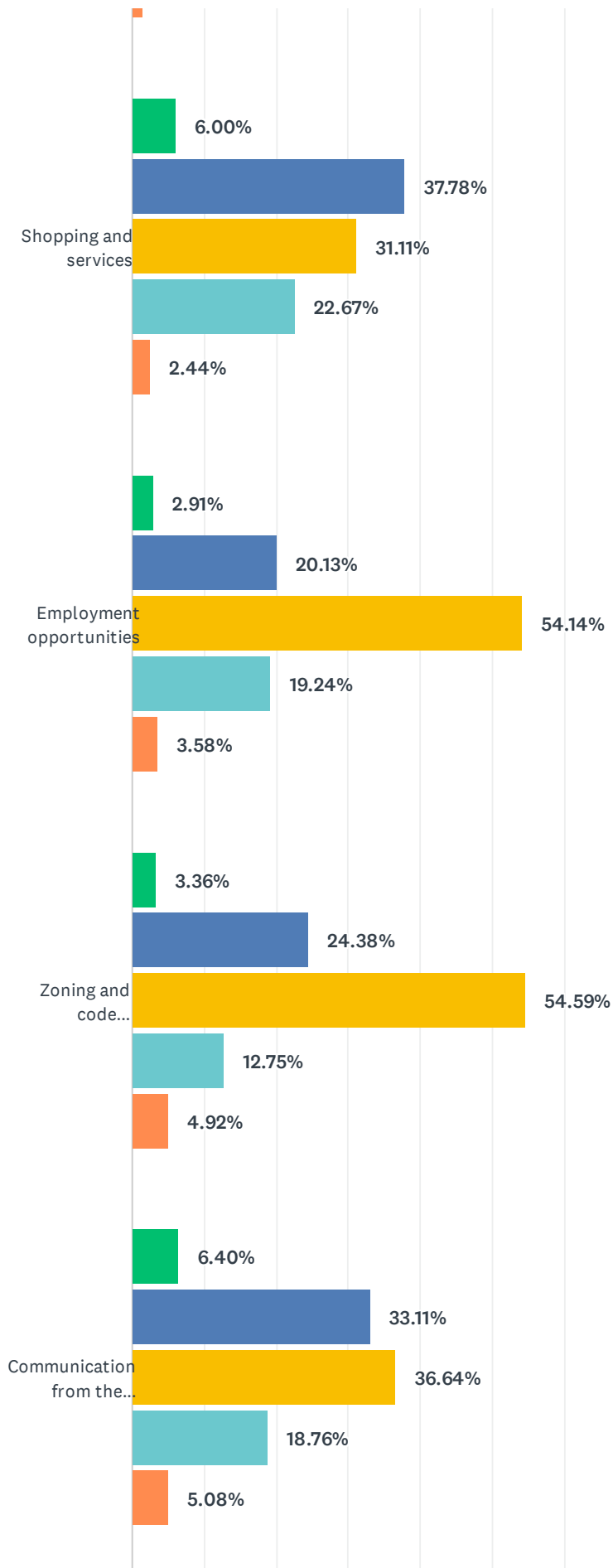
|    |   |                     |
|----|---|---------------------|
| 17 | Good with above choices   | 1/20/2020 9:58 PM   |
| 18 | Urgent care   | 1/19/2020 4:08 PM   |
| 19 | Nothing that is noisy, produces odors and/or chemicals, nothing that is an eye sore.  | 1/9/2020 5:02 PM    |
| 20 | NO MARIJUANA DISPENSARIES NO ADULT ENTERTAINMENT BUSINESSES   | 1/7/2020 3:17 PM    |
| 21 | I would advocate for no fast food restaurant's. Limited strip malls and limited franchise busines in general.   | 12/14/2019 11:33 AM |
| 22 | Perhaps develop core area of Dorr (142nd and 18th) as a small town main street concept. Do not want to see business development at the cost of losing Dorr's rural, country atmosphere. Prefer Dorr Township be a residential community. Areas of Byron Center and Wayland are close enough to serve our commercial and retail needs. | 12/9/2019 8:39 PM   |
| 23 | Maybe use the building's we currently have in the area. I love that we are not fancy here. No fast food or hotels please  | 12/2/2019 9:56 PM   |
| 24 | No Marihuana places   | 12/2/2019 9:51 PM   |
| 25 | Gym/workout   | 12/2/2019 8:59 PM   |
| 26 | Any type of business would be great, but more small businesses and less chains would be great for our community   | 12/2/2019 5:35 PM   |
| 27 | Aldis   | 12/2/2019 4:42 PM   |
| 28 | Coffee shop   | 12/2/2019 4:39 PM   |
| 29 | Not ANOTHER (4th) trash dollar store  | 12/2/2019 4:39 PM   |
| 30 | Careful what you ok where people live. You ruin lives !!!   | 12/2/2019 4:09 PM   |

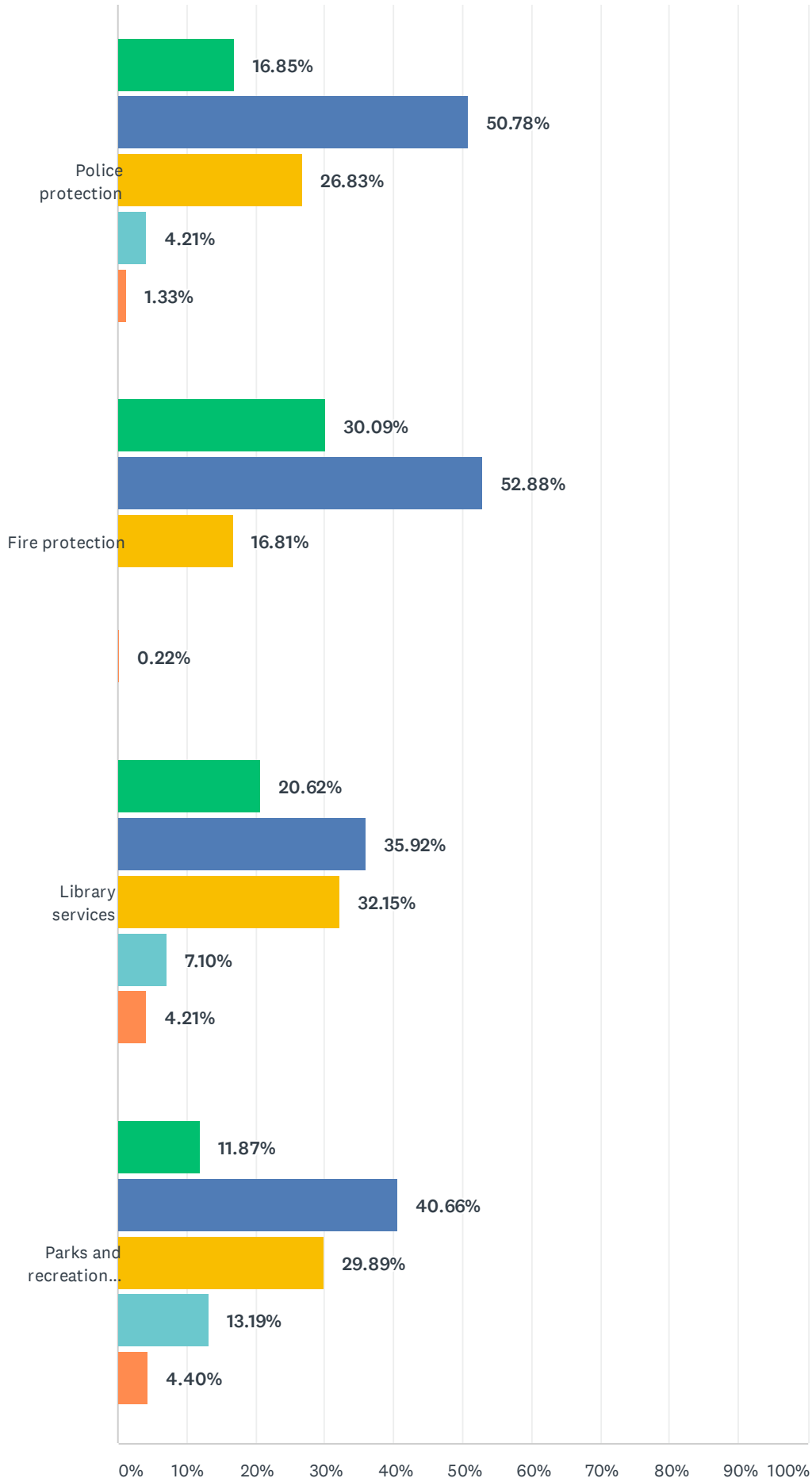
# Q17 How satisfied are you with the following aspects of Dorr Township?

Answered: 457 Skipped: 45













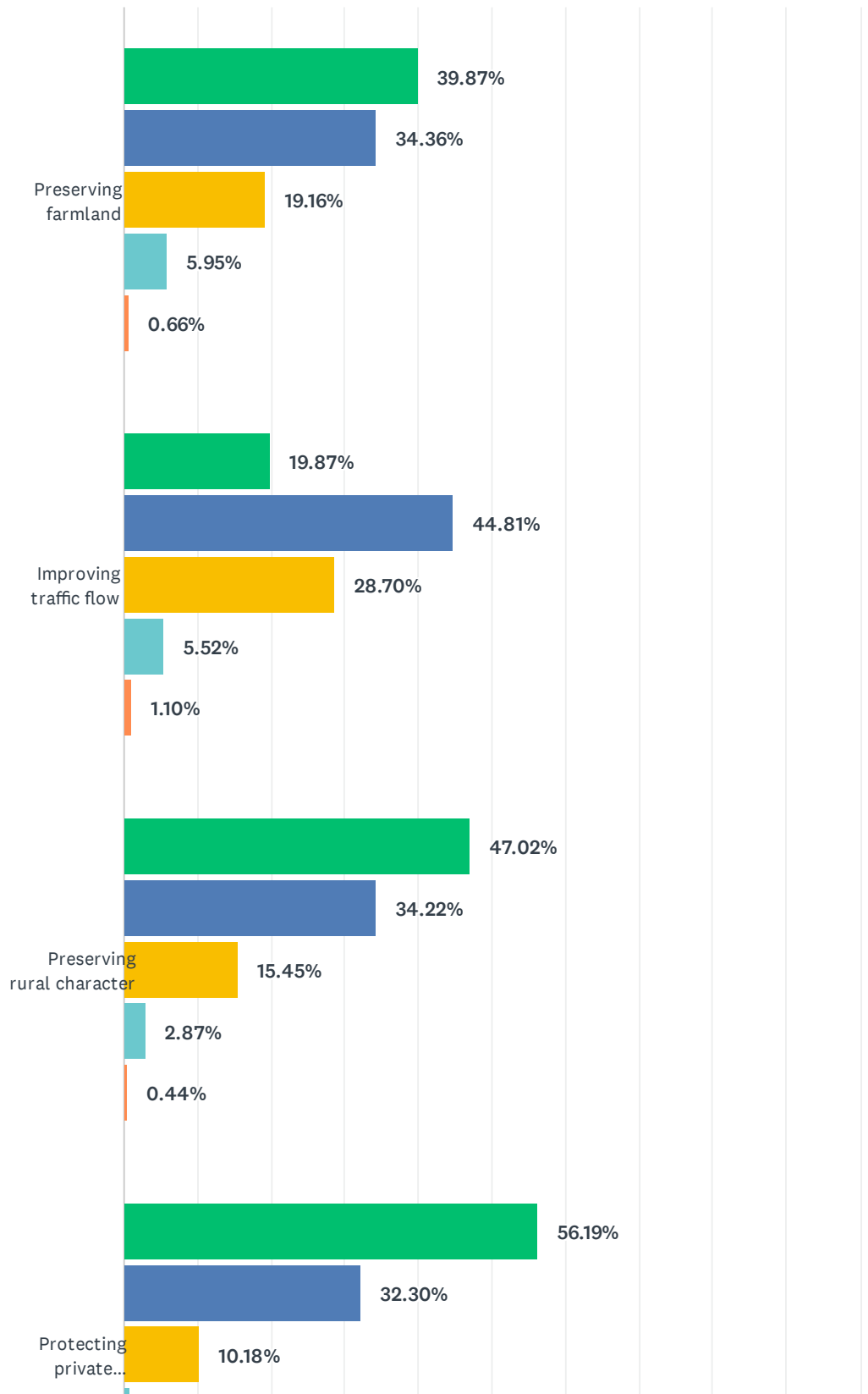
|                                 | VERY SATISFIED | SATISFIED     | NEUTRAL       | DISSATISFIED  | VERY DISSATISFIED | TOTAL | WEIGHTED AVERAGE |
|---------------------------------|----------------|---------------|---------------|---------------|-------------------|-------|------------------|
| As a place to live              | 37.28%<br>170  | 50.00%<br>228 | 10.96%<br>50  | 0.88%<br>4    | 0.88%<br>4        | 456   | 4.22             |
| As a place to raise a family    | 38.90%<br>177  | 50.11%<br>228 | 8.57%<br>39   | 1.98%<br>9    | 0.44%<br>2        | 455   | 4.25             |
| As a place to do business       | 10.60%<br>48   | 32.45%<br>147 | 46.14%<br>209 | 9.27%<br>42   | 1.55%<br>7        | 453   | 3.41             |
| As a place to develop or build  | 6.46%<br>29    | 31.63%<br>142 | 53.90%<br>242 | 6.68%<br>30   | 1.34%<br>6        | 449   | 3.35             |
| Quality of life                 | 31.79%<br>144  | 58.72%<br>266 | 7.51%<br>34   | 1.10%<br>5    | 0.88%<br>4        | 453   | 4.19             |
| Housing choices                 | 18.14%<br>82   | 48.67%<br>220 | 27.88%<br>126 | 3.98%<br>18   | 1.33%<br>6        | 452   | 3.78             |
| Elections                       | 15.33%<br>69   | 38.89%<br>175 | 34.89%<br>157 | 8.00%<br>36   | 2.89%<br>13       | 450   | 3.56             |
| Office Hours                    | 11.61%<br>52   | 38.84%<br>174 | 45.54%<br>204 | 2.46%<br>11   | 1.56%<br>7        | 448   | 3.56             |
| Shopping and services           | 6.00%<br>27    | 37.78%<br>170 | 31.11%<br>140 | 22.67%<br>102 | 2.44%<br>11       | 450   | 3.22             |
| Employment opportunities        | 2.91%<br>13    | 20.13%<br>90  | 54.14%<br>242 | 19.24%<br>86  | 3.58%<br>16       | 447   | 3.00             |
| Zoning and code enforcement     | 3.36%<br>15    | 24.38%<br>109 | 54.59%<br>244 | 12.75%<br>57  | 4.92%<br>22       | 447   | 3.09             |
| Communication from the Township | 6.40%<br>29    | 33.11%<br>150 | 36.64%<br>166 | 18.76%<br>85  | 5.08%<br>23       | 453   | 3.17             |
| Police protection               | 16.85%<br>76   | 50.78%<br>229 | 26.83%<br>121 | 4.21%<br>19   | 1.33%<br>6        | 451   | 3.78             |
| Fire protection                 | 30.09%<br>136  | 52.88%<br>239 | 16.81%<br>76  | 0.00%<br>0    | 0.22%<br>1        | 452   | 4.13             |
| Library services                | 20.62%<br>93   | 35.92%<br>162 | 32.15%<br>145 | 7.10%<br>32   | 4.21%<br>19       | 451   | 3.62             |
| Parks and recreation services   | 11.87%<br>54   | 40.66%<br>185 | 29.89%<br>136 | 13.19%<br>60  | 4.40%<br>20       | 455   | 3.42             |

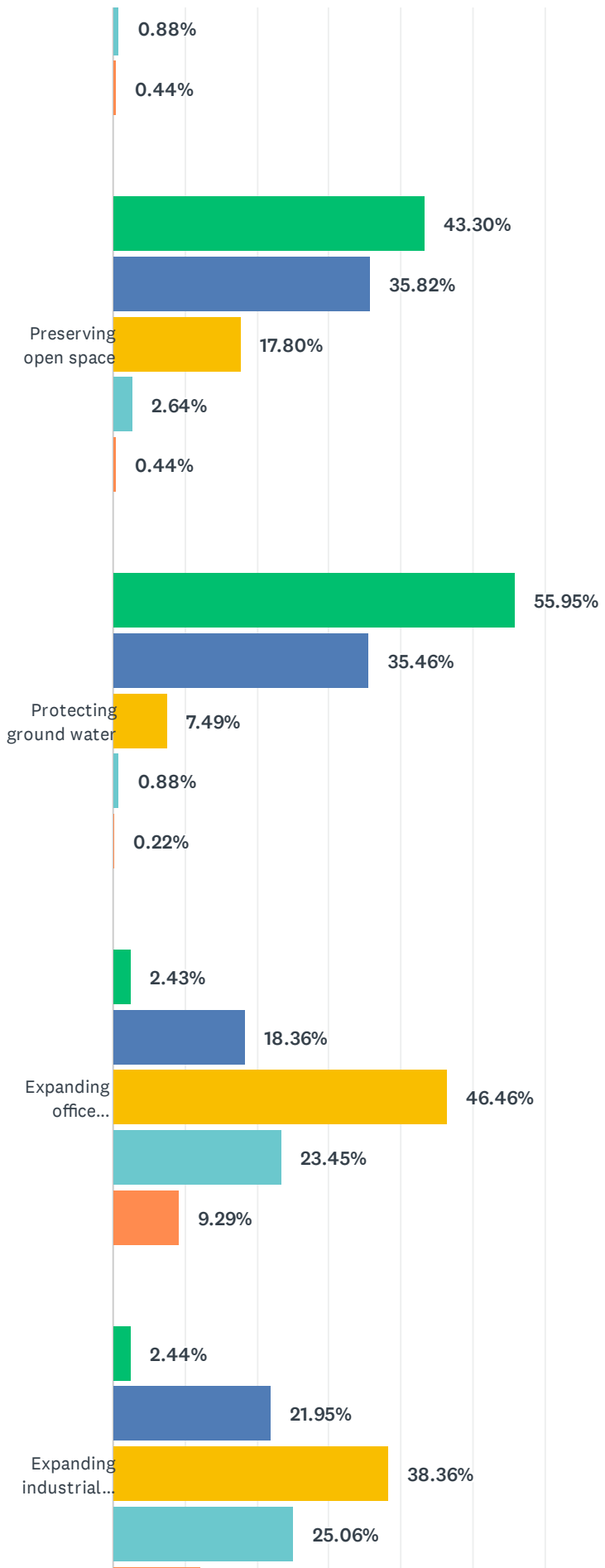
| # | OTHER (PLEASE SPECIFY)   | DATE                |
|---|--|---------------------|
| 1 | I would like to see the Library receive more support and funding                                   | 12/15/2020 12:06 AM |
| 2 | would love to see more walking, biking, hiking trails. connecting to kent trails would be amazing! | 8/16/2020 7:20 PM   |
| 3 | Township needs to invest in parks, helps to bring higher income families to the area               | 6/16/2020 6:43 PM   |
| 4 | The driveways and parking lots to some of the parks needs to be paved                              | 6/16/2020 4:33 PM   |
| 5 | Open up parks. Stop infringing on our rights!  | 5/13/2020 7:21 AM   |
| 6 | Needs some off roads bike trails and needs some trails to connect to kent county                   | 4/27/2020 10:32 AM  |
| 7 | need BIKE TRAIL!!  | 4/6/2020 5:23 PM    |

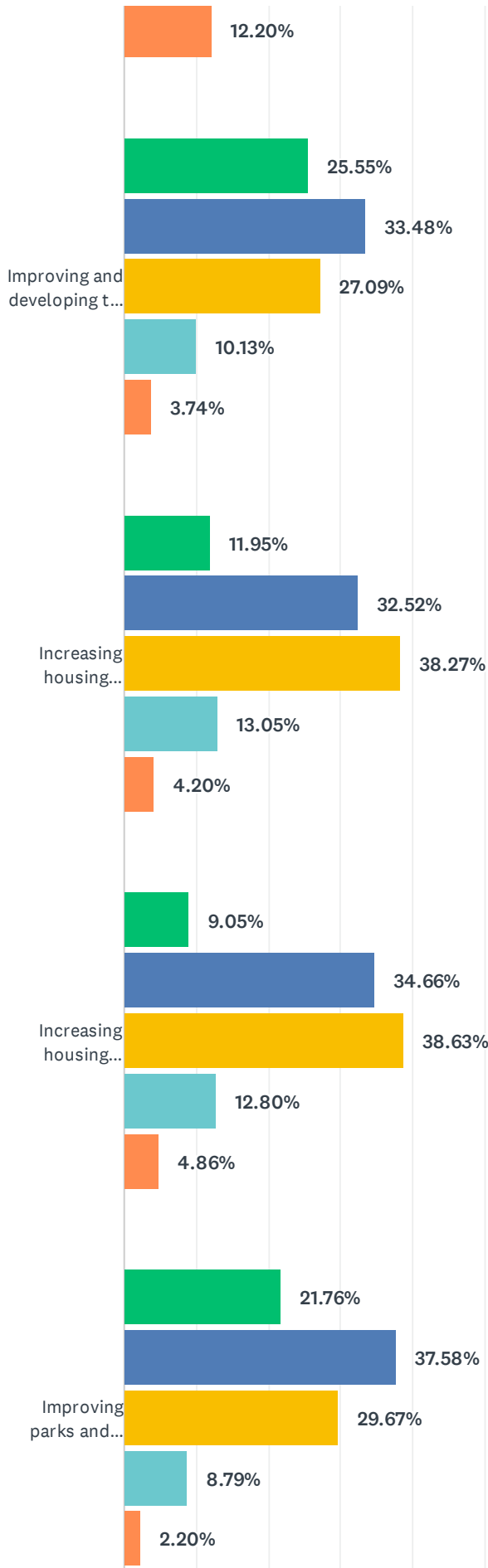
|    |   |                    |
|----|---|--------------------|
| 8  | I would like the Dorr library to receive more support from the Township.  | 4/5/2020 12:02 PM  |
| 9  | clean up unlicensed cars  | 3/3/2020 11:24 AM  |
| 10 | get rid of unlicensed cars  | 3/3/2020 10:38 AM  |
| 11 | Need a dog park in the community  | 2/27/2020 11:26 AM |
| 12 | Putting the mobile office manufacturer near the main road was a poor choice   | 2/26/2020 11:45 PM |
| 13 | Would like an expansion of South Park to include nature trails and dog park. Much rather see the land on the other side of the river used for that purpose than more housing. | 2/26/2020 10:12 PM |
| 14 | Don't want farm land to disappear!  | 2/25/2020 11:07 PM |
| 15 | Fund the Library!   | 2/24/2020 3:28 PM  |
| 16 | Would like the library to receive statutory funds out of the budget.  | 2/22/2020 12:23 PM |
| 17 | Why is there a concession stand but it's never open   | 2/22/2020 11:40 AM |
| 18 | Dissatisfied with getting a skate park and a Frisbee Golf Course before updating the very outdated playground equipment, and playground ground cover                          | 2/15/2020 10:04 AM |
| 19 | Na  | 2/14/2020 8:48 PM  |
| 20 | The equipment in north park is in rough shape   | 2/14/2020 7:03 PM  |
| 21 | Would like to see a water pad for kids  | 2/14/2020 6:41 PM  |
| 22 | we dont need a library  | 2/6/2020 12:55 PM  |
| 23 | Reducing library hrs or closing it altogether due to inadequate funding won't attract diverse economic population   | 1/31/2020 3:10 PM  |
| 24 | Parks could use upgrading. New/different equipment  | 1/23/2020 11:46 AM |
| 25 | Would like to see more parks and recreational development to support Dorr as an agricultural and low density residential community  | 12/9/2019 8:39 PM  |
| 26 | Very disappointed library will be closing. Huge loss for the community.   | 12/3/2019 7:02 AM  |
| 27 | I tried to sign my daughter up for rocket cheer with no guidance what so ever fro dorr rec  | 12/2/2019 9:56 PM  |
| 28 | South park is awful   | 12/2/2019 6:48 PM  |
| 29 | Cemetery space?   | 12/2/2019 6:48 PM  |
| 30 | A rec center like byron center has would be nice. Also sidewalks in neighborhoods   | 12/2/2019 4:39 PM  |
| 31 | Wish there was a splash pad   | 12/2/2019 4:01 PM  |

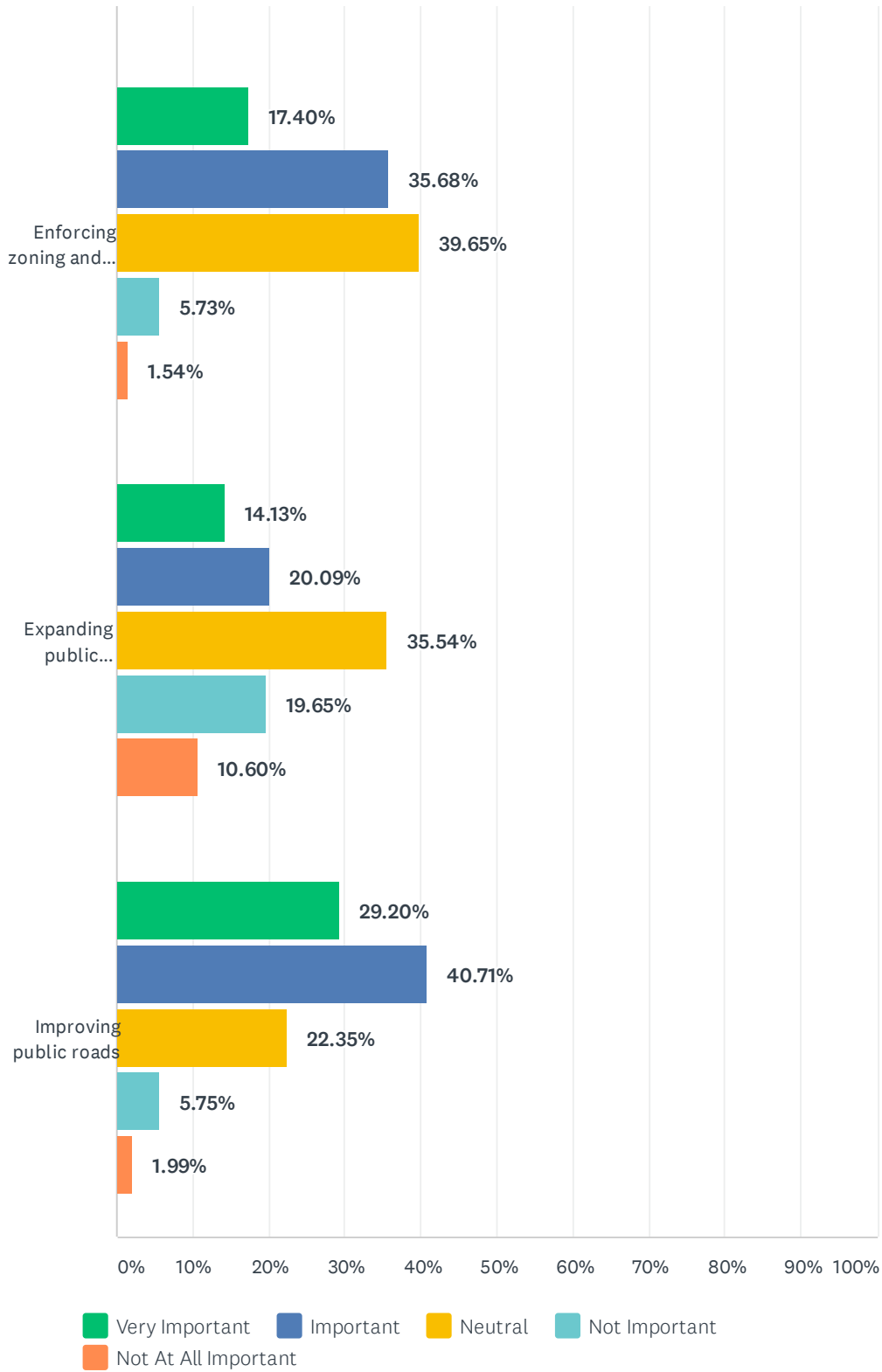
# Q18 In terms of potential Dorr Township priorities, how important are the following?

Answered: 457 Skipped: 45









|   | VERY IMPORTANT | IMPORTANT     | NEUTRAL       | NOT IMPORTANT | NOT AT ALL IMPORTANT | TOTAL | WEIGHTED AVERAGE |
|---|----------------|---------------|---------------|---------------|----------------------|-------|------------------|
| Preserving farmland   | 39.87%<br>181  | 34.36%<br>156 | 19.16%<br>87  | 5.95%<br>27   | 0.66%<br>3           | 454   | 4.07             |
| Improving traffic flow  | 19.87%<br>90   | 44.81%<br>203 | 28.70%<br>130 | 5.52%<br>25   | 1.10%<br>5           | 453   | 3.77             |
| Preserving rural character  | 47.02%<br>213  | 34.22%<br>155 | 15.45%<br>70  | 2.87%<br>13   | 0.44%<br>2           | 453   | 4.25             |
| Protecting private property rights  | 56.19%<br>254  | 32.30%<br>146 | 10.18%<br>46  | 0.88%<br>4    | 0.44%<br>2           | 452   | 4.43             |
| Preserving open space   | 43.30%<br>197  | 35.82%<br>163 | 17.80%<br>81  | 2.64%<br>12   | 0.44%<br>2           | 455   | 4.19             |
| Protecting ground water   | 55.95%<br>254  | 35.46%<br>161 | 7.49%<br>34   | 0.88%<br>4    | 0.22%<br>1           | 454   | 4.46             |
| Expanding office development  | 2.43%<br>11    | 18.36%<br>83  | 46.46%<br>210 | 23.45%<br>106 | 9.29%<br>42          | 452   | 2.81             |
| Expanding industrial development  | 2.44%<br>11    | 21.95%<br>99  | 38.36%<br>173 | 25.06%<br>113 | 12.20%<br>55         | 451   | 2.77             |
| Improving and developing the "Dorr Village" area (near the intersection of 142nd Ave and 18th St) | 25.55%<br>116  | 33.48%<br>152 | 27.09%<br>123 | 10.13%<br>46  | 3.74%<br>17          | 454   | 3.67             |
| Increasing housing opportunities for young families   | 11.95%<br>54   | 32.52%<br>147 | 38.27%<br>173 | 13.05%<br>59  | 4.20%<br>19          | 452   | 3.35             |
| Increasing housing opportunities for seniors  | 9.05%<br>41    | 34.66%<br>157 | 38.63%<br>175 | 12.80%<br>58  | 4.86%<br>22          | 453   | 3.30             |
| Improving parks and recreation facilities   | 21.76%<br>99   | 37.58%<br>171 | 29.67%<br>135 | 8.79%<br>40   | 2.20%<br>10          | 455   | 3.68             |
| Enforcing zoning and property maintenance   | 17.40%<br>79   | 35.68%<br>162 | 39.65%<br>180 | 5.73%<br>26   | 1.54%<br>7           | 454   | 3.62             |
| Expanding public utilities (water/sewer)  | 14.13%<br>64   | 20.09%<br>91  | 35.54%<br>161 | 19.65%<br>89  | 10.60%<br>48         | 453   | 3.08             |
| Improving public roads  | 29.20%<br>132  | 40.71%<br>184 | 22.35%<br>101 | 5.75%<br>26   | 1.99%<br>9           | 452   | 3.89             |

| # | OTHER (PLEASE SPECIFY)   | DATE              |
|---|--|-------------------|
| 1 | House 4125 Joan dr, Has turned in to a dump . They have no trash service to pick up trash There burning it every night They bring all the trash construction stuff home plaster board, insulation Wood . And there little kids that live there They have trash stacked higher then there fence . And this is a residential housing development | 10/4/2020 1:02 PM |
| 2 |  | 8/4/2020 11:19 PM |
| 3 | Get rid of gravel roads!!  | 6/17/2020 5:44 AM |
| 4 | Na   | 4/28/2020 9:17 PM |
| 5 | Bike Trail!!   | 4/6/2020 5:23 PM  |
| 6 | I think that 18th St. continues to be a hazardous area for the children in Dorr, especially near the library. More should be done to slow traffic in that area. Cars don't need to be going 45mph. Flashing lights, speed bumps, a STOP sign--I still see kids crossing in that area and they don't  | 4/5/2020 12:02 PM |

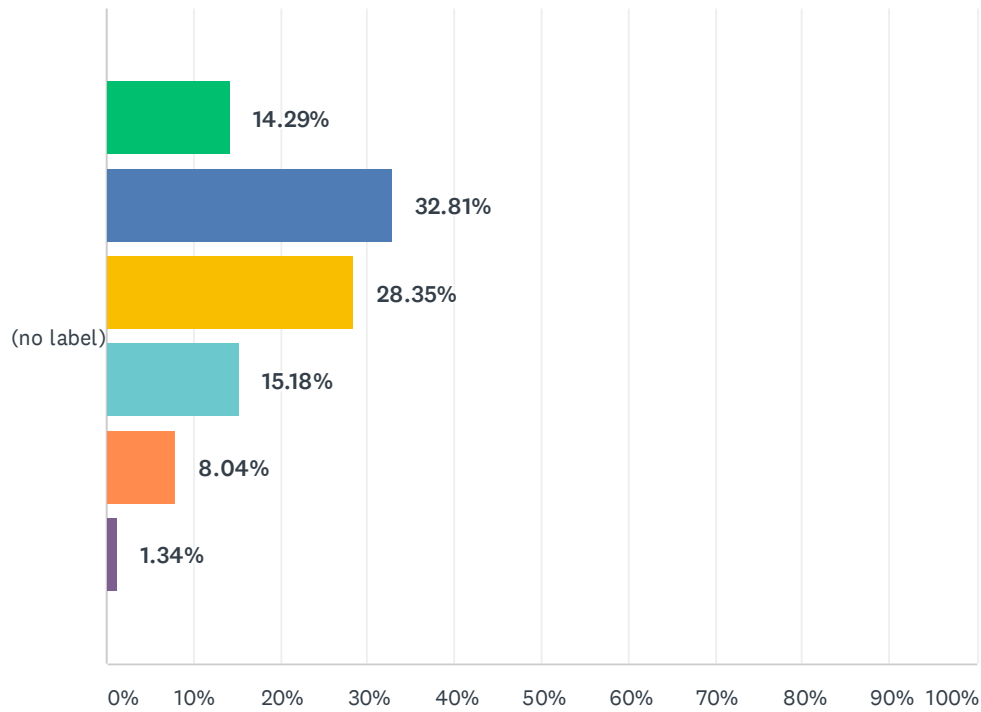
|    |   |                     |
|----|---|---------------------|
|    | know how to judge the speed of vehicles. One family already lost a child there, come on now...its time.   |                     |
| 7  | water park that was suppose to be!  | 3/3/2020 11:19 AM   |
| 8  | I would like to see rental properties in downtown cleaned up!   | 3/3/2020 10:38 AM   |
| 9  | Better zoning on 142nd to not allow eyesores and any more strip malls. Encourage downtown to be tighter and parking in back like other nice downtowns   | 2/26/2020 11:45 PM  |
| 10 | Improving intersection of 142nd and 14th St during busy times - perhaps with a 4-way stop sign. Also have the light at the intersection of 142nd and 18th St start blinking way earlier at night.   | 2/25/2020 11:07 PM  |
| 11 | Having township leadership that works, communicates, and is professional enough to refrain from petty bickering.  | 2/18/2020 8:14 PM   |
| 12 | Na  | 2/14/2020 8:48 PM   |
| 13 | Preserving space for More sustainable farming practices like permaculture - not necessarily keeping fields for BIg Ag and GMO seed practices that harm soil and dump so much literal sh&@ and toxic round up glyphosate on fields. When I mention that I'm from Dorr, people usually say something about how it smells like sh&t. | 2/14/2020 7:03 PM   |
| 14 | the only improvement needed is the corner made larger so equipment can navigate around it safely  | 2/6/2020 12:55 PM   |
| 15 | Pave more dirt roads and traffic lights up at the highway to avoid morning backup   | 2/4/2020 7:46 AM    |
| 16 | We ask that Dorr Township stays an agricultural rural area, paving and improving roads only brings more development out into the countryside. Preserving land is high priority.   | 2/3/2020 9:26 PM    |
| 17 | maintaining a functioning library - VERY  | 1/31/2020 1:00 PM   |
| 18 | No TRAIN IN MOLINE SWITCHING IN RESIDENTIAL AREA WHENEVER THEY WANT. YOU DON'T CARE ABOUT THE RESIDENTS OR YOU WOULDN'T OF VOTED YES !!!! FOR BIG BUSINESS \$\$\$\$\$   | 1/30/2020 10:43 PM  |
| 19 | The ball fields and parks are not maintained well. The concession stand had more than enough money to be built and running and it failed the rec program. South park is a dump. Our KIDS play there. Keep them maintained and not dangerous PLEASE  | 1/23/2020 10:46 AM  |
| 20 | Fix the issue with the semi's that pull out of the gas station In front of cars and expect them to be able to stop. Truckers need a seperate outlet leasing at least out to the industrial road. Something needs to be done. I saw a semi blow the stop sign going at least 55mph.  | 1/9/2020 5:02 PM    |
| 21 | The library is extremely important to this community. I'm very unhappy township board members do not think so and want to destroy it.   | 12/13/2019 2:10 PM  |
| 22 | Yard Waste Dumping area   | 12/12/2019 10:49 AM |
| 23 | Preserving Dorr Township as an agricultural, rural, low density residential community as noted in our current master plan should be a priority.   | 12/9/2019 8:39 PM   |
| 24 | Please no apartments or duplexes. Need more paved roads.  | 12/7/2019 10:34 AM  |
| 25 | supporting the library so it doesnt close.  | 12/6/2019 3:26 PM   |
| 26 | I do not like how Dorr is appearing to try and move away from our agricultural roots.   | 12/3/2019 1:51 PM   |
| 27 | Not losing the library due to lack of funding   | 12/2/2019 9:24 PM   |
| 28 | Property maintenance needs to be addressed in Cook Farms (behind funeral home). There's a serious hoarder on the corner, and a vendor trailer that's been parked in the street on Saturn for well over a year without moving. Both are a serious eyesore and drag down the property value of the neighborhood.                    | 12/2/2019 7:48 PM   |
| 29 | Too many gravel roads   | 12/2/2019 4:48 PM   |
| 30 | I'm wondering about Dorr getting a school district. Wayland schools are crowing and with Dorr, Leighton and Moline residents it seems like another system should be considered  | 12/2/2019 4:39 PM   |



|    |  |                   |
|----|--|-------------------|
| 31 | Nothing that causes Noise to people where they live!!! NO TRAINS SWITCHING ALL HOURS OF THE NIGHT 🗣️ | 12/2/2019 4:09 PM |
| 32 | Improving Internet Options   | 12/2/2019 4:06 PM |

## Q19 Dorr Township should acquire more land for parks, natural areas, and non-motorized trails.

Answered: 448 Skipped: 54

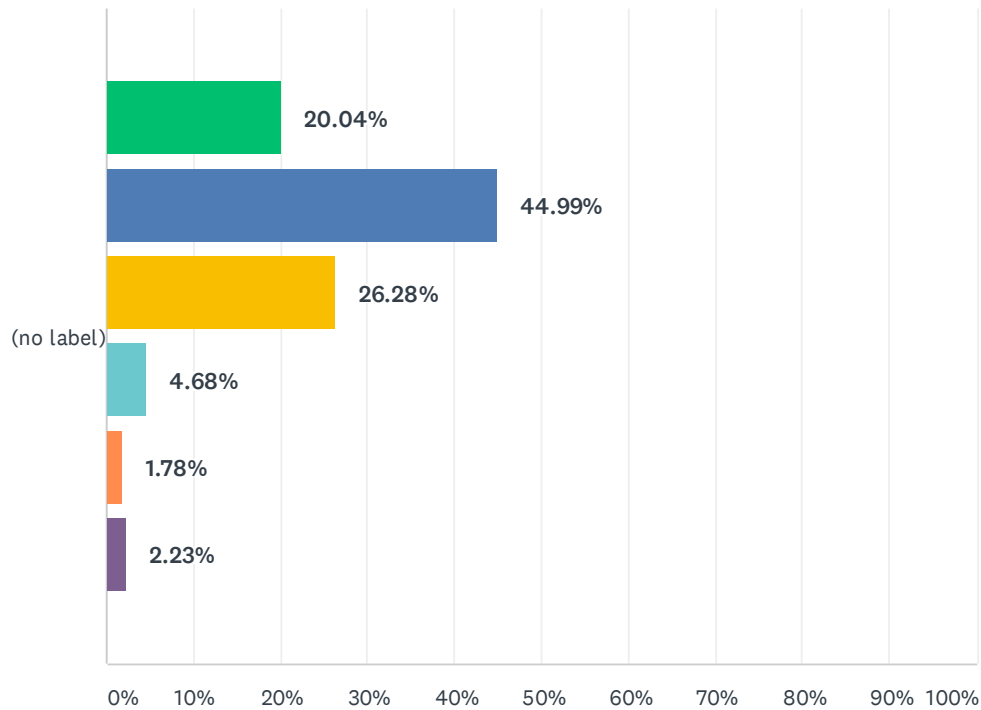


■ Strongly agree  
 ■ Agree  
 ■ Neutral  
 ■ Disagree  
 ■ Strongly disagree  
 ■ No opinion

|            | STRONGLY AGREE | AGREE         | NEUTRAL       | DISAGREE     | STRONGLY DISAGREE | NO OPINION | TOTAL | WEIGHTED AVERAGE |
|------------|----------------|---------------|---------------|--------------|-------------------|------------|-------|------------------|
| (no label) | 14.29%<br>64   | 32.81%<br>147 | 28.35%<br>127 | 15.18%<br>68 | 8.04%<br>36       | 1.34%<br>6 | 448   | 3.29             |

## Q20 I support increased controls on development to protect surface water resources and groundwater in Dorr Township.

Answered: 449 Skipped: 53

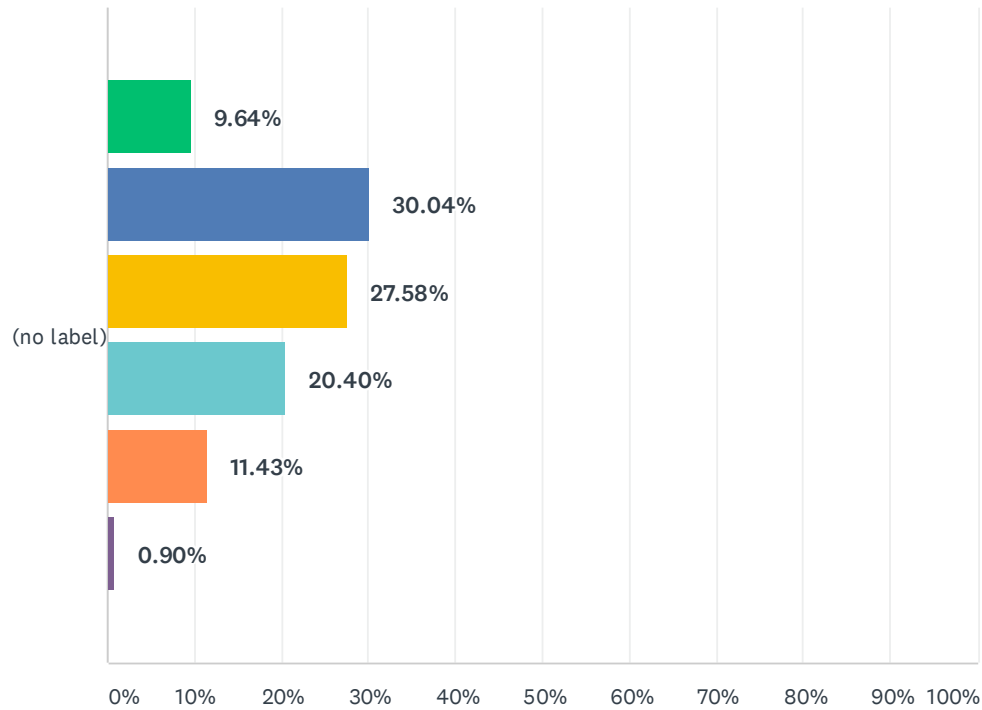


■ Strongly agree  
 ■ Agree  
 ■ Neutral  
 ■ Disagree  
 ■ Strongly disagree  
 ■ No opinion

|            | STRONGLY AGREE | AGREE         | NEUTRAL       | DISAGREE    | STRONGLY DISAGREE | NO OPINION  | TOTAL | WEIGHTED AVERAGE |
|------------|----------------|---------------|---------------|-------------|-------------------|-------------|-------|------------------|
| (no label) | 20.04%<br>90   | 44.99%<br>202 | 26.28%<br>118 | 4.68%<br>21 | 1.78%<br>8        | 2.23%<br>10 | 449   | 3.75             |

## Q21 Dorr Township needs to attract more commercial businesses.

Answered: 446 Skipped: 56

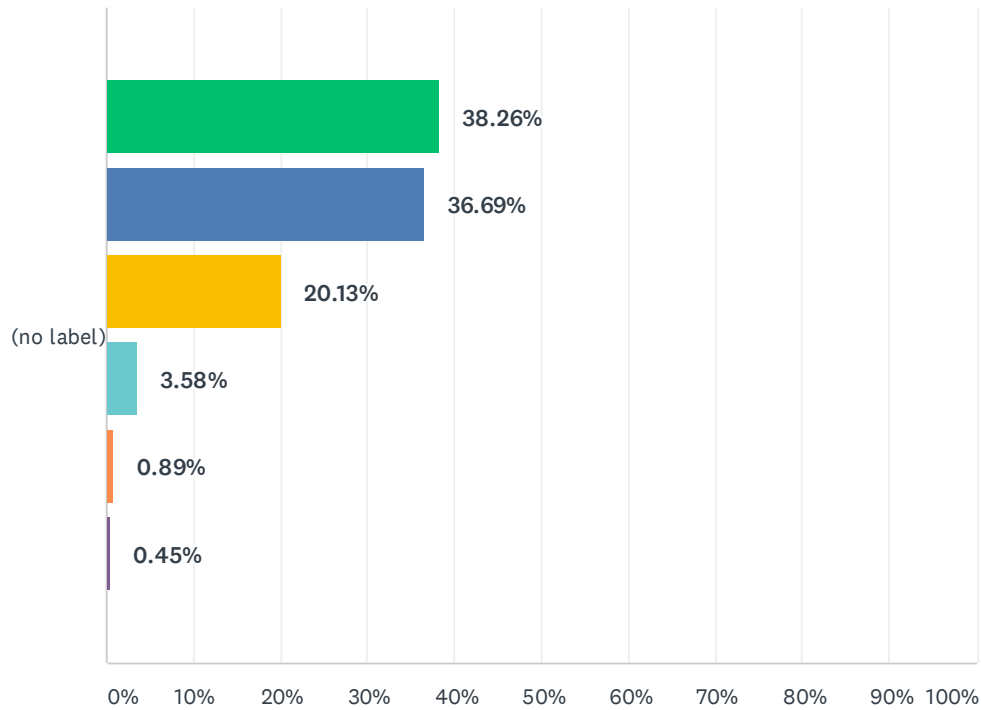


■ Strongly agree 
 ■ Agree 
 ■ Neutral 
 ■ Disagree 
 ■ Strongly disagree 
 ■ No opinion

|            | STRONGLY AGREE | AGREE  | NEUTRAL | DISAGREE | STRONGLY DISAGREE | NO OPINION | TOTAL | WEIGHTED AVERAGE |
|------------|----------------|--------|---------|----------|-------------------|------------|-------|------------------|
| (no label) | 9.64%          | 30.04% | 27.58%  | 20.40%   | 11.43%            | 0.90%      | 446   | 3.05             |
|            | 43             | 134    | 123     | 91       | 51                | 4          |       |                  |

## Q22 Farmland in Dorr Township should be preserved.

Answered: 447 Skipped: 55

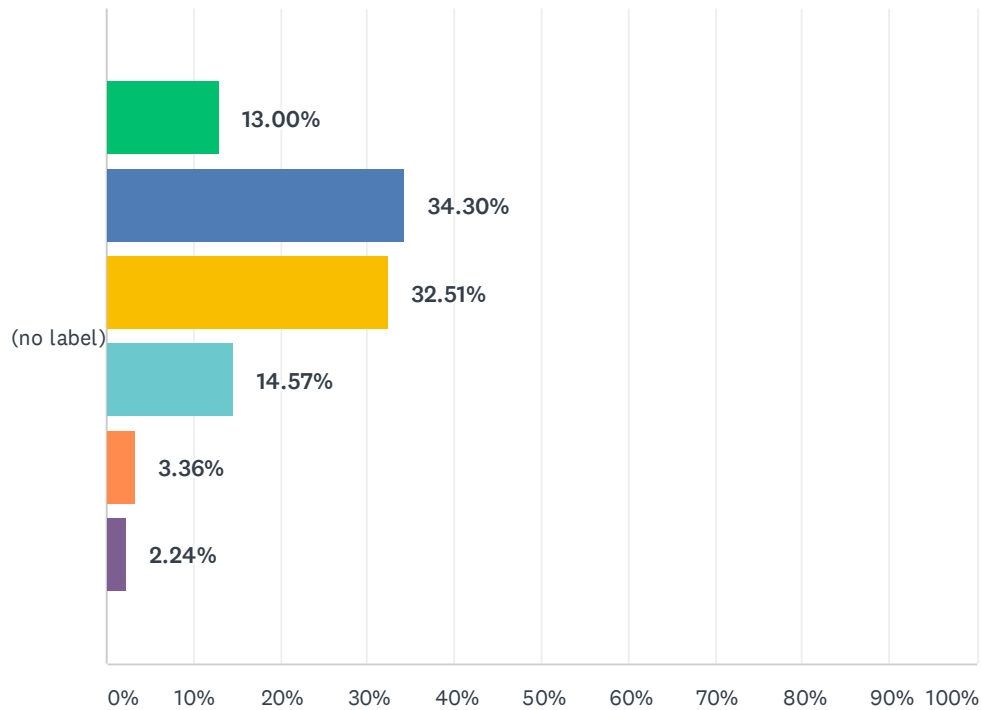


■ Strongly agree 
 ■ Agree 
 ■ Neutral 
 ■ Disagree 
 ■ Strongly disagree 
 ■ No opinion

|            | STRONGLY AGREE | AGREE         | NEUTRAL      | DISAGREE    | STRONGLY DISAGREE | NO OPINION | TOTAL | WEIGHTED AVERAGE |
|------------|----------------|---------------|--------------|-------------|-------------------|------------|-------|------------------|
| (no label) | 38.26%<br>171  | 36.69%<br>164 | 20.13%<br>90 | 3.58%<br>16 | 0.89%<br>4        | 0.45%<br>2 | 447   | 4.07             |

## Q23 New housing in Dorr Township should be directed primarily to areas with existing water and sewer services.

Answered: 446 Skipped: 56

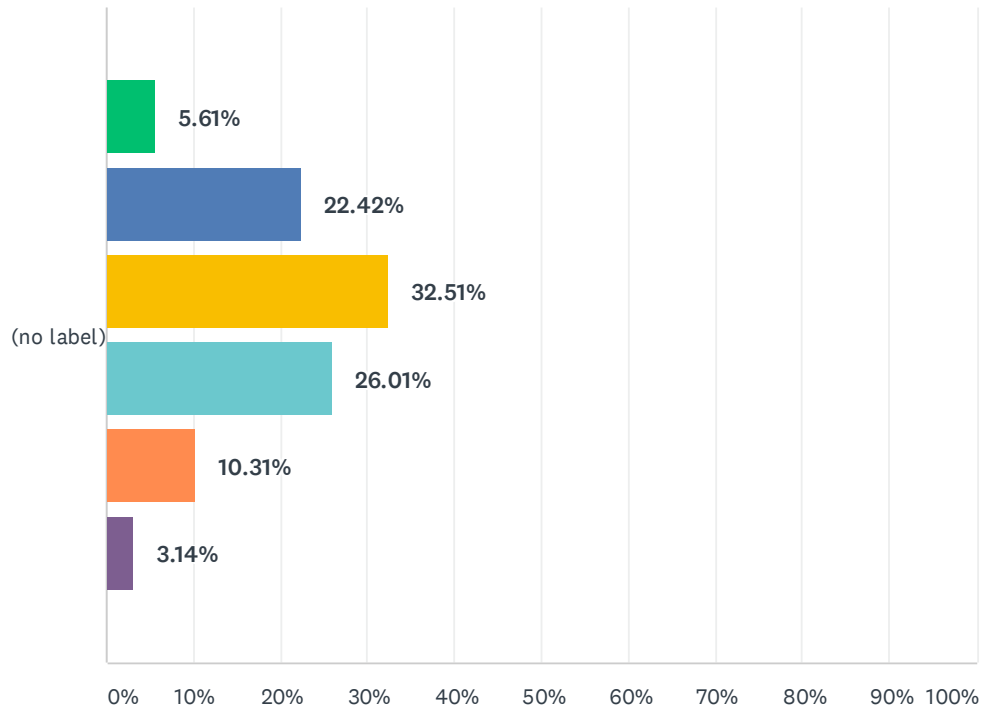


■ Strongly agree  
 ■ Agree  
 ■ Neutral  
 ■ Disagree  
 ■ Strongly disagree  
 ■ No opinion

|            | STRONGLY AGREE | AGREE         | NEUTRAL       | DISAGREE     | STRONGLY DISAGREE | NO OPINION  | TOTAL | WEIGHTED AVERAGE |
|------------|----------------|---------------|---------------|--------------|-------------------|-------------|-------|------------------|
| (no label) | 13.00%<br>58   | 34.30%<br>153 | 32.51%<br>145 | 14.57%<br>65 | 3.36%<br>15       | 2.24%<br>10 | 446   | 3.37             |

## Q24 Housing developments with smaller lots clustered closely together and preserved open space offer a good way to protect the rural feel of Dorr Township.

Answered: 446 Skipped: 56

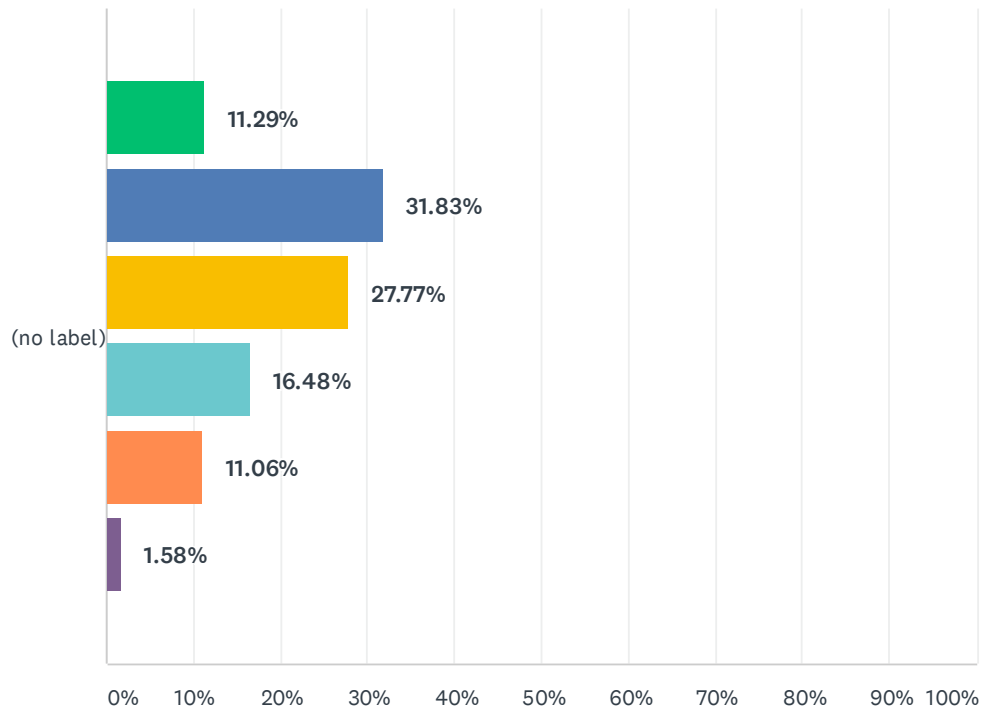


■ Strongly agree  
 ■ Agree  
 ■ Neutral  
 ■ Disagree  
 ■ Strongly disagree  
 ■ No opinion

|            | STRONGLY AGREE | AGREE         | NEUTRAL       | DISAGREE      | STRONGLY DISAGREE | NO OPINION  | TOTAL | WEIGHTED AVERAGE |
|------------|----------------|---------------|---------------|---------------|-------------------|-------------|-------|------------------|
| (no label) | 5.61%<br>25    | 22.42%<br>100 | 32.51%<br>145 | 26.01%<br>116 | 10.31%<br>46      | 3.14%<br>14 | 446   | 2.84             |

## Q25 I would support a dedicated road millage in Dorr Township in order to improve the quality of roads.

Answered: 443 Skipped: 59



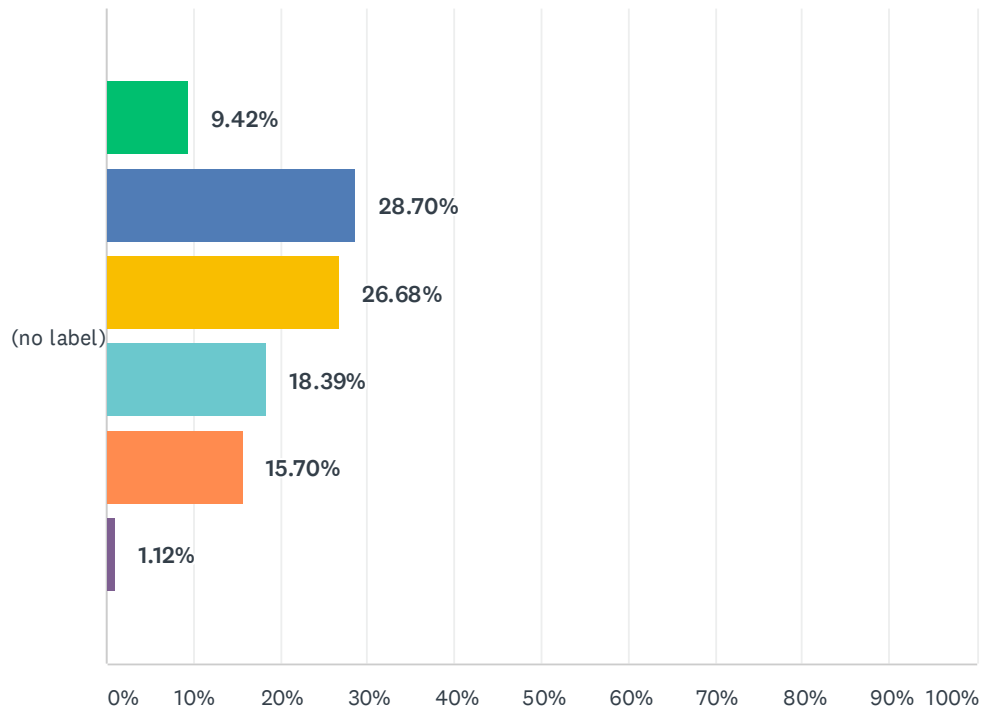
■ Strongly agree  
 ■ Agree  
 ■ Neutral  
 ■ Disagree  
 ■ Strongly disagree  
 ■ No opinion

|            | STRONGLY AGREE | AGREE         | NEUTRAL       | DISAGREE     | STRONGLY DISAGREE | NO OPINION | TOTAL | WEIGHTED AVERAGE |
|------------|----------------|---------------|---------------|--------------|-------------------|------------|-------|------------------|
| (no label) | 11.29%<br>50   | 31.83%<br>141 | 27.77%<br>123 | 16.48%<br>73 | 11.06%<br>49      | 1.58%<br>7 | 443   | 3.14             |



## Q26 I would support a dedicated millage in Dorr Township in order to acquire or improve parks, natural areas, and non-motorized trail facilities.

Answered: 446 Skipped: 56

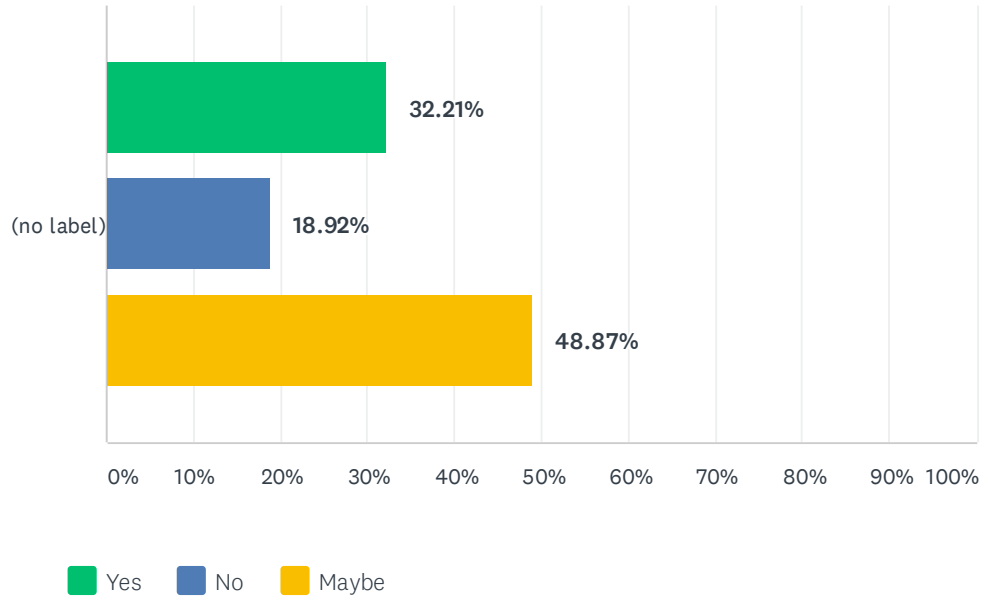


■ Strongly agree  
 ■ Agree  
 ■ Neutral  
 ■ Disagree  
 ■ Strongly disagree  
 ■ No opinion

|            | STRONGLY AGREE | AGREE         | NEUTRAL       | DISAGREE     | STRONGLY DISAGREE | NO OPINION | TOTAL | WEIGHTED AVERAGE |
|------------|----------------|---------------|---------------|--------------|-------------------|------------|-------|------------------|
| (no label) | 9.42%<br>42    | 28.70%<br>128 | 26.68%<br>119 | 18.39%<br>82 | 15.70%<br>70      | 1.12%<br>5 | 446   | 2.97             |

## Q27 I would be willing to attend a public input meeting about the Dorr Township Master Plan and share my thoughts and opinions.

Answered: 444 Skipped: 58



|            | YES           | NO           | MAYBE         | TOTAL | WEIGHTED AVERAGE |
|------------|---------------|--------------|---------------|-------|------------------|
| (no label) | 32.21%<br>143 | 18.92%<br>84 | 48.87%<br>217 | 444   | 1.13             |

## Q28 Please use the box below to give us any additional thoughts about planning and zoning in Dorr Township not covered in this survey.

Answered: 89 Skipped: 413

| #  | RESPONSES   | DATE               |
|----|---|--------------------|
| 1  | Preserve farmland and rural community. Also do not allow Marijuana facilities   | 7/28/2021 8:51 PM  |
| 2  | I believe that zoning is important to keep standards for the community. I also understand by law you have to notify in the newspaper, I suggest making notifications via social media.  | 3/18/2021 8:40 PM  |
| 3  | Please consider expanding the Dorr/Leighton sewer system, or create our own! Thanks!  | 12/31/2020 7:27 PM |
| 4  | I've lived in Dorr for 30 years. It's getting very 'Byron Center'. I hope we preserve the agricultural/rural roots of Dorr Twp. If not, I think we will see people moving further out.  | 11/2/2020 11:46 AM |
| 5  | Need trails dedicated for bikes such as the Kent Trails. Need housing developments with acreage.  | 10/2/2020 9:34 AM  |
| 6  | The township should implemented an ORV ordinance, allowing for ORV use on local roadways. This would drive additional business to the local Dorr Township businesses.   | 8/21/2020 9:53 PM  |
| 7  | Do not need more housing developments   | 8/4/2020 12:43 PM  |
| 8  | The mobile office trailers sitting on 142nd are an eye sore! Nothing like the pictures the company provided!  | 7/31/2020 4:42 AM  |
| 9  | Glad you did this- gave me a chance to add my meager 2 cents! Thank you for getting input from the residents... so important!   | 6/17/2020 5:57 PM  |
| 10 | We are a small town, would like to keep that feel.  | 6/17/2020 9:16 AM  |
| 11 | why the 2nd Dollar store in this little town? made no sense. and all the big businesses of the highway, another makes no sense. and the township officials DO NOT need another building   | 6/16/2020 7:30 PM  |
| 12 | better communication about development in within a mile of my property  | 6/16/2020 7:25 PM  |
| 13 | Keep Vrieseman/korhorn Engineering out of our township.   | 6/16/2020 6:08 PM  |
| 14 | As a 30+ yr resident of Moline I'm disappointed that all the less appealing development (industry & trucking companies)gets pushed over by us cause it brings in good tax dollars but the residents of Dorr don't have to deal with the noise. People that live on the edges of the township seem to be low priority.   | 6/16/2020 4:44 PM  |
| 15 | Turn the old train station that by the post office into a donut shop or coffee shop   | 6/16/2020 4:33 PM  |
| 16 | Dorr doesn't do a good job of enforcing property maintenance. People grow cars in their yards - corner of Sunset & Saturn has a nasty looking yard (hoarder) living there bringing down the property value of the development. The houses near 18th & 142 are about as bad. If the township wants to attract new, young families then you need to enforce property maintenance. Also the Dorr library is pathetic in what it offers. I go to Byron library! | 6/16/2020 4:28 PM  |
| 17 | I am really disappointing in the recent election results that show our community does not support raising a family in Dorr. After the parks and rec (splash pad) failed and the library millage failed it shows that we need to go else ware with our business. If a splash pad passed in dorr we would be eating / Dairy Ranch in Dorr - but now we take our business elsewhere.   | 6/16/2020 3:48 PM  |
| 18 | We already supported a road millage. Let's keep it going and get roads paved instead of repaving!   | 6/16/2020 3:32 PM  |
| 19 | The residential properties along 142nd need to be cleaned up. There are four or five homes that make the town look like complete trash. I am floored the township allows this to continue. Reflects very poorly on the town.  | 5/31/2020 11:44 PM |
| 20 | Instead of worrying about roads, businesses and code enforcement, let's focus on our citizens.  | 5/13/2020 7:25 AM  |

Open up businesses. Open up parks. Stop enforcement of these ILLEGAL Executive Orders. The Township of Dorr won't matter if you let the crooked politicians take over.

|    |  |                    |
|----|--|--------------------|
| 21 | Dorr is special because it's close enough to areas such as Grandville, Wyoming, and Wayland but does not have the stressed, fast-paced lifestyle of living in the city. I lived in the city for 53 years. I came to Dorr for a more stress free, relaxed, friendly, community and lifestyle. If necessary, upgrade what we have if you want it to look nicer, add commercial and retail near US 131 but do not expand residential areas outside of the main area of Dorr, taking away the rural feeling and lifestyle.   | 4/28/2020 7:10 AM  |
| 22 | We need to preserve the farm/rural feel of the township. I enjoy the "small town" feel we have. Getting together for the 4th of July Parade, eating ice cream at the Dairy Ranch on a warm summer night and watching the sunset. We also need to support or farmers and encourage farming. Make it advantageous to farm, not make it attractive to turn farm land into developments.   | 4/27/2020 11:08 AM |
| 23 | It's a great place to live but employment opportunities are limited especially for those without transportation. It also makes getting necessities difficult for those without transportation. I would like to see more business and a transportation opportunity  | 4/27/2020 10:41 AM |
| 24 | We just approved a road mileage a few years ago! Are economy is in a downward spiral. Why are you trying to tax us even more?  | 4/27/2020 10:41 AM |
| 25 | Need Bike Trail!!  | 4/6/2020 5:24 PM   |
| 26 | I am not opposed to preserving the structure of our park areas. However, it seems that every time people want to spend dollars it's for the parks/sports. Why doesn't a local library receive more positive attention from the Township board? It's a nice library for our children and families but I seldom see anyone from the Township actively promoting it as much as they do with the parks.  | 4/5/2020 12:08 PM  |
| 27 | Rental properties in Dorr need to be cleaned up!!!   | 3/3/2020 11:24 AM  |
| 28 | space for taking yard waste.   | 3/3/2020 10:39 AM  |
| 29 | We are long term satisfied residents of Dorr. We don't want it to become a "crummy little town". We prefer reasonable slow progress. Keep the library open.  | 2/29/2020 3:29 PM  |
| 30 | We need to preserve our open space and keep the rural charm. Once farmland is gone....it's gone.   | 2/27/2020 12:40 PM |
| 31 | willing to support millage if money is spent correctly.  | 2/22/2020 7:25 AM  |
| 32 | Thank you for this opportunity. We have lived in Door for 15 years. One of our biggest frustrations is the fact that we often work from home and have very expensive but poor internet. We do not have access to a tower signal and dish is too slow, so our only option is AT&T for \$140 per month, yet we still need to drive to a coffee shop to do conference calls or download/upload files. We would REALLY appreciate more internet options so we are not limited to one provider. Another big concern we have is the possible expansion of the Kent County Landfill into Dorr Township. We are concerned about traffic, noise, pollution, and groundwater contamination. We moved to Dorr because of the farming community and beautiful rural feel. We did not come expecting perfect roads or sidewalks, given that we live on a gravel road frequently traveled by farm equipment. To us it is part of the trade-off for the privilege of living in this beautiful rural setting. We see subdivisions creeping ever closer to our area, and the increased traffic they bring is a concern to us. We do a majority of our grocery shopping in Wyoming/Grandville for budget reasons, but we do visit Dick's twice a month or so, as well as the hardware store and BC Pizza and Dairy Ranch. Our recreation is primarily at Lake Michigan or the Kent Trails. As far as police/fire, we cannot speak to that because although we are thankful for their presence in our community, we have not had need of their services. We enjoy the Dorr 4th of July parade and fireworks each year, and we do use the Dorr Library, and are concerned regarding its uncertain future. We were sad to see the demolition of the old mill downtown, and hope that the railroad station and remaining historical buildings in our town will be preserved. | 2/21/2020 11:19 PM |
| 33 | I understand that Kent County landfill plans to expand into Dorr Township. I expect that if the township approves this, there will be strong measures taken to protect the ground water, aesthetics, air quality (odors), roads (garbage trucks are heavy and beat up roads) etc. We need a strong vision and quality communication coming from the township explaining clearly  | 2/18/2020 8:23 PM  |

where we are going. If we have those, people will be more supportive of recreation, subdivisions, taxes, libraries etc.

|    |  |                    |
|----|--|--------------------|
| 34 | The township should take a lot more study and research,in the road resurfacing, and building. Zoning should done with the future and quality of the area to protect the lifestyle of the rural community.  | 2/18/2020 11:29 AM |
| 35 | The parks are very very outdated and not cared for. New play equipment is needed as well as a splash pad and seating for families to eat and spend time  | 2/14/2020 8:38 PM  |
| 36 | Why isn't there any opportunity to comment here about failure to provide internet infrastructure to the citizens of Dorr Township?   | 2/14/2020 8:28 PM  |
| 37 | -  | 2/14/2020 6:03 PM  |
| 38 | Pave the dirt roads. It's hard on vehicle  | 2/14/2020 5:11 PM  |
| 39 | We already passed a road millage couple years ago and you guys have done nothing with it. You paved a couple of roads and "got one ready" that you haven't done anything with yet.no reason for our millage to go up again when you guys can't even do anything with a one we passed.  | 2/14/2020 5:09 PM  |
| 40 | I ,would love to have better roads but the down side is all the more development that comes with it. more develpment means more taxes, always.   | 2/6/2020 1:03 PM   |
| 41 | Current plan seems to have worked well.  | 2/5/2020 10:40 AM  |
| 42 | Though I moved to Dorr Township because of the rural landscape and wish for it to be preserved, I am more interested in my local government protecting private property rights.  | 2/3/2020 9:46 PM   |
| 43 | it doesn't matter..they already ruined our quiet life.. thanks for nothing..   | 2/3/2020 8:12 PM   |
| 44 | I support millage for Library services.  | 1/31/2020 1:00 PM  |
| 45 | Planning Commission doesn't listen to the people. They OK anything including the Supervisor . They don't care !!!!   | 1/30/2020 10:50 PM |
| 46 | Dorr Elementary is amazing, however for those of us in the Wayland Union district our kids are moving out of our community too soon. We need a solution for an upper elementary that will serve Dorr, Moline and possibly even Leighton.   | 1/30/2020 8:14 PM  |
| 47 | Dorr needs to grow its population properly. Housing developments should have bigger lots. Dorr should look to attract more businesses that create more local jobs and promote more local independence.   | 1/24/2020 5:27 PM  |
| 48 | No apartments, keep us rural, Let caledonia be Caledonia, let byron be byron and keep Dorr as Dorr. We do not want to be those communities. We want those communities to want to be us.  | 1/22/2020 11:35 PM |
| 49 | We need to focus on what is best for everyone not just a few land owners   | 1/20/2020 8:38 PM  |
| 50 | I think Dorr has a good number of places zoned for business, besides Curious Minds, please re-zone this! However the types of businesses should be more neutral and offer competitive services.  | 1/19/2020 4:12 PM  |
| 51 | I would like managed growth. I would like the masterplan to consider an overlay district for the major approaches to the village e.g. is the approach to the village from the highway the best visually. Could we control it more creating a corridor that doesn't have a sea of asphalt in front of business, has nicer landscaping, controlled signage, etc. | 1/16/2020 3:21 PM  |
| 52 | Our number one focus should be on paving our dirt roads. Our kids go to Hopkins schools and there's no way to get there directly on paved roads, you have to zig zag around and go out of your way. Very frustrating.  | 1/12/2020 7:33 PM  |
| 53 | We definitely do not need more parks!! The roads need to be paved, but the selection process is way too unfair as to what roads get paved and way too expensive.   | 1/12/2020 11:42 AM |
| 54 | Did I read something about a tar factory coming? I hope not! They are toxic, noisy, and smell! The company with the office trailers is nothing but an eye sore! Keep our community on the higher scale please, we don't need more affordable housing, keep things going up.  | 1/9/2020 5:06 PM   |
| 55 | Keeping the small town feel and farm culture are very important. I live here for those reasons. I  | 1/7/2020 3:25 PM   |

do not want Dorr to become like Byron Center or Caledonia. I want to live in my small town farming community. No more apartments, no more trailer parks! Our roads, schools and way of life do not support these kind of developments. The area schools are full enough, the roads are congested and pot holed enough. We just don't have the infrastructure to support these types of housing.

|    |   |                     |
|----|---|---------------------|
| 56 | Inexpensive improvements would go a long way towards making Dorr look better. Cleaning up the Dorr village would be a big part of that.   | 1/1/2020 1:53 AM    |
| 57 | Please keep us a small clean safe town. We do not want to become Grand Rapids or Byron Center. We live and moved here to live in a small town agricultural area. Thanks   | 12/19/2019 7:38 PM  |
| 58 | Bigger homes with more land. No section 8 housing will benefit dorr.  | 12/14/2019 12:32 PM |
| 59 | As I stated previously control of fast food, strip malls and franchised business in general would keep the nature of small town Dorr in tact. Local business owners are far better for the community than out of town/state developers. I don't think Dorr needs to become another town duplicated by others with the guiding principal being the bottom line of large corporations.  | 12/14/2019 11:41 AM |
| 60 | Yard Waste Dumping Area   | 12/12/2019 10:53 AM |
| 61 | Updated Master Plan and Future Land Use Map should support and reflect desire to maintain Dorr Township's rural, country atmosphere. Based on resident feedback at previous Planning Commission meetings, specific to the NW area - future land use map should designate current/future zoning in sections 14 and 11 as low density Rural Agricultural and Agricultural. Current future land use map for this area calls for future use as LDR and Rural Estates zoning. To protect farmland and maintain property values - commercial zoning should not be allowed to expand any further west in section 13. Office use may be appropriate on east side of 14th street to buffer residential areas from commercial uses. To maintain the country atmosphere building of multi-family developments/apartment complexes should be discouraged. | 12/9/2019 8:39 PM   |
| 62 | Dorr is spread out too much and looks very "blah" for lack of a better word. I would be nice to see more space in the downtown area and cleanup of the buildings and houses along the main streets. In the future, it would be cool to see this take on the feel of something like Rockfords walking district with parks, shops and restaurants.  | 12/9/2019 9:25 AM   |
| 63 | Keep ALL potholes patched at ALL times is a good show!  | 12/8/2019 9:03 AM   |
| 64 | With traffic on 142nd, 140th needs to be paved from Division to 18th.   | 12/7/2019 10:37 AM  |
| 65 | Non motorized trails would be a great thing for the community.  | 12/6/2019 5:21 PM   |
| 66 | please try to keep the growth at a slow pace  | 12/6/2019 3:38 PM   |
| 67 | My family wants to be able to walk safely to the existing parks and commercial areas within the town. We need to have our parks improved with equipment, splash pad; as originally promised; and fun opportunities for our families. The town desperately needs to have places to count on for shopping and entertainment. The little that we do have is sporadically placed and mostly not worth going to. Also, there are areas of existing structures that are just a complete dead zone. This town needs help!  | 12/3/2019 1:58 PM   |
| 68 | We are way over taxed for what is provided  | 12/3/2019 1:54 PM   |
| 69 | More funding for library services   | 12/3/2019 11:17 AM  |
| 70 | Need better internet and cable television options   | 12/3/2019 7:33 AM   |
| 71 | Please support the library millage. It will be more difficult to attract new residents if they will have no access to a library.  | 12/3/2019 3:00 AM   |
| 72 | Please utilize existing space at the north/south parks to add a dog park. I feel this is a major thing Dorr is missing for its residents. Thank you   | 12/2/2019 10:54 PM  |
| 73 | I hope we dont see housings community's and apartments popping up. I feel you will end up with a small Kentwood community. No thanks!!  | 12/2/2019 10:00 PM  |
| 74 | Better speed limit inforcement  | 12/2/2019 9:55 PM   |
| 75 | We need to preserve the farming/agriculture in our township. Make it easier for people to farm/start a farm.  | 12/2/2019 9:53 PM   |

|    |   |                   |
|----|---|-------------------|
| 76 | My only complaint is the fee for sewer services. We are higher than Byron Center and have been for years. Will these fees ever be decreased? Why did they jump so high and stay there?  | 12/2/2019 9:17 PM |
| 77 | Thanks for asking for our opinions! Please let us know when we can provide more input at meetings!  | 12/2/2019 7:40 PM |
| 78 | I would like to see better winter road maintenance, especially including more salt and less sand. If this were the case, I could possibly support a dedicated road millage.   | 12/2/2019 6:54 PM |
| 79 | The main downtown is an eyesore-it is unappealing and unattractive.   | 12/2/2019 6:35 PM |
| 80 | Do not use vrieseman/korhorn engineering for any planning. They will skyrocket all costs for all parties involved   | 12/2/2019 6:24 PM |
| 81 | In this day and age communication is key. This survey makes me feel involved in my community. More social media posts about what is happening in our community would be wonderful. I love that this survey is digital. If I got one in the mail, I probably would not have returned it.   | 12/2/2019 5:42 PM |
| 82 | No more rental properties, trailer parks, or any other short term living endeavors. This is a HOMEOWNER township, let's keep it that way  | 12/2/2019 5:02 PM |
| 83 | They should have paved roads years ago like every township surrounding us. Too late now.  | 12/2/2019 4:50 PM |
| 84 | failed to use the current millage for road projects (that was a big jump on my property taxes) in a way that I saw any benefit. Throw a 4 way stop at 26th and 142nd? why? there was not traffic issues there before. Resurface 142nd with tar and stones? why? it was fine,hardly any potholes. Many other roads completely neglected. You already raised taxes for the roads. 24th street is nothing but patch south of 142nd....still no replacement. 138th....still dirt....23rd north of 142nd closed all summer....to do what? dig a ditch and lay a couple drainage pipes? Still not paved. Strongly against a further increase, or even keeping the current millage. I do like the stop sign at 142nd and highway, so (assuming EB142nd traffic actually obeys the sign) you can safely get off the exit ramp. But that isn't in Dorr's jurisdiction....so no credit there. Man do we need land line internet. Badly. | 12/2/2019 4:46 PM |
| 85 | My comment about schools previously stated  | 12/2/2019 4:40 PM |
| 86 | Commercial/retail zoning appears disorganized and there seems to be no overall plan.  | 12/2/2019 4:29 PM |
| 87 | Too much industrial is pushed to the Moline area with little concern on how it affects our quality of life. We are losing our ruralness so the rest of the township can maintain theirs.  | 12/2/2019 4:17 PM |
| 88 | Think things out and be careful at what your approving. I get depressed over what has happened here with that Train. The Noise is HORRIBLE. You can't get away from it. Back and forth. Horn blows cars banging its a Nightmare here because of you not being more caring of the people who live here !!!   | 12/2/2019 4:14 PM |
| 89 | Love the small town feel. Love that we have a private well and septic.  | 12/2/2019 4:02 PM |

# williams&works

engineers | surveyors | planners

## MEMORANDUM

**To:** Dorr Township Planning Commission  
**Date:** August 12, 2021  
**From:** Nathan Mehmed, AICP  
**RE:** **Visioning Workshop Results**

Dorr Township is in the process of updating its Master Plan to guide growth and development within the community. Citizen input is vitally important to the planning process, and the Township will be using this input to assist in reviewing and updating the Plan's goals and objectives and land use policy statements. To this end, the Township held a visioning workshop to garner opinions of Township residents and business owners.

The event was conducted in a one and one-half-hour session at the Dorr Township Hall on Tuesday, July 20<sup>th</sup>, 2021 from 7 to 8:30 PM. A total of about 25 people participated in the event. The Township widely advertised the meeting to the public, including both digital and print media. The flyer utilized to publicize the event are attached to the end of this memorandum.

The event was open to the public and intended to give community residents an opportunity to voice concerns about current land use and development trends, and the impact these trends may have on demographics, agriculture, aesthetics, open space, natural features and transportation in the Township. The meeting included a facilitated group discussion intended to aid participants in identifying and prioritizing the factors that may affect the quality of life in the Township immediately and in the next twenty years.

The purpose of this memorandum is to summarize the process of the workshop and its results. In addition, this memorandum places the output from the Visioning Workshop in the broader context of the planning process.

The visioning activity was intended to develop a general consensus among the participants as to the likely result of a continuation of the current development trends in the Township, and what those trends may imply. This process will also assist the Planning Commission in articulating the values of Township residents. The information garnered from these activities will be significant to the goals and objectives review activity and the review of the future land use classifications next month.



**The Visioning Process.** The purpose of the Visioning Workshop included developing general consensus among the participants as to the likely result of continuation of current development trends, and generating potential solutions to perceived issues.

Williams & Works directed the workshops and helped facilitate group discussions. The atmosphere was open and informal, although the meetings followed an established format to assure a functional outcome. Participants were encouraged to engage the process to provide the Township with the benefit of their experience, expertise and perspectives. The visioning workshop was structured as follows:

1. **Welcome and Overview** The consultants from Williams & Works provided a brief introduction and explained the master planning process.
2. **Land Use Images.** In this activity, a series of slides were shown representing land use conditions common in Michigan communities. Participants used a sheet of paper to note their impressions of the scenes. When all of the slides were shown, Williams & Works led a general discussion of the images and the land use issues they may illustrate. The primary purpose of this activity was to help the participants begin to think about the multiple dimensions of land use, infrastructure and growth as a precursor for the visioning exercise. This activity also helped to “break the ice” among participants.
3. **Visioning Exercise.** There were five small breakout groups at individual tables that discussed the most important opportunities and threats confronting Dorr Township.

Members of each group were asked to contemplate their impression (or vision) of an “ideal” future for Dorr Township and to individually list opportunities that support the realization of their “vision.” Conversely, they were also asked to individually list threats that might impede the realization of their vision. The table facilitator then led a discussion in which participants shared their lists of opportunities and threats and a group list of all ideas was developed. Once the group list was prepared, the facilitators worked with the groups to identify common items and to further expand on the descriptions to be certain that all understood each item.

The group members then ranked the list by using colored stickers to identify the most important threats and the most important opportunities. The participants received two blue dots, two red dots, and two green dots. The following ranking system was used to tally votes below:

Blue: Greatest importance, Numeric Rank = 3  
Red: Second most important, Numeric Rank = 2  
Green: Third most important, Numeric Rank = 1

This process forced participants to select among the numerous items on the list and focus on the items of greatest interest to them. By assigning a numeric value to the

colored stickers, a simple sum of the responses was used to identify threats or opportunities of highest priority according to group rankings.

**Results.** The tables on the following page include the “Opportunities and Threats” input from the workshop. In each case, the “opportunity” or “threat” is listed as drafted by the group. The statements have been ranked according to total points received during the visioning exercise.

Finally, it is important to understand that because participants were forced to identify only the three most important listings on the opportunities and threats list, many of the items were not ranked. This does not mean that these items will be overlooked in the process. But it does mean that, relative to the other listings that were ranked, they may have a lower priority – at least in the minds of the participants of the workshop.

Table 1:

| <b>Opportunities</b>                           | <b>Score</b> |
|--|--------------|
| Strategic future industrial areas              | 5            |
| Appropriate development                        | 5            |
| Small central downtown area                    | 3            |
| Continued farming                              | 2            |
| Rural charm                                    | 1            |
| Open spaces – parks & recreation               | 1            |
| Preserve buffers – different housing densities | 1            |
| Expansion of water/sewer                       | 0            |
| Freedom from rigid zoning requirements         | 0            |
| Good roads/corridors                           | 0            |
| Proximity to expressway                        | 0            |
| Distance to larger urban areas                 | 0            |
| Residential base                               | 0            |

| <b>Threats</b>                               | <b>Score</b> |
|--|--------------|
| Large/high density housing/apartments        | 8            |
| Opposition to personal property rights       | 3            |
| Continued loss of farmland                   | 3            |
| Pressure to develop any available land       | 2            |
| Large commercial developments                | 1            |
| Paved roads = instant housing developments   | 1            |
| Vacant strip malls                           | 0            |
| Unkept properties                            | 0            |
| Increased commercial properties              | 0            |
| Increased crime                              | 0            |
| Local zoning taken over by state and federal | 0            |

Table 2:

| <b>Opportunities</b>                  | <b>Score</b> |
|---------------------------------------|--------------|
| Assisted living                       | 3            |
| Apartment houses                      | 3            |
| Sewer/water line extension            | 3            |
| Build where H2O + sewer are available | 2            |
| Additional industrial area            | 2            |
| Village area expansion                | 1            |

| <b>Threats</b>                                   | <b>Score</b> |
|--|--------------|
| Loss of farmland                                 | 3            |
| Traffic control                                  | 3            |
| Lack of internet                                 | 3            |
| Street lighting @ 142 <sup>nd</sup> and Commerce | 2            |
| Paying for sewer/H2O extension                   | 2            |
| Wellhead protection                              | 2            |

Table 3:

| <b>Opportunities</b>                               | <b>Score</b> |
|--|--------------|
| Low crime - safe                                   | 3            |
| Conserve undeveloped land & small towns charm      | 3            |
| Preserve and promote rural estates                 | 2            |
| Cul-de-sac housing developments                    | 2            |
| Have small parks inside housing developments       | 2            |
| Sidewalks  | 2            |
| Good farms   | 1            |
| Be selective on business and industry (for future) | 1            |
| Undeveloped land                                   | 0            |
| Large city resources nearby                        | 0            |
| Adequate income – almost no poverty                | 0            |
| Improving roads                                    | 0            |
| Good zoning  | 0            |
| Recycling business park planned                    | 0            |
| Good parks (Twp & County)                          | 0            |
| High quality internet                              | 0            |

**Score**

**Threats**

|   |   |
|---|---|
| Crime   | 4 |
| Tax and spend people in local government                          | 3 |
| Eyesores (ex: junkyards)  | 3 |
| Dense population in trailer parks and planned apartment complexes | 1 |
| Heavy traffic   | 1 |
| Too many sirens   | 0 |
| Increased flooding of drains and waterways                        | 0 |
| Noise pollution   | 0 |

Table 4:

| <b>Opportunities</b>  | <b>Score</b> |
|---|--------------|
| Increase dining options   | 6            |
| Land between 18 <sup>th</sup> /131 undeveloped and able to be planned | 4            |
| Water/wastewater expansion  | 3            |
| Sustainable goals   | 2            |
| Executive lots  | 2            |
| Assisted living   | 1            |
| Downtown facelift   | 0            |
| Paved roads (more)  | 0            |
| Internet  | 0            |
| Continue to improve safety  | 0            |
| More workforce housing in future                                      | 0            |
| Expansion from Byron Center   | 0            |

| <b>Threats</b>              | <b>Score</b> |
|-----------------------------|--------------|
| Medium/High Density housing | 9            |
| Traffic                     | 3            |
| Unmanaged growth            | 3            |
| H2O quality                 | 2            |
| Lack of new housing         | 1            |
| Spot zoning                 | 0            |
| New paradigm for business   | 0            |

Table 5:

| <b>Opportunities</b>  | <b>Score</b> |
|---|--------------|
| Controlled growth   | 5            |
| DDA – rehab downtown  | 4            |
| Tax incentives  | 3            |
| Community themed events Ethnic events/unity in diversity/patriotism | 3            |
| Township funded/assisted  | 2            |
| Business sponsored DDA  | 2            |

| <b>Threats</b>                       | <b>Score</b> |
|--------------------------------------|--------------|
| No universal theme/lack of community | 5            |
| Unkept properties                    | 5            |
| No school to rally around            | 4            |
| Sprawl/poor planning                 | 3            |
| Technology – people stay home        | 1            |

**Summary.** The above threats and opportunities should be considered when reviewing the goals and objectives and future land use categories at the August and September meetings. Please feel free to contact me if there are any questions.

# DORR TOWNSHIP VISIONING

**YOU'RE INVITED!**

## MASTER PLAN MEETING

**TUESDAY, JULY 20TH  
7:00 PM - 8:30 PM**

**DORR TOWNSHIP HALL  
4196 18TH STREET  
DORR, MI 49323**

**Dorr Township needs your help** making the Township a better place to live, work, and play! Please join us in our effort to update the Township Master Plan. You will have the opportunity to share your vision for the Township and give your input regarding a variety of land use and planning topics. Your feedback will help us align your needs and desires with implementable policy.

**For more information, please contact:**

Nathan Mehmed, AICP  
Dorr Township Planning Consultant  
mehmed@williams-works.com  
616.988.3518

PLAN ADOPTION RESOLUTIONS

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# APPENDIX II

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**DORR TOWNSHIP PLANNING COMMISSION**  
**ALLEGAN COUNTY, MICHIGAN**  
**(Resolution No. 6311)**

At a regular meeting of the Dorr Township Planning Commission held on June 21, 2022, at the Dorr Township Hall, the following Resolution was offered for adoption by Planning Commission Member DAN BZUFE and was seconded by Planning Commission Member DAN WEBER:

**A RESOLUTION RECOMMENDING APPROVAL OF THE UPDATED  
DORR TOWNSHIP MASTER PLAN TO THE TOWNSHIP BOARD AND  
CONSTITUTING PLANNING COMMISSION APPROVAL OF SUCH  
MASTER PLAN**

WHEREAS, the Michigan Planning Enabling Act, MCL 125.3801 *et seq.* ("MPEA") authorizes the Planning Commission to prepare a Master Plan for the use, development and preservation of all lands in the Township; and

WHEREAS, the Planning Commission prepared an amended Master Plan and submitted such plan to the Township Board for review and comment; and

WHEREAS, on April 28, 2022, the Dorr Township Board received and reviewed the proposed Master Plan prepared by the Planning Commission and authorized distribution of the Master Plan to the Notice Group entities identified in the MPEA; and

WHEREAS, notice was provided to the Notice Group entities as provided in the MPEA; and

WHEREAS, the Planning Commission held a public hearing on June 21, 2022 to consider public comment on the proposed Master Plan, and to further review and comment on the proposed Master Plan; and

WHEREAS, the Planning Commission finds that the proposed Master Plan is desirable, proper, and reasonable and furthers the use, preservation, and development goals and strategies of the Township;

NOW, THEREFORE, BE IT HEREBY RESOLVED AS FOLLOWS:

1. **Approval of 2022 Master Plan.** The Planning Commission approves the proposed Master Plan, including all of the chapters, figures, descriptive matters, maps and tables contained therein.

2. **Distribution to the Township Board.** Pursuant to MCL 125.3843, the Township Board has asserted by resolution its right to approve or reject the proposed Master Plan and therefore, the approval granted herein is not the final step for adoption of the plan as provided in MCL 125.3843. In addition, the Planning Commission hereby approves distribution of the proposed amended Master Plan to the Township Board. The Planning Commission respectfully recommends to the Township Board that the Township Board give final approval and adoption of the proposed Master Plan.

3. **Findings of Fact.** The Planning Commission has made the foregoing determination based on a review of existing land uses in the Township, a review of the existing Master Plan provisions and maps, and input received from the Township Board and at the public hearing, as well as the assistance of a professional planning group. The Planning Commission also finds that the amended Master Plan will accurately reflect and implement the Township's goals and strategies for the use, preservation, and development of lands within Dorr Township.

4. **Effective Date.** The Master Plan will be effective upon the date that it is approved by the Dorr Township Board.

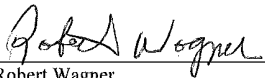


YEAS: 6  
NAYS:  
ABSENT: /

**RESOLUTION DECLARED ADOPTED.**

Respectfully submitted,

Dated: June 21, 2022

By   
Robert Wagner  
Planning Commission Chair

**DORR TOWNSHIP  
ALLEGAN COUNTY, MICHIGAN**

**Resolution No. 10-22R**

At a regular meeting of the Dorr Township Board held on June 30<sup>th</sup>, 2022 at the Dorr Township Hall, the following Resolution was offered for adoption by Board Member Miling and was seconded by Board Member Sewers:

**A RESOLUTION ADOPTING THE PROPOSED  
DORR TOWNSHIP MASTER PLAN UPDATE**

WHEREAS, the Michigan Planning Enabling Act, MCL 125.3801 *et seq.* (“MPEA”) authorizes the Planning Commission to prepare a Master Plan for the use, development and preservation of all lands in the Township; and

WHEREAS, the Planning Commission prepared an updated Master Plan and submitted such plan to the Township Board for review and comment; and

WHEREAS, on April 28, 2022, the Dorr Township Board received and reviewed the proposed Master Plan prepared by the Planning Commission, authorized distribution of the Master Plan to the Notice Group entities identified in the MPEA, and asserted its right to give final approval or rejection of the Plan; and

WHEREAS, notice was provided to the Notice Group entities as provided in the MPEA; and

WHEREAS, the Planning Commission held a public hearing on June 21, 2022 to consider public comment on the proposed Master Plan, and to further review and comment on the proposed Plan; and

WHEREAS, after the public hearing was held, the Planning Commission voted to approve the updated Master Plan on June 21, 2022, and recommended adoption of the proposed Master Plan to the Township Board; and

WHEREAS, the Township Board finds that the proposed Master Plan is desirable, proper, reasonable, and furthers the use, preservation, and development goals and strategies of the Township;

NOW, THEREFORE, BE IT HEREBY RESOLVED AS FOLLOWS:

1. **Adoption of 2022 Master Plan.** The Dorr Township Board hereby approves and adopts the proposed updated Master Plan, including all of the chapters, figures, descriptive matters, maps and tables contained therein.

2. **Distribution to Notice Group.** Pursuant to MCL 125.3843, the Township Board approves distribution of the updated Master Plan to the Notice Group.

3. **Findings of Fact.** The Township Board has made the foregoing determination based on a review of existing land uses in the Township, a review of the existing Master Plan provisions and maps, and input received from the Planning Commission and the public, as well as the assistance of a professional planning group. The Township Board also finds that the updated Master Plan will accurately reflect and implement the Township's goals and strategies for the use, preservation, and development of lands within Dorr Township.

4. **Effective Date.** The amended Master Plan shall become effective on the adoption date of this resolution.

YEAS: Champion, Tuinstra, Miling, Stanton, Perry, Weber, Sewers

NAYS: None.

ABSENT/ABSTAIN: None.

**RESOLUTION DECLARED ADOPTED.**

**CERTIFICATION**

I hereby certify that the above is a true copy of a resolution adopted by the Dorr Township Board at the time, date, and place specified above pursuant to the required statutory procedures.

Respectfully submitted,

Dated: June 30, 2022

By Debbie Sewers  
Debbie Sewers  
Dorr Township Clerk

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# MASTER PLAN 2022



DORR TOWNSHIP

[www.dorrtownship.org](http://www.dorrtownship.org)