Dorr Township
Allegan County
Master Plan
2007
Dorr Township
Allegan County

Acknowledgements

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Master Plan Adopted By The
Dorr Township Planning Commission
January 16, 2007

Prepared with the assistance of:

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The Dorr Township Master Plan has been prepared by the Township Planning Commission under the provisions of the Township Planning Act, Public Act 168 of 1959 (MCL 125.321, et seq.), as amended. The Planning Act authorizes townships to prepare and adopt a plan for the unincorporated areas of the township. The purpose of that plan, according to the State Act, is to:

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

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

This Master Plan has been developed based upon several factors: the existing natural resources 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.

State law states that each 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, according to PA 168 of 1959. 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 divisions, have a profound impact upon the character of a community and future public service needs. The Master Plan provides policies to assist the Planning Commission with decisions as to location and design of subdivisions, and the adequacy of public services to meet the increase in demand placed upon the community by the land use intensity of site condominiums and platted subdivisions. Policies for subdivision of land apply not only to residential land use, but to commercial and industrial land use as well.

**Maintaining community character while managing growth.** Each community has a vision for its future, and a sense for the desired character. However, growth is inevitable in a thriving community. The Master Plan, more than any other document, provides direction for Township officials in managing growth while retaining the desired community character, and providing the best quality of life possible for current and future residents.

This Plan is a very strong and visible 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 Master Plan**
The 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.
CHAPTER 1
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 started about 1856 and 1870, respectively.¹

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 was the one and only Rhode Island governor who was 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 town 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 the Grand Rapids metropolitan area. 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 Grand Rapids with the Kalamazoo metropolitan area.

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 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, the Soil Suitability Map in the appendix, 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 3, the Prime Farmland Soils Map in the Appendix.
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 4.

Map 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 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 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. The origin of the problem 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.
CHAPTER 2
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 as a guide to implement the goals and objectives this Plan’s purpose is to enable the Township governing bodies to better determine the and challenges and opportunity at exist with in the Township and create priorities.

By insuring 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 St. (southwest corner of 18th St. and 142nd Ave.).

In addition to serving as the location for the Township government, the Township Hall also provides office space for the Wayland Area Medical Service Corporation 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.

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

**Fire Department**
The Fire Department is also housed at Township Hall. The Department staffs a part-time Fire Chief and Assistant Fire Chief. In addition to the these positions the Department retains roughly 25-30 on-call personnel.

The Department maintains:
- Two pumper trucks
- Two tank trucks
- Two brush trucks
- One rescue van

**Police Department**
Policing services are provided by the Allegan County Sheriff Department and the Michigan State Police located in the City of Wayland which is adjacent to the southeast corner of the Township. However, a sub-station is located in Downtown Dorr at 1807 18th St.

Currently, Dorr Township has a mutual aid agreement with Salem and Leighton Township for all policing and fire services. Under the terms of the agreement the cost is split evenly among the townships.
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 and Allegan County penal fees. The Township has a library board and is a member of the Lakeland Library Cooperative.

Cemeteries
There are six cemeteries located throughout the Township as illustrated on Map 7 in the appendix:

- East Dorr Cemetery is located in Section 15, on 142nd Ave.
- Jones Cemetery is located on 17th Street north of 146th Ave.
- Richter/Tanner Cemetery is located on Section 32, at the 22nd St. & 138th Ave. intersection.
- St. Stanislaus Cemetery is located at St. Stanislaus Catholic Church on 136th Ave.
- Sproat Cemetery is located in Section 13, on 14th St.
- 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 8 School District map for boundaries and Map 7 for school locations):

Hopkins Public Schools
Sycamore Elementary School
2163 142nd Avenue
K-5

Wayland Union Public Schools
Dorr Elementary School
4159 18th Street
Pre K-6

Private Schools
St. Stanislaus Catholic School,
1871 136th Ave.
Pre K-9

Moline Christian School
1253 1st Street in Moline
Pre K-9

Parks and Recreation
Parks and Recreation are administered by the Township Parks Commission and Recreation Association.

Parks Commission
The Parks Commission mission is to provide direction and oversight for all parks and parkland as well as all programming.

The Commission is a five member board that gathers once a month to provide oversight and the strategic vision for present and potential parkland. Specific duties of the Commission according to the 2001 Recreation Plan include:

- Oversight in the preparation of the Township’s Recreation Plan
- Assistance in planning for maintenance and expansion of the Township’s park system
- Provide recommendations to the Board of Trustees regarding recreation. (Recreation Plan, Chapter 2)

Recreation Association
The Recreation Association 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 Park* – Dorr Township Park (below) encompasses nine acres and is located on the north side of 142nd Ave. between 18th and 20th St.

![Dorr Township Park](image)

*Gries Memorial Park* (aka Dorr South Park) – Gries Memorial Park is seven acres in size and is located adjacent to Dorr Township Park on the south side of 142nd Ave.

*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. Construction began in 2005.

*Proposed* – A 18.5-acre Township park is being considered for Township property at 140th Avenue and 18th Street.

**Historical Sites**

The Township Historical Society is located at 1804 18th St. 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:

* Tony's Antique Shop – a former school house located on 18th St. just north of 142nd Ave.

* St. Stanislaus Catholic Church – is over 120 years old and is located on 136th Ave.

* Several Centennial Farms throughout the Township.

**Public Utilities**

The *Dorr – Leighton Sewer Authority*, established in 1978, serves the residents and businesses in Moline, Dorr Township, and Leighton Township. The Sewer Authority was funded through a grant 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 150,000 gallons per day with a treatment capacity of 250,000 gallons per day. The facility was expanded in 2001 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 & US 131, extends south into Section 24, north to Moline, and east into Leighton Township. Map 10, the Wastewater Collection System Map illustrates the location of the sanitary lines.

In 2005, the Authority expanded service west along 142nd Ave. from US 131 to 16th St. as shown on Map 6. The $960,000 expansion will be paid for by the residents who connect to this new line. Extension of the sewer line as far west as the Red Run through downtown Dorr is likely to begin in 2009.

A water tower is located on the north side of 142nd Avenue at US 131. The *Dorr/Leighton Water Distribution System Map*, Map 9, illustrates the system in detail.

**Solid Waste Disposal**

The Township sends refuse to the South Kent Landfill located west of U.S. 131 at the 100th St. 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.

**Recycling**
Recycling is accomplished through voluntary curbside pick-up. A $25 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 – 10,000 vehicles. With the exception of portions of 142nd Avenue, the roads listed below are operating within their designed capacity.

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<tr>
<th>Location</th>
<th>2001</th>
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<tr>
<td>22nd St. North of 146th Ave.</td>
<td>1,280</td>
<td>1,139</td>
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<td>146th Ave. East of 18th St.</td>
<td>274</td>
<td>305</td>
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<td>18th St. North of 142nd Ave.</td>
<td>7,636</td>
<td>9,634</td>
</tr>
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<td>142nd Ave. West of 18th St.</td>
<td>10,553</td>
<td>9,634</td>
</tr>
<tr>
<td>18th St. South of 142nd Ave.</td>
<td>4,508</td>
<td>3,508</td>
</tr>
<tr>
<td>142nd Ave. East of 18th St.</td>
<td>7,968</td>
<td>10,179</td>
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<td>14th St. North of 142nd Ave.</td>
<td>1,474</td>
<td>1,278</td>
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<tr>
<td>144th Ave. West of 12th St.</td>
<td>1,090</td>
<td>1,090</td>
</tr>
<tr>
<td>144th Ave. East of 14th St.</td>
<td>1,991</td>
<td>1,991</td>
</tr>
</tbody>
</table>

Bold indicates Downtown Dorr.

Three classification of streets exist within the Township:
- Expressway
- County Primary
- County Local
- Local Streets

These classifications are illustrated on the Map 11, 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 Ave.
- Eastern portion of 144th Ave.
- 142nd Ave.
- Northern portion of 22nd St.
- 18th St.
- 14th St. Street; 142nd to 144th
- 12th St. 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.

Currently, the County is into the third year of its second 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 road 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.

Road Projects
Concerns currently facing Dorr Township are primarily the existing and projected traffic volumes along 142nd Ave. from U.S. 131 to Downtown Dorr, and along 18th St. 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.

142nd Avenue – From 16th St. west to US-131 widened to three lanes.
   Distance: 1.62 miles.
   Estimated Cost: $1.25 million
   (Completed in 2005)

In 2004, 142nd Ave. from 24th St. to 0.41 mile west of 18th St. was resurfaced.
   Distance: 2.60 miles
   Cost: $270,000

Commencing in 2005, a new bridge at 23rd St., north of 142nd Ave., will be constructed.

Rail Transportation
A 2.7 mile long segment of the Penn Central Railroad transects the northeast corner of the Township.

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 Ave. from the Penn Central railroad west to 16th St. on the east and extending from 150 to 600 ft. 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.
Table 2
Population
Cohorts, Median Age, Gender
Comparisons

<table>
<thead>
<tr>
<th>Geographical Area</th>
<th>Total Population</th>
<th>Under 18 Years</th>
<th>18 to 24 Years</th>
<th>25 to 44 Years</th>
<th>45 to 64 Years</th>
<th>65 Years and Over</th>
<th>Median Age</th>
<th>Males per 100 Females</th>
<th>All Ages</th>
<th>18 Years and Over</th>
</tr>
</thead>
<tbody>
<tr>
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<td>105,665</td>
<td>28.9</td>
<td>8.0</td>
<td>30.0</td>
<td>22.0</td>
<td>11.1</td>
<td>35.2</td>
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<tr>
<td>Dorr Township</td>
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<td>7.5</td>
<td>33.9</td>
<td>19.4</td>
<td>5.5</td>
<td>31.9</td>
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<td>103.0</td>
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<tr>
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<td>31.7</td>
<td>8.2</td>
<td>29.3</td>
<td>21.0</td>
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<td>33.5</td>
<td>104.7</td>
<td>104.6</td>
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<tr>
<td>Leighton Township</td>
<td>3,652</td>
<td>30.9</td>
<td>8.4</td>
<td>29.8</td>
<td>23.1</td>
<td>7.9</td>
<td>34.3</td>
<td>99.9</td>
<td>101.6</td>
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<tr>
<td>Salem Township</td>
<td>3,486</td>
<td>31.8</td>
<td>8.6</td>
<td>34.8</td>
<td>17.2</td>
<td>7.6</td>
<td>32.3</td>
<td>104.1</td>
<td>103.5</td>
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<tr>
<td>Byron Township</td>
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<td>9.0</td>
<td>30.2</td>
<td>20.9</td>
<td>10.9</td>
<td>33.9</td>
<td>100.0</td>
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</table>

Source: US Census 2000

Chart 1
Population Cohort in Dorr Township as Compared to Allegan County

Table 3
Population Trends 1990 to 2000

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<th>Population</th>
<th>Change</th>
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<tr>
<td>2000</td>
<td>1990</td>
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</table>

<table>
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<th>Dorr Township</th>
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<th>5,453</th>
<th>1,126</th>
<th>21</th>
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<td>2,350</td>
<td>321</td>
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<td>Leighton Township</td>
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<td>Salem Township</td>
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<td>778</td>
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<td>Byron Township</td>
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<td>13,235</td>
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</table>

Source: US Census 2000

Trends

In the past decade the Township has grown significantly with a 21% increase or 1,126 persons (Table 3). Within Allegan County, only three other municipalities exceeded Dorr Township in growth in terms of numbers of persons (City of Holland, City of Wayland, and Lee Township). Suburban subdivision style development has pressed south from Grand Rapids due in part to quality of life and expressway access.
Ethnicity

As shown in Table 2, Dorr Township is an ethnically homogenous community. One percent of the population is native and less then one percent make up all other ethnicities.

Social and Economic Indicators

Table 4
Employment by Occupation
2000

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<tr>
<th>Geographical Area</th>
<th>Percent Distribution by Occupation</th>
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<td>Management, Professional</td>
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<td>Allegan County</td>
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<td>Dorr Township</td>
<td>26.2</td>
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<td>Hopkins Township</td>
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<td>Leighton Township</td>
<td>18.7</td>
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<tr>
<td>Salem Township</td>
<td>29.1</td>
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<tr>
<td>Byron Township</td>
<td>28.2</td>
</tr>
</tbody>
</table>

Source: US Census 2000

Table 4 and Chart 5 show a breakdown of employment in the Township by occupation. The occupations providing the greatest number of jobs for residents is production and transportation related industries.
The occupations providing the fewest jobs are those of farming, fishing, and forestry.

The 1999 Allegan County Comprehensive Plan analysis of the economy and economic development states that manufacturing has been a large employer since 1970 and will continue through the year 2020 as the largest employer in the County if growth in this sector continues at the recent rate. However, employment opportunities, which are projected to have the largest percentage increase by 2020 are those in the category which contain professional occupations such as medicine, law, education, community planning, engineering, computer technology, and similar careers. This category can be expected to increase at a rate that nearly equals the number of occupations in the manufacturing sector by 2020.

In addition, the County economic analysis states that the decline in farming as an occupation will continuing into the year 2020, and will eventually account for less than five percent of total employment.

**Per Capita and Median Income**
The Township’s per capita income is nearly $1,200 less than that of Allegan County as a whole, and approximately $5,500 less than that of Byron Township (located to the north in Kent County); however, the Township’s per capita income is fairly consistent with the other surrounding townships.

Table 6 shows income and poverty in the Township as compared to Allegan County and the surrounding townships. Charts 6 and 7 show per capita and median income in Dorr Township compared to Allegan County as a whole.

**Poverty**
Table 6 shows that Dorr Township has, on a percentage basis, less persons living below the poverty level than the County as a whole, but more than two neighboring townships (Byron and Hopkins Townships). Dorr Township has a higher percentage of persons age 65 and older living below the poverty level than the County as a whole and any other neighboring township.
<table>
<thead>
<tr>
<th>Geographic Area</th>
<th>Median Income</th>
<th>Per Capita</th>
<th>Median Earnings; Full Employment</th>
<th>Below Poverty Level-% of the population</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Households</td>
<td>Families</td>
<td>Male</td>
<td>Female</td>
</tr>
<tr>
<td>Allegan County</td>
<td>$45,813</td>
<td>$51,908</td>
<td>$19,916</td>
<td>$38,681</td>
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<tr>
<td>Dorr Township</td>
<td>$60,446</td>
<td>$62,313</td>
<td>$18,756</td>
<td>$43,150</td>
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<tr>
<td>Hopkins Township</td>
<td>$46,296</td>
<td>$50,500</td>
<td>$17,220</td>
<td>$36,703</td>
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<tr>
<td>Leighton Township</td>
<td>$51,743</td>
<td>$57,067</td>
<td>$18,736</td>
<td>$42,477</td>
</tr>
<tr>
<td>Salem Township</td>
<td>$48,203</td>
<td>$54,625</td>
<td>$19,620</td>
<td>$37,768</td>
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<tr>
<td>Byron Township</td>
<td>$49,672</td>
<td>$56,701</td>
<td>$24,206</td>
<td>$42,664</td>
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</tbody>
</table>

Source: US Census 2000
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 7 the number of family households (meeting both the household and family criteria) in Dorr Township is at 84.2% (1,769 total). This percentage is greater than any of the surrounding municipalities. It is also of note that the average population per household and families is higher than the surrounding municipalities, at 3.13 and 3.43 persons, respectively. (Chart 8)

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.

Table 6
Families & Households
2000

<table>
<thead>
<tr>
<th>Geographical Area</th>
<th>Total Households</th>
<th>Percent of Total Households</th>
<th>Family Households</th>
<th>Type of Family</th>
<th>Non-Family Households</th>
<th>Average Population per:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Total</td>
<td>With Children under 18</td>
<td>Married &amp; Couple Family</td>
</tr>
<tr>
<td>Allegan County</td>
<td>38,165</td>
<td>74.4</td>
<td>37.4</td>
<td>61.4</td>
<td>9.1</td>
<td>25.6</td>
</tr>
<tr>
<td>Dorr Township</td>
<td>2,100</td>
<td>84.2</td>
<td>47.8</td>
<td>73.5</td>
<td>7.4</td>
<td>15.8</td>
</tr>
<tr>
<td>Hopkins Township</td>
<td>876</td>
<td>73</td>
<td>40.3</td>
<td>67.8</td>
<td>7.9</td>
<td>21</td>
</tr>
<tr>
<td>Leighton Township</td>
<td>1,246</td>
<td>80.8</td>
<td>41.7</td>
<td>70.4</td>
<td>7.4</td>
<td>19.4</td>
</tr>
<tr>
<td>Salem Township</td>
<td>1,151</td>
<td>81.8</td>
<td>46</td>
<td>72.5</td>
<td>6.3</td>
<td>18.2</td>
</tr>
<tr>
<td>Byron Township</td>
<td>6,454</td>
<td>73</td>
<td>36.4</td>
<td>61.2</td>
<td>8.5</td>
<td>27</td>
</tr>
</tbody>
</table>

Source: US Census 2000
Vacancy Rates
As is shown in Chart 9 and Table 8, of 2,135 total housing units only 35 or 1.6% are vacant. By comparison, Allegan County's vacancy rate is 1.2% and Byron Township is at 3.8%.

Table 8 shows that Dorr Township has the lowest percentage of seasonal/recreational housing units who compared to surrounding townships and Allegan County as a whole.

<table>
<thead>
<tr>
<th>Geographic Area</th>
<th>Total Housing Units</th>
<th>Occupied Housing Units</th>
<th>Vacant Housing Units</th>
<th>% Total Seasonal, Recreation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Allegan County</td>
<td>43,292</td>
<td>38,165</td>
<td>5,127</td>
<td>61.5</td>
</tr>
<tr>
<td>Dorr Township</td>
<td>2,135</td>
<td>2,100</td>
<td>35</td>
<td>5.7</td>
</tr>
<tr>
<td>Hopkins Township</td>
<td>917</td>
<td>876</td>
<td>41</td>
<td>29.3</td>
</tr>
<tr>
<td>Leighton Township</td>
<td>1,388</td>
<td>1,245</td>
<td>140</td>
<td>56.4</td>
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<tr>
<td>Salem Township</td>
<td>1,181</td>
<td>1,151</td>
<td>30</td>
<td>6.7</td>
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<tr>
<td>Byron Township</td>
<td>6,712</td>
<td>6,454</td>
<td>258</td>
<td>10.3</td>
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</tbody>
</table>

Value
As shown in Chart 10 and Table 9, the median value of housing in Dorr Township is $122,300, compared to that of Allegan County as a whole, which is $115,500.

Building Permits
An effective tool in mapping development trends is to locate the areas where building permits for new residential construction have been issued. Table 10 shows that over the ten-year period from 1995 to 2005 areas of high activity include Sections 15, 16, and 19-21. Map 11 provides a picture of where most new houses have been built from 1995 to 2005.
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Source: Dorr Township & Professional Code Inspectors
CHAPTER 3
EXISTING LAND USE & ANALYSIS

AGRICULTURE
According to the Allegan County Land Information Services, in 1996 approximately 43% of the land in the Township was in use for agricultural purposes, compared to 66% in 1990, and 71% in 1978. The change in agricultural land use between 1978 and 1996 is a reduction of 28% in total land in the Township used for agricultural purposes.

Uses in the F Agriculture District includes lands that are currently being used for cropland, orchard, pasture, or other farming related uses. About 70% of Dorr Township was zoned for Agriculture in 2003 according to figures compiled by the Allegan County Land Information Services.

Map 3 illustrates those parcels which are 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.

RURAL ESTATE
The RE, Rural Estate and Open Space District comprised approximately 15% of the total land in the Township in 2003. Land zoned for RE Rural Estate is generally located in the southwestern portion of the Township. A number of site condominium developments on private roads have been established in the RE Zone since the early 1990's. Most of these are located in Sections 19, 20, 21, and 29. SunQuest Acres Subdivision located on the west side of 18th Street north of 144th Avenue was approved in late 2005.

RESIDENTIAL
Residential zoning districts in Dorr Township include the A, Residential District; the B-1 Residential District; and the B-2 Residential District. In 2003, approximately 7.3% of the Township’s land was comprised of these residential zoning districts.

In 1996, actual residential land uses outside manufactured housing communities comprised approximately 10% of total land use, while in 1990 residential uses accounted for approximately 8% of all land use. In 1978 the total was approximately 4%. The increase in residential land use between 1978 and 1996 was approximately 6% of the total land in the Township.

Detached single-family houses are the predominant residential land use in the Township. Low and medium density residential uses can also include condominiums, which can be constructed as either multi-family units or single family detached homes (site condominiums), both owner occupied.

Despite the lack of public sanitary sewer and water a number of platted subdivisions and site condominiums were established in B-1 zoned areas along both sides of 18th Street north of 142nd Avenue. Some of these were Cooke Farm Estates and Sunny View Estates Plats, and the Sunny Lake and Hunters Ridge Site Condominiums. Sandy Hills Subdivision was established in Section 21 north of 140th Avenue on the site of a former landfill that was restored to a buildable condition according to the standards of the Department of Environmental Quality.

In March of 2006 the Township Board approved the Larson’s Ridge Planned Unit Development in Section 14 just west of the Red Run Drain. This
project consists of 176 total dwellings with 134 being single family detached and 42 attached units divided among two, three and four family dwellings. Construction began in 2006 on the first phase of this project.

The Township has one multi-family apartment complex, located on Church Street, south of the intersection of 18th Street and 142nd Avenue. The complex contains 16 units in three buildings.

MANUFACTURED HOUSING
The B-3 Residential District permits manufactured housing communities. Two manufactured housing communities exist in the Township:

- 138th Avenue at 24th Street (50 units)
- Intersection of 143rd Avenue and 17th Street (50 units).

COMMERCIAL
Commercial uses provide retail goods, services, and office space. Zoning Districts within Dorr Township that permit commercial uses include the C, Local Commercial District, the D, Commercial District, and the E, Commercial District.

Currently, approximately 4.8% of Township’s total land area (1097.7 acres) is zoned for Commercial uses. In 1990 only 0.3% (73 acres) of the total land was used for commercial purposes.

Commercial zoning in the Township is located:

- **Along 142nd Avenue from US-131 to 16th Street.** This major east-west route in the Township is zoned for commercial use to depth of 500 ft. for approximately four miles. The result is over 290 acres of land available for commercial uses. Currently, the highest concentration of commercial and office uses is between 16th & 18th Street.

- **Downtown Dorr** – Along 18th Street north & south of 142nd Avenue

- **Intersection 140th Avenue and 18th Street** – Southeast corner

- **North Dorr** – East side of 22nd Street

- **Section 30** – Most of Section 30 is zoned for commercial use and has been for more than 30 years. However, no commercial uses exist in this section although an older mobile home park is located on the northeast corner of 24th Street and 138th Avenue.

- **Moline** – Commercial zoning includes both sides of 144th Avenue between the US-131 and 14th Street; the north side of 144th Avenue east of US-131; and an area adjacent to the west side of the Conrail tracks extending one half mile north of 144th Avenue; and north and south of 144th Avenue just east of the Conrail 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.

The amount of commercial zoned land, over 1000 acres, is capable of being developed for over nine million square feet of commercial building space based on a typical commercial building covering 20 percent of a commercial lot. For comparison purposes the Hillcrest Mall just west of 16th Street on 142nd Avenue has 83,000 sq. ft. of commercial space.

The population of Dorr Township and even surrounding municipalities is not predicted to be large enough to support nine million sq. ft. of commercial development in future years. Based on this it can be concluded that the amount of commercial zoned land far exceeds the need.

Under the commercial zoning district regulations this vacant commercial zoned land cannot be used for residential purposes.

From the late 1990’s to 2005 most of the commercial development in the Township took place east of downtown Dorr with such projects as
the Proline Commercial Site Condominium, additions to the Dorr Center Mini-Mall, Dorr Mini-Storage and the Great Lakes Carwash

INDUSTRIAL
The I, Industrial District in Dorr Township permits 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.

In 2003 Industrial zoning in Dorr Township comprised 2.3% (533.6 acres) of the total land area while in 1996 51% (117.35 acres) of the total land use was industrial. The increase is due, in large part, to the development of the 130 acre Dorr Commerce Center Industrial Park just west of US-131 interchange at 142nd Avenue and another large area which has developed north of Moline along Division (12th Street). Uses along Division Street include ABC Auto Auction, Helco Electric Company, Paws with Cause and Burgess Concrete.

An industrial land use pattern has been established bordering U.S. 131 in southern Kent County. This pattern extends into Dorr Township for about 1.5 miles on the east side of U.S. 131. On the west side of U.S. 131 the Kent County Landfill in Byron Township is poised to be extended into Dorr Township as land has been purchased for this purpose in Section 1 along the east side of 14th Street.

Based on the above situation the land between the landfill property on the north and the Industrial Park south of 144th abutting U.S. 131 should not be considered for long term farming or subdivision type residential use.

The availability of public water and sanitary sewer, proximity to the interchange at 142nd Avenue and the visibility offered by the abutting highway businesses creates an opportunity for more intensive uses such as industrial, retail, service and offices and perhaps multi-family.

PUBLIC/SEMI-PUBLIC
Public/Semi-Public 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 7) identifies the major public/semi-public uses.

TREND SUMMARY
Over the past fifteen years agricultural land use has decreased while residential development has significantly increased. While the amount of land zoned Agricultural has remained about the same since 1991 the acreage devoted to active farming has decreased. Several reasons may contribute to this decline in farming including age of the landowner and the poor economics of farming.

As noted above other land uses have flourished since 1991. Over 600 new dwellings have been constructed between 1995 and 2005 and the population has increased by more than 1200. Commercial and industrial land use has also increased reflecting the rise in population and the provision of sanitary sewer to serve industrial users.

Development in the Township since 1991 has occurred in substantial compliance with the recommendations of the 1991 Master Plan. Because of this trend Township officials and residents can visualize what the future will look like if the Plan continues to be implemented with little or no change.

The pace of development is likely to accelerate in coming years due to the widening to three lanes of 142nd Avenue west of US 131 to 16th Street and the concurrent extension of public water and sanitary sewer adjacent to the is roadway.

The approval of the 176 unit Larson's Ridge PUD in 2006 can be considered an indicator of future development due to these factors.
CHAPTER 4
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 expect expansion southward into Dorr Township in as there is no physical barrier such as a road which might prevent this expansion. In fact the operators of the Landfill have already purchased land in Dorr Township for this future expansion.

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.

- The South Beltline, 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) lead directly to the mall. Also, Metro Hospital is constructing a large medical complex including a new hospital at Byron Center Avenue and M-6 just six miles north of Dorr Township. Such amenities in close proximity to a rural setting like Dorr are an attraction to home buyers.
The widening of 142nd Avenue west of U.S. 131 and the concurrent extension of public water and sewer along this roadway will likely 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 increasing this depth in certain areas in order to accommodate larger retailers, a front service road and allow more flexibility in 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 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 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 will 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.

Population Trends and Projections
According to the Western Michigan Strategic Alliance, Dorr Township is included in the primary Grand Rapids group of the Metro Tri-Plex which also includes the Muskegon area and the Holland area.

The West Michigan Metropolitan Statistical Area (Allegan, Kent, Ottawa, and Muskegon Counties) are expected to grow at a combined rate of 20% over the next 25 years.

Dorr Township is expected to experience steady growth in the coming years for the reasons noted above. The following table provides a comparison of different methods of population projections. The assumptions used for each projection are based on a combination of historical trends and judgements made with a knowledge of the area.

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 2000 Census was 6,759. The projection made in the 1991 Master Plan for 2000 was for 7,142 people- a difference of 563.

| TABLE 10 |
| DORR TOWNSHIP POPULATION PROJECTIONS |

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"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 6.12 from in 1980, 1990 & 2000. Source for Allegan County projections was the Allegan County Comprehensive Growth Management Plan of 1999 and the Michigan Office of Management and Budget.

"Alternative B" assumes a yearly growth rate of 1.5 percent per year from 1980 to 2000.
"Alternative C" assumes that the population will increase by 107 persons per year which is the average yearly increase between 1960 and 2000.

"Alternative D" assumes an average of 59 new dwellings constructed per year with an average of 3.13 persons per household. This is the average number of dwellings from 1995 to 2004. Persons per household taken from 2000 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 2005 for Alternative D may be the most accurate due to factual data on the number of building permits issued between 1995 and 2004 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 59 as was the case during that ten year period.
CHAPTER 5
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 workshop, analysis of Plan data, discussions with the Township Board and a review of the 1991 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.

**Agriculture 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 agriculture 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 to protect farmland.
• Analyze and update permitted and special uses in “A” 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**

• Prepare 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).

• Review the current commercial zoning regulations to allow for residential uses above commercial use and consider combining the “C” and “D” Commercial Chapters;
• Incorporate design and performance standards into the Township Zoning Ordinance that will achieve commercial development which is aesthetically appealing, and which operates in a safe and efficient manner.

**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 the Allegan County Economic Development Department 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**

• Permit 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 6
PLAN RECOMMENDATIONS

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 the public workshop in June 2005.
- 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.

Master Plan Concepts

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 5, 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 will make preservation more difficult in coming years.
- Expansion of development opportunities for the lands bordering U.S. 131 especially for 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 11, entire Township and Map 12, 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 (A)

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.

The area recommended for Agricultural use is less than was proposed in the 1991 Township Master Plan. Areas south of North Dorr, along the north side of 14th Avenue and the area between 14th Street and U.S. 131 north of 144th Avenue are no longer proposed for Agricultural use. Due to development occurring on adjacent lands and expected traffic increases along abutting roads the prospects for long term farming in these areas was not viable.

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 1990's and may have helped slow the conversion of prime farmland to residential use.

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

The Dorr Township Master Plan supports the efforts of the Allegan County Commission to establish a Purchase of Development Rights (PDR) program in Allegan County.

RURAL AGRICULTURAL (RA)

The Rural Agricultural (RA) category of land use will provide an area of transition between areas planned for long term farming in the Township and those areas planned for Rural Estate or Low Density Residential development. Farming practices will be permitted in the RA area and private roads will be allowed. The purpose of the RA category is to protect active farming practices as long as possible with the understanding that such RA areas are not meant as long term farm preservation zones as is intended for the Agricultural (A) land use areas.

The RA category was created in the 1999 Plan amendment with a minimum lot size of three acres with 265 feet of lot width. These development regulations were subsequently adopted into the Township Zoning Ordinance. During the preparation of the Master Plan it was determined that the three acre minimum would actually remove farmland from production and that a smaller lot size of two acres would be more appropriate to achieve the intent of this land use classification.

Developers will be permitted to utilize cluster development options that allow open space to be set aside and houses to be grouped together on lots of varying sizes. Clustering options help preserve rural views and provide for more aesthetic housing developments. As an incentive to use the cluster option within the RA category a developer would be able to achieve the maximum number of houses allowed. This would be more dwellings than could be built under a non-cluster option.

The 1999 Plan recommended all of Section 18 and the western 1/2 of Section 17 along with two areas within the eastern half of Section 31, and the west 1/2 of Section 32 for RA and use. An additional area is recommended along both sides of 22nd Street in Sections 5 and 6.

This area is recommended for RA due to an established residential development pattern in North Dorr and the fact that 22nd Street leads directly to Rivertown Mall in Kent County. Traffic on this road is expected to increase which could create conflicts with slower moving farm equipment. Allowing large lot residential development along 22nd Street will also serve as a transition to the long term farm land planned behind these lots.

Rural Agriculture is also proposed on the west side of 14th Street in Sections 2 and 11 to serve as a transition zone between the Mixed Use PUD area planned for the east side of 14th Street and the long term farmland to the west. The larger minimum lots
recommended for the RA area will allow for houses to be set further back from 14th Street which is expected to carry increased traffic as other nearby lands in Dorr and Byron Townships develop.

**RURAL ESTATE (RE)**

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

The RE future land use classification proposes single-family homes as the predominant land use. Farming would continue to be a permitted use in this area.

Minimum lot sizes for dwellings in this area would continue to 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 will, over time, become single-family dwellings and that farming lands will be phased out as they are converted to residential use.

Additional lands for RE use are recommended along both sides of 18th Street north of 144th Avenue to the Township line to a depth of one half mile. This land was proposed for Agricultural use in the 1991 and 1999 Plans primarily due to active farms and to limit non-farm development.

However, traffic has steadily increased along this section of 18th Street and in 2005 the Township rezoned a former farm in Section 9 from Agricultural to the RE zone for a new subdivision on which construction began in 2006. A number of non-farm houses on one to five acre lots have also been constructed along both sides of 18th Street south of 146th Avenue creating a more residential rather than rural view along the roadway.

In light of these factors the Rural Estate category is more appropriate as a long term land use. The half mile depth along both sides of 18th Street provides enough room for construction of residential developments on a public or private road within the interior of the Sections and allows for similar land uses along both sides of 18th Street.

Another RE area is recommended along the north side of 144th Avenue between 17th Street and 14th Street in order to provide a transition between the long term farmland to the north and the Low Density Residential land use planned to the south of 144th. RE use of the land along the west side of 14th Street north of 142nd Avenue is proposed for continuation due to the active farm use of this land and the compatibility with industrial use planned across 14th Street to the east.

RE 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 (LDR)**

The Low Density Residential (LDR) is analogous to the B-1 Residential Zoning District. The LDR area is centralized around the settlement of Dorr and Moline, which follows one of the major planning principles of the 1991 Township Master Plan. 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 would continue to 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.** The Larsons Ridge PUD was approved with lots having only 75 feet of width as public water & sewer were 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.

The LDR area is expanded from the 1991 plan to include the northwest 1/4 of section 16 and part of the northeast 1/4 of section 14. The area noted on the future land use as Village District would also be ideal for Low Density Residential use.

It is anticipated that public water and sanitary sewer will be extended west of 16th Street by 2010 and new subdivisions will be able to hook up to these public utilities.

LDR 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 free 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 LDR 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 Street and 20th Street. Accomplishing this would create an efficient traffic circulation route for what will become the most populated area in the Township.

**MEDIUM DENSITY RESIDENTIAL (MDR)**

The Medium Density Residential (MDR) 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 without public water and sewer and 9.68 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 insure long-range public health, MDR 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 above. 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.

Medium Density Residential areas are located south of 142nd Avenue along both sides of 16th Street in an area which can be served by public utilities and adjacent to commercial uses.

A Medium Density Residential area is also recommended in Section 13 at the intersection of 142nd Avenue and 12th Street abutting Leighton Township. This area provides easy access to the expressway, employment opportunities and future commercial land uses.

A larger Medium Density Residential area is recommended in Moline in Section 12 north of the Moline Christian School. This area was previously master planned for Low Density Residential in the 1991 plan, but has remained undeveloped since that time. It is currently zoned B-1 and therefore single-family houses could be developed on this property. The MDR classification broadens the type of housing and density of housing that could be permitted on this site, which is adjacent to the US 131 Expressway. This property is close to commercial uses and close to future employment opportunities within the mixed use planned unit development area on the west side of the expressway. Public utilities would be necessary to serve an MDR use on this property.

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). Additional land has been planned to allow for the expansion of the community on 138th Avenue.

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 west from 20th Street 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. The pace of commercial development is expected to pick up due to the widening of 142nd Avenue to three lanes in 2005 and the installation of public water and sanitary sewer from U.S. 131 to 16th Street.

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. The Plan also recognizes the existing commercial zoning along 18th street north of 142nd.

The 2006 Master Plan recommends expanding the existing commercial zoning at 142nd Avenue and 16th street. This area is envisioned to attract additional commercial uses in the future once 16th street is extended to the north and nearby LDR and MDR areas are developed.

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.

For Moline, the Plan recognizes existing commercial zoning in the downtown area.

The Plan recommends that the C and D zoning districts be combined into one commercial zone as the uses in the D zone are not that distinct from the C zone. This would broaden the uses allowed along 142nd Avenue and allow for easier administration of the zoning ordinance.
Design standards for new commercial development should be adopted in order to achieve commercial development, which will be aesthetically appealing. The ProLine site condominium buildings constructed on 142nd Avenue were cited in the public workshops as an appealing building in Dorr Township. Design standards could be patterned to encourage or even require future commercial uses to achieve a similar appearance.

It should be noted that the 2006 Master Plan 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 DISTRICT

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 zone is proposed. 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.

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.

The Village District would also be suitable for development as Low Density Residential.

### MIXED USE PLANNED UNIT DEVELOPMENT (MPUD)

This Future Land Use category would permit 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. A new set of zoning regulations would need to be developed to permit this. Such regulations would also require site development standards to ensure that such uses would be aesthetically pleasing as seen from U.S. 131 in order to create a positive business image and climate for Dorr Township. Such standards would pertain to landscaping, lighting, building facade materials and signs.

The first location is located between the Consumers Energy right of way in Section 1 and Dorr Commerce Center Industrial Park in Section 13 between 14th Avenue and U.S. 131. This area is in the path of a growing industrial/service corridor extending south from the Grand Rapids metro area along U.S. 131 highway.

This land is adjacent to a future land fill 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 Avenue 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 142nd 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 currently in farm use with scattered single family houses and no public utilities. As a condition of rezoning to this category paved roads must be provided or in place and either public water and/or sanitary sewer should be provided. As land in this area is converted to non residential uses measures should be taken to protect nearby residents.

**RIVER CORRIDOR PROTECTION ZONE**

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 (I)**

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 early 2000.

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 Master Plan recommendation for a Mixed Use Planned Unit Development 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. With the South Kent landfill expected to expand southward from Byron Township to Dorr Township in Section 1 this area was deemed to be better suited for industrial land use rather that long term agricultural or residential.

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.
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 2007 Master Plan 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 2007 Plan 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.

**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.
CHAPTER 7
IMPLEMENTATION

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 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 5 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 6.

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

ZONING
Zoning represents a legal means for the Township to regulate private property to achieve orderly land use relationships. It is the process most commonly used to implement community Master Plans. The zoning 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 amendments to the Zoning Ordinance must be prepared and adopted:

1. Review the regulations for the agricultural zoning district to determine the relevancy of these regulations for today’s farmers and farming conditions

2. Amend the Rural Agricultural District lot size requirements to reduce the minimum lot size from 3 acres to 2 acres.

3. Amend the zoning ordinance to combine the “C” and “D” commercial zoning chapters and to allow apartments above commercial and office uses in this newly created zoning district. This will also require amending the zoning map.

4. Prepare and adopt regulations for the Mixed Use Planned Unit Development district as recommend in Chapter 6.
5. Prepare and adopt new zoning regulations for the Village District as recommend in Chapter 6.

6. Prepare and adopt regulations for the River Corridor Protection Zone as recommended by Chapter 6 and revise the zoning map accordingly.

7. Consider reducing the lot width requirement for the B1 zoning district if public water and sanitary sewer are provided.

8. Develop design standards for the Commercial, MPUD, and Industrial zoning district as recommended in Chapter 6.

9. Prepare a plan for a frontage road and/or rear service drive for commercial lands along 142nd Avenue.

10. Review and update the residential chapters of the zoning ordinance including consideration of increasing the minimum dwelling unit size and combining the A and B1 Zoning Districts.

11. Prepare detailed plans to approve the physical appearance and functions 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).

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 Cooperative 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.

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

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.
APPENDIX A
STRENGTHS, WEAKNESSES, AND ISSUES

From Dorr Township Board & Planning Commission Workshop
May 15, 2005

Strength
- Active Farming remains in many parts of the Township
- Look of some of the new commercial and industrial buildings along 142nd Ave. (e.g., Proline)
- Rural preserve areas are located within the Township
- Recreational Opportunities that exist — including parkland
- Amount of open spaces
- Mobile Homes being confined in designated developments
- New sub-divisions development
  Bigger lot sizes
  Building diversity
- Concrete sidewalk Ordinance

Weakness
- Lack of trees in sub-divisions as well as downtown
- Narrow width of various sidewalks and sub-division roads
- Current nature of US-131 & 142nd intersection
- Look of Downtown Dorr
- Passing Lane on 12th St. (Industrial Area)
- Existing DDA Plan

Issues
- Industrial Park on 142nd & US-131 — Currently vacant, (pertains to other industrial zoned land in the Township, as well)
- Commercial zoning on 142nd Ave. — strip zoning from US-131 to downtown vs. clustering around expressway intersection and downtown
- Types of commercial issues to be allowed on 142nd Ave.
- Private/Driveway location planning on 142nd Ave.
- 22nd Street: 142nd Ave. to 14th St. blacktop
- Land use on 14th St., north of 142nd Ave.
- More R.E.on 18th St., north of 144th Ave.
- North Dorr area
- Long term agriculture boundaries and lot split regulations
- South Kent Landfill expansion
- Existing commercial zoning in Section 29
The following are the results of the Public Workshop held on June 22, 2005. Twenty-five residents attended the workshop. The number represents the votes received for each item.

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<td>2. Race Track/Casino</td>
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TOPIC

- **Roads**
  
  **Discussion Items**
  
  - Direct new development to paved roads.
  - Provide for private roads to connect adjacent neighborhoods by requiring easements to be provided as a condition of a site condominium or private road request. The easement reserves the land for the possibility of a future private road connection if and when the residents decide to construct this road.
  - Conduct a circulation study.
  - Require pedestrian connections between neighborhoods.

- **Downtown Dorr**
  
  **Discussion Items**
  
  - Building appearance
    - DDA façade grant program for low interest loans
    - Need sign unification rules
    - Unified lighting theme
    - Seek grant from MSU Small Cities Program
    - Installation of sanitary sewer through downtown in 2008 provides opportunity for streetscape improvements.
  - Lack of public parking downtown
    - Possible parking area next to Township offices where there is an existing house or the SE corner of 142nd & Cedar.
  - Poor sight vision for Post Office parking lot
  - Do a more in-depth planning study of downtown and put in the Master Plan illustrations or photographs of problems and recommendations to address them.

- **Commercial Uses on 142nd**
  
  **Discussion Items**
  
  - Revise the E, Commercial District to expand the list of Special Land Uses
  - Combine the C & D Commercial Districts
  - Encourage mixed use developments
  - Allow apartments in upper level of commercial buildings
  - Plan for a front service drive along 142nd in the Master Plan
  - Need a common look along 142nd i.e. signs, lighting, sidewalk, landscaping

- **Farmland Preservation Considerations**
  
  **Discussion Items**
  
  - Active farms
  - PA 116
  - Presence of non-farm houses
  - Size of parcel
  - Paved or gravel road
  - Large blocks of prime farm soils