

PORTLAND TOWNSHIP 2014 COMPREHENSIVE MASTER PLAN



**PORTLAND TOWNSHIP
PLANNING COMMISSION**

Portland Township Comprehensive Master Plan Update 2014

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Update Adopted on November 5, 2014

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Introduction

The fundamental purpose of the Master Plan is to allow the Township of Portland to set forth, in a comprehensive manner, the goals and objectives for its physical development. This Plan will serve as an advisory guide for maintaining the existing agricultural development of certain areas, and for the development of other areas into a desirable living and working environment for present and future residents of the Township.



Planning is simply a goal-oriented and continuous process which seeks to improve a community and create a better environment. The Master Plan is the means by which this goal can be reached. The Master Plan will be used by both individuals and public officials to make decisions concerning the long-range future of a community.

The Master Land Use Plan:

1. Provides a comprehensive means of looking 10-20 years ahead to meet future needs regarding general and specific aspects of physical development throughout the Township.
2. Provides an official, advisory policy statement for encouraging orderly and efficient use of the land for residences, businesses, industry, parks and recreation areas, and agriculture, and for coordinating these uses of land with each other, with streets and highways, and with other necessary public facilities and services.
3. Provides a logical basis for zoning, subdivision design, public improvement plans, and for facilitating and guiding the work of the Planning Commission and the Township Board as well as other public and private endeavors dealing with the development of the Township.
4. Provides a means for private organizations and individuals to determine how they may relate their building and development projects and policies to official Township planning policies.
5. Provides a means of relating the plans of Portland Township to the plans of the adjacent city and townships for development of the region as a whole.

The final element of the Plan will set forth the recommended goals and needs of the Township with the analysis of existing conditions and trends. The Plan will conclude with an implementation program that will define strategies and will address specific tools for implementation such as new or amended ordinances, regulations, and any other programs.

Most Master Plans are intended to look from 10 to 20 years ahead. The importance of the Master Plan in the planning process is not to establish the precise boundaries or the exact locations of individuals' future land uses, but to establish general areas of existing and future land uses. Its greater function is to serve as a decision making framework. The Master Plan ensures that more detailed future decisions have a clear and rational basis.

The Michigan Planning Enabling Act 33 of 2008 now requires all Planning Commissions, within every 5 years, to review the master plan and determine whether to commence the procedure to amend the master plan or adopt a new master plan. The review and its findings shall be recorded in the minutes of the relevant meeting or meetings of the Planning Commission.

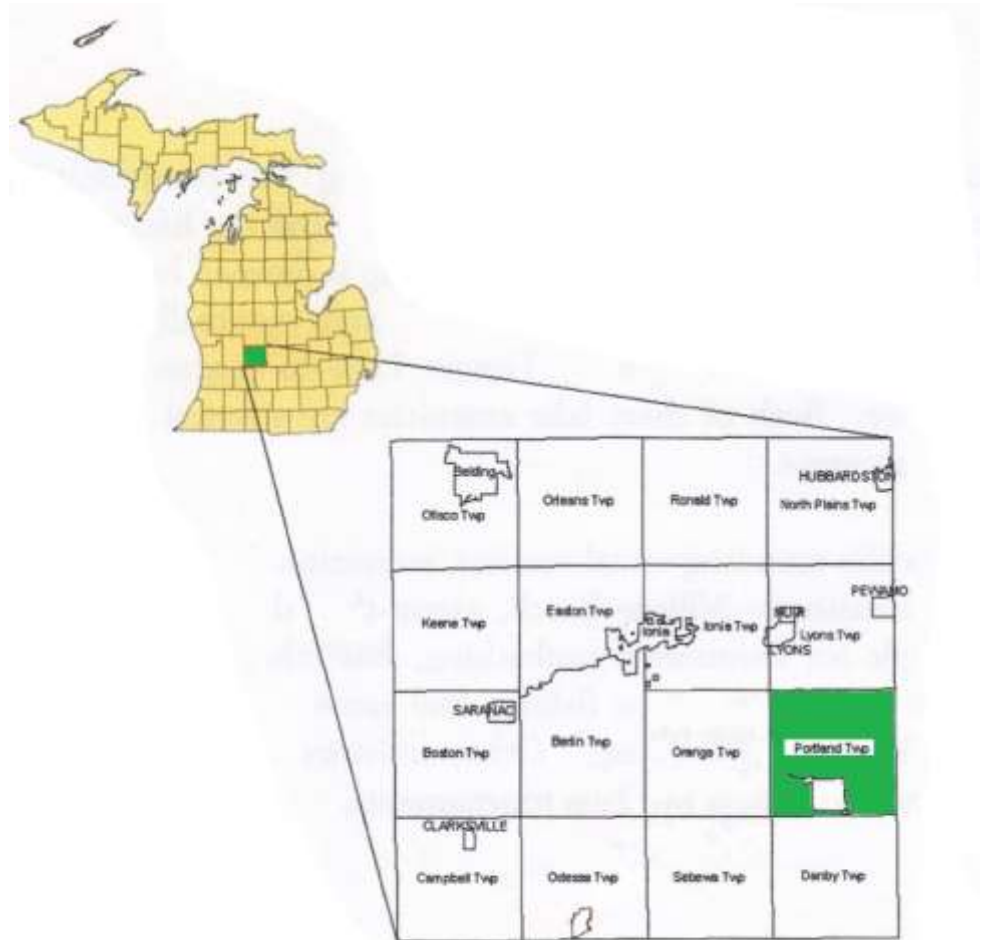


Regional Setting

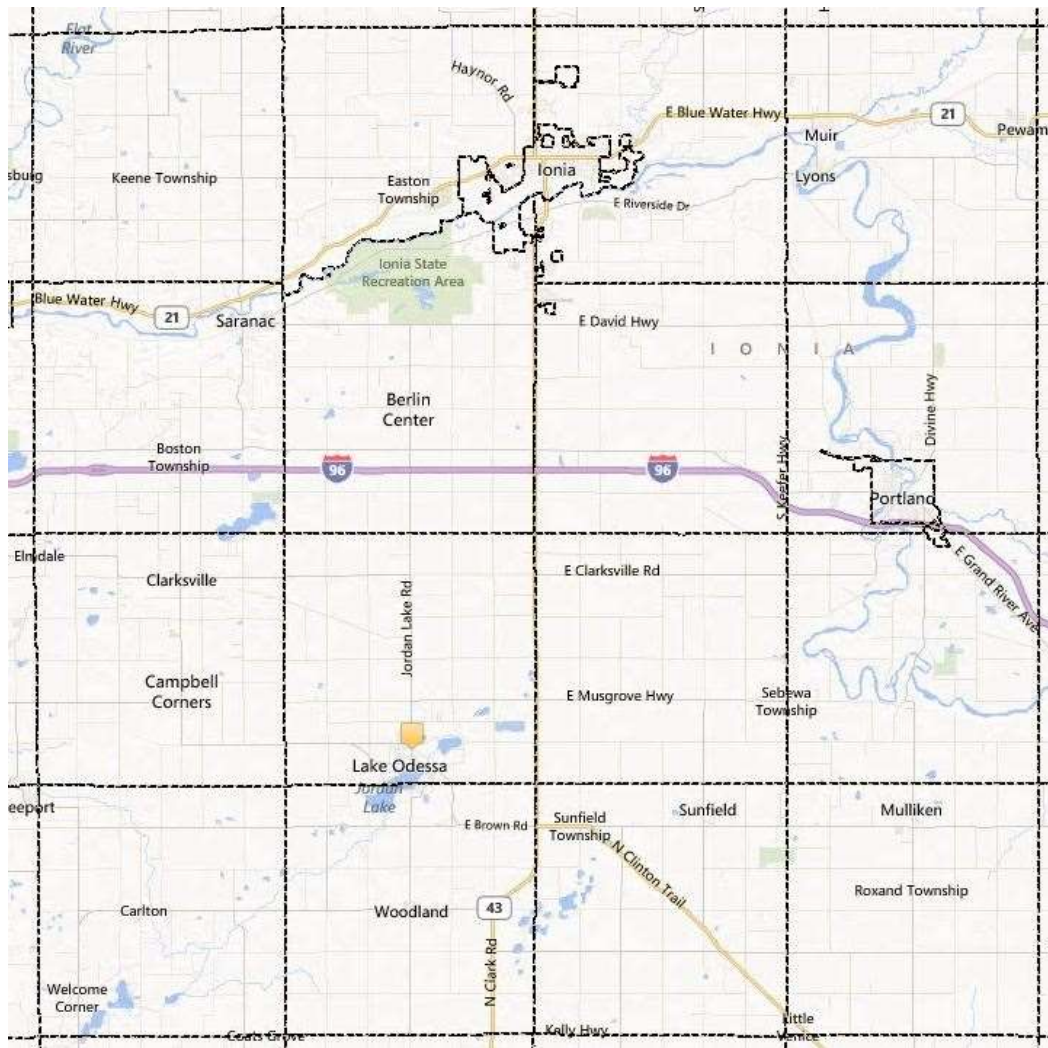
Portland Township is located in the southeastern part of Ionia County near the Lansing metropolitan area. Portland Township is part of Region Eight, West Michigan Regional Planning Commission, which is comprised of Kent Ionia, Allegan, Mecosta, Montcalm, Osceola and Ottawa Counties. The City of Grand Rapids is the largest urban area in Region Eight. Portland Township is closer to the City of Lansing than Grand Rapids. The City of Lansing area is located in the Tri-County Regional Planning Commission.

Portland Township is located between the two metro areas of Grand Rapids and Lansing. These two metro areas are connected by the I-96 expressway. There are three exits from the expressway which serve the Portland Area. The Grand River also runs through the Township. Both of these features have an impact on the Township.

Portland City, along with Portland Township, has a rural atmosphere and lifestyle. The outward growth from Lansing has had some effect on the growth of population, and the development of commercial uses within the greater Portland area. Coordinated planning between the Lansing area and that of the Portland area is nonexistent due to the fact that they are both located in different regional planning commission areas.



Portland Township must not lose sight of its individual identity as that of a rural township. Development pressures were strong from 2000 to 2006, then dropped off significantly due to the mortgage crisis and job losses. Many of the recent housing developments have had slow lot sales during the latter part of this decade and not many new houses are being built. People are generally fixing up their homes and adding features to their property such as additions, garages, pole barns, pools and decks instead of selling and purchasing property. In 2012-2014 new home permits have begun to increase with an average of 8 new homes each of those years. With the economy and job growth improving more homes are now being built and existing homes are selling again.



A significant push for growth in the City of Portland should not force hasty development decisions on the part of the Township decision makers. It is important to take sufficient time to adequately analyze all development proposals in light of community goals and policies in order to promote orderly and desirable development. The Township, in its Zoning Ordinance, has a detailed site plan review process and also a Subdivision Ordinance to use for developments.

Portland Township Demographics Physical Characteristics

Area

Full Township Including City Has:	23, 040 Acres
City Of Portland Has:	1705 Acres
Portland Township Has Left:	21,335 Acres
Acres in Act 116	6973 Acres
Township in 2000	32.44 Square Miles
Township in 2010	32.18 Square Miles
City in 2000	2.40 Square Miles
City in 2010	2.64 Square Miles

Rivers

Grand River	7.5 Miles
Looking Glass River	2.0 Miles

Roads

Primary Paved	17.26 Miles
Primary Gravel	2.25 Miles
Secondary Paved	4.03 Miles
Secondary Gravel	39.66 Miles
Total Roads	63.20 Miles

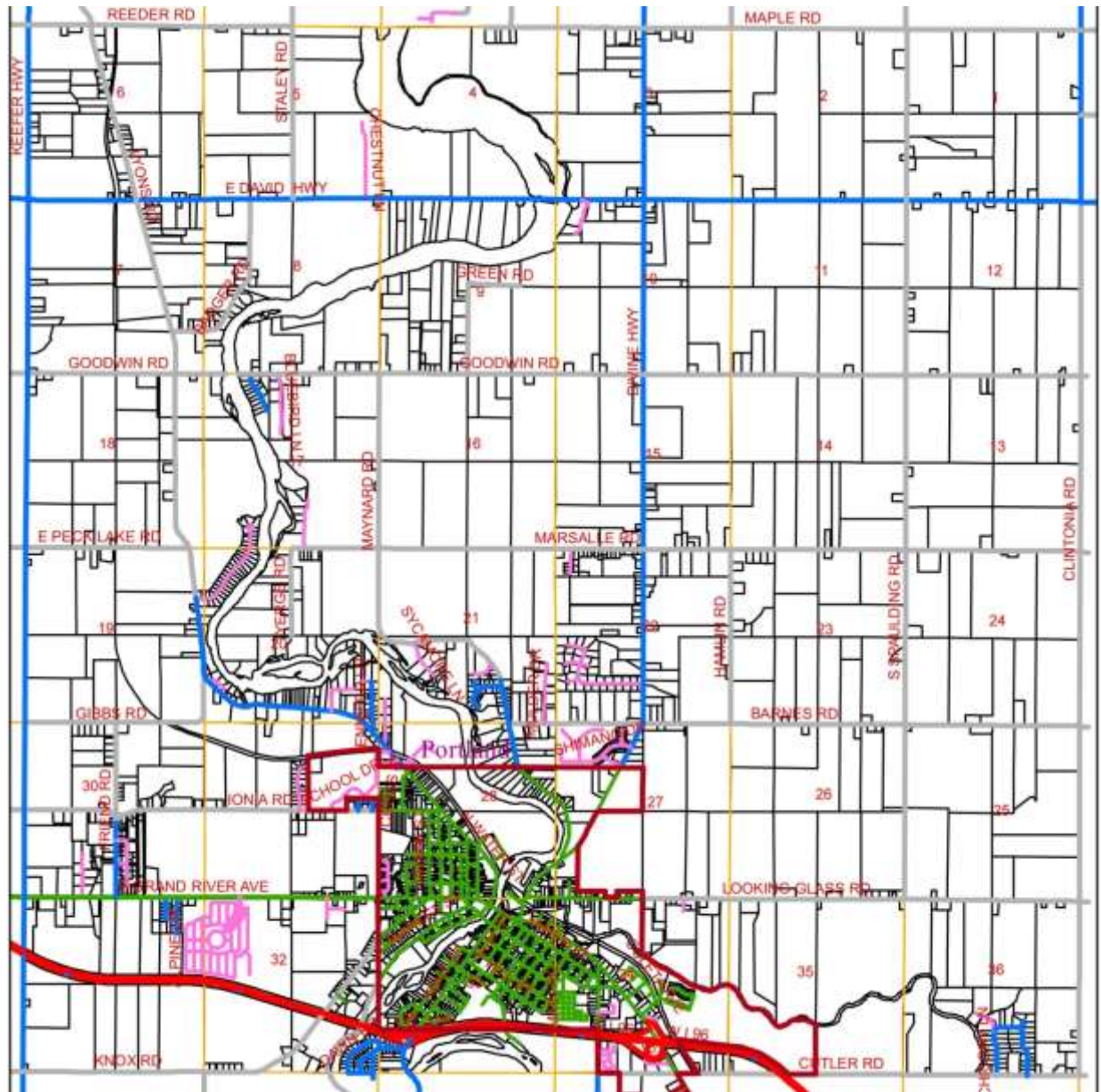
Bridges and Culverts

Which Are 3’ or Larger In Width	37 Total
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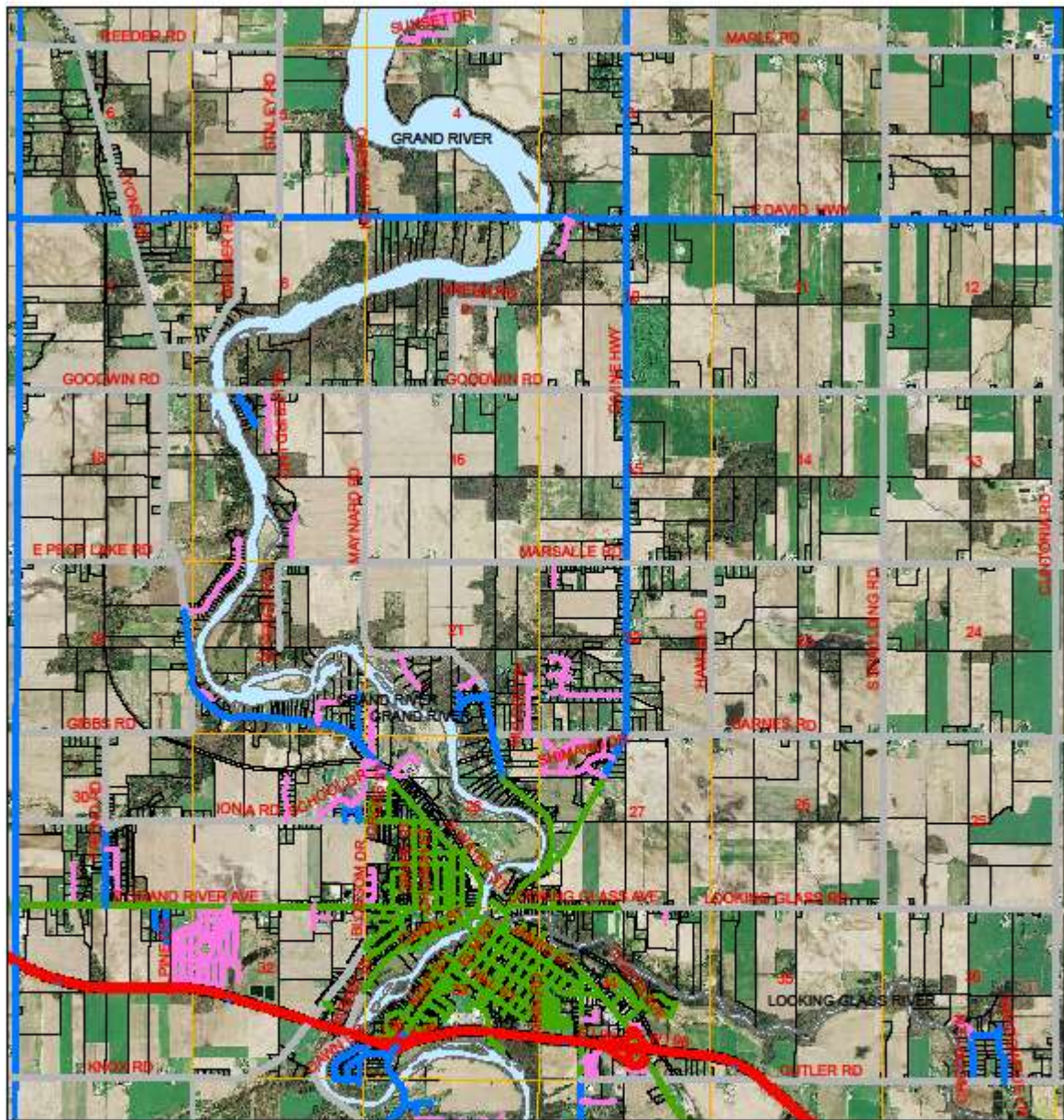
Utilities

Consumers Electric	22.5 Miles
Tri County Electric	25 Miles
Portland City Electric	10 Miles Overhead
	11 Miles Underground

Portland Township Base Map



Portland Township Aerial Map



PORTLAND TOWNSHIP



Agriculture

Agriculture is the single most important aspect in Portland Township. A typical square township in Michigan has 36 sections or 23,040 acres. Portland Township has approximately 33 sections after having lost approximately 3 sections to the City of Portland. Most of the acres in Portland Township are high production soils. Each of the remaining 33 sections can be divided into very high productive soils, mixture of very high and low production soils, and low production soils.

Most of the high production soils in Portland Township are one of the following types: Blount, Brookston, Celina, Conover, and Miami. These soils have a productivity rating in the range of 90% to 100%.



High productivity soils consists of 14,480 acres in Portland Township. This amounts to 68% of the total land in the township.

Agricultural land in P.A. 116 in Portland Township consists of 6973 acres, about 1127 acres less than from the 1996 plan. Land in P.A. 116 is 30% of the total Township land. 1127 acres of farm land has been taken out of the P.A. 116 program, which is a 21% reduction. Land being farmed in the Township is 15,245 acres. The larger areas farmed are in the northeast quarter and the middle of the Township

and has the most land in the program.

Prime Agricultural Land

Specific factors influencing prime agricultural land include the following: (1) productivity rating of the soil, (2) slope, (3) drainage, (4) parcel size and shape, (5) proximity to developed areas.

Agriculture has top priority in prime agricultural land area. The purpose of the prime agricultural land area in Portland Township are the following:

To encourage agriculture and to discourage non-farm development and the premature removal from agricultural production.

To encourage property owners to enroll prime agricultural land into the P.A. 116 Farmland Preservation Program.

To encourage expansion of existing agricultural-related businesses and development of new agribusinesses.



To work with MSU-Ionia County Cooperative Extension Service and the Ionia County Soil and Water Conservation District on farmland preservation issues.

Secondary Agricultural Land

Identifies the areas currently used for agricultural purposes. Prior to allowing major development to occur, a careful evaluation of site characteristics, impact on adjacent lands and the ability of the land to accommodate the proposed use should be undertaken.

Secondary Agricultural land may include land classified as high productive rated soil and land in P.A. 116. This land is more suitable for development because it is located close to existing developed areas. Less than 90% productive agricultural land that is currently being used for agricultural purposes is also included in the Secondary Agricultural land class.



IN CONCLUSION - Agriculture is the single most important aspect in Portland Township. The goal of Portland Township Government should be to: encourage and promote appropriate uses and to discourage or prohibit inappropriate uses of Prime Agricultural Land. The Township can do this by giving agricultural business (farms and farmers) top priority over all other types of uses within the Prime Agricultural Areas.

Soil Types

The various soil types are shown in the following pages of maps. The first map shows the prime farmland soils. The color detailed soil maps broken down by quarter section of the Township show color and letter/numbers of the soil types. The first capital letter is the initial of the soil name. A second capital letter shows the slope. Some symbols without a slope letter are those of nearly level soils or land types, but some are for soils or land types that have a considerable range in slope. A final number, 2 or 3 in the symbol shows that the soil is moderately eroded or severely eroded.



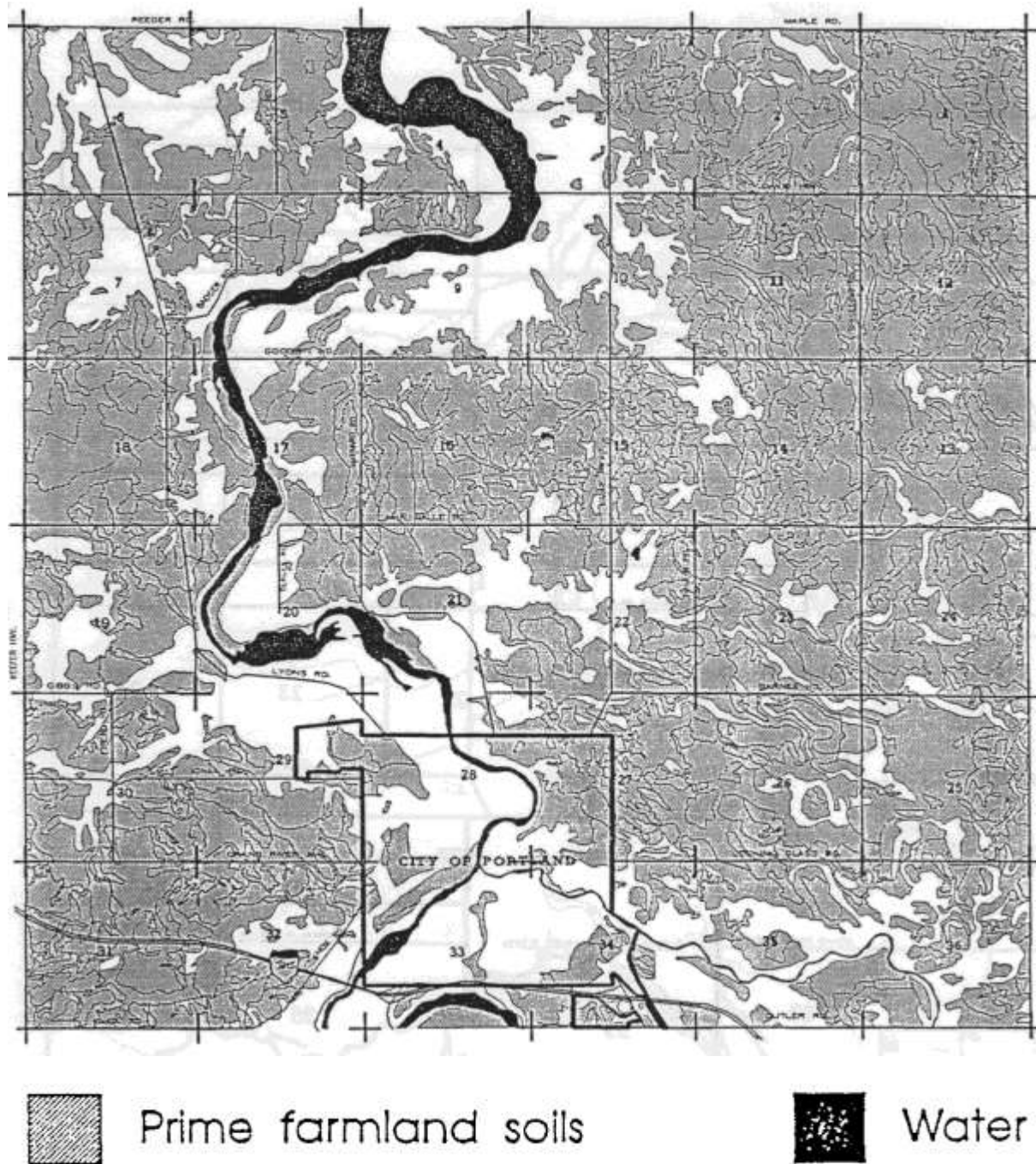
The color maps soil types starting with the "B" types are Boyer sandy loam. The "C" types are Celina loam and Conover loam. The "D" types are Dryden sandy loam; the (F) types are Fox sandy loam and

sandy clay loam; the (K) types are Kibble loam; the (M) types are Marlette loamy sand, Miami-Owosso sandy loams and Metamora sandy loam. The (L) types are Lapeer sandy loams; the (S) types are Spinks loamy sand and the (W) types are Wasepi-Brady loamy sands.



Much of the Township soils are Miami-Celine-Boyer-Marlette of gently undulating to rolling, well drained and moderately well drained loamy soils or Mancelona-Fox-Boyer with level to steep well-drained loamy soils underlain by sand and gravel. The southeast part of the Township is Conover-Brookston with level to gently undulating somewhat poorly drained and poorly drained loamy soils. In the upper northwest part of the Township is Matherton-Sebewa-Wasepi that is level, somewhat poorly drained and poorly drained loamy soils underlain by sand and gravel.

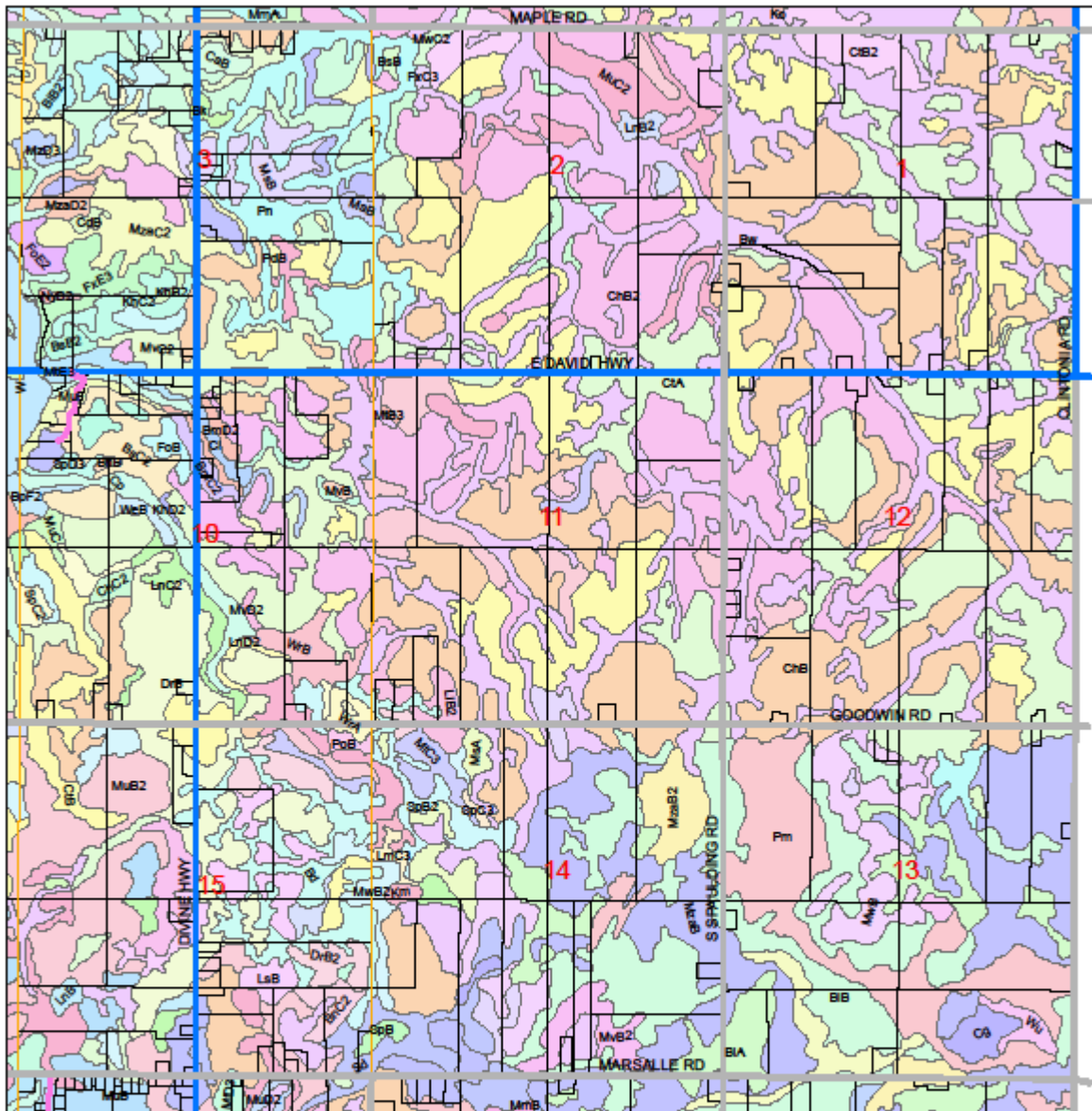
DNR Prime Farmland Map



Detailed online maps are available from the USDA at

websoilsurvey.nrcs.usda.gov

Portland Township Soils Map



Portland Township

Ionia County, Michigan

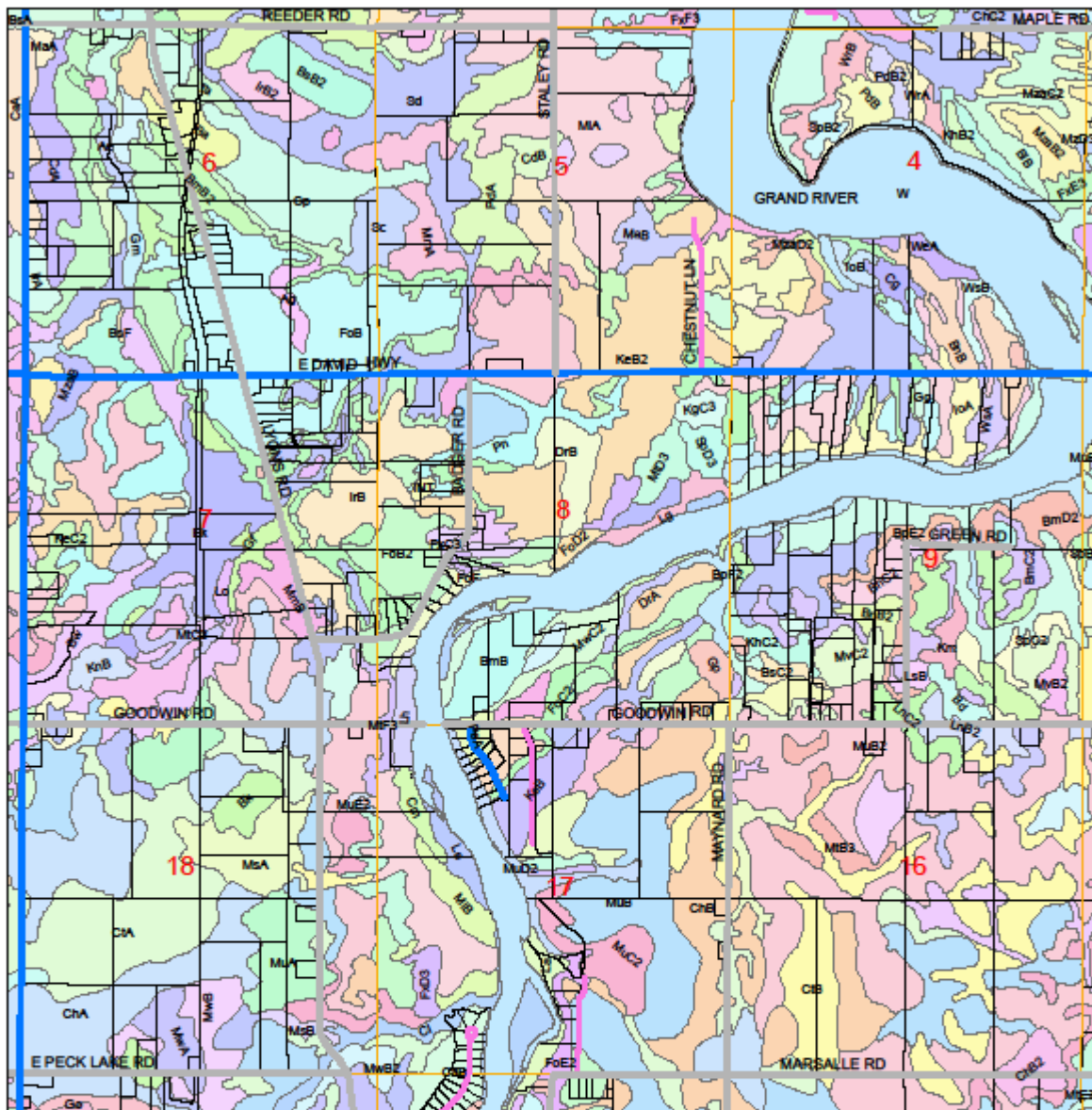
SOILS MAP

NE 1/4



1 inch = 2,042 feet

Portland Township Soils Map



Portland Township

Ionia County, Michigan

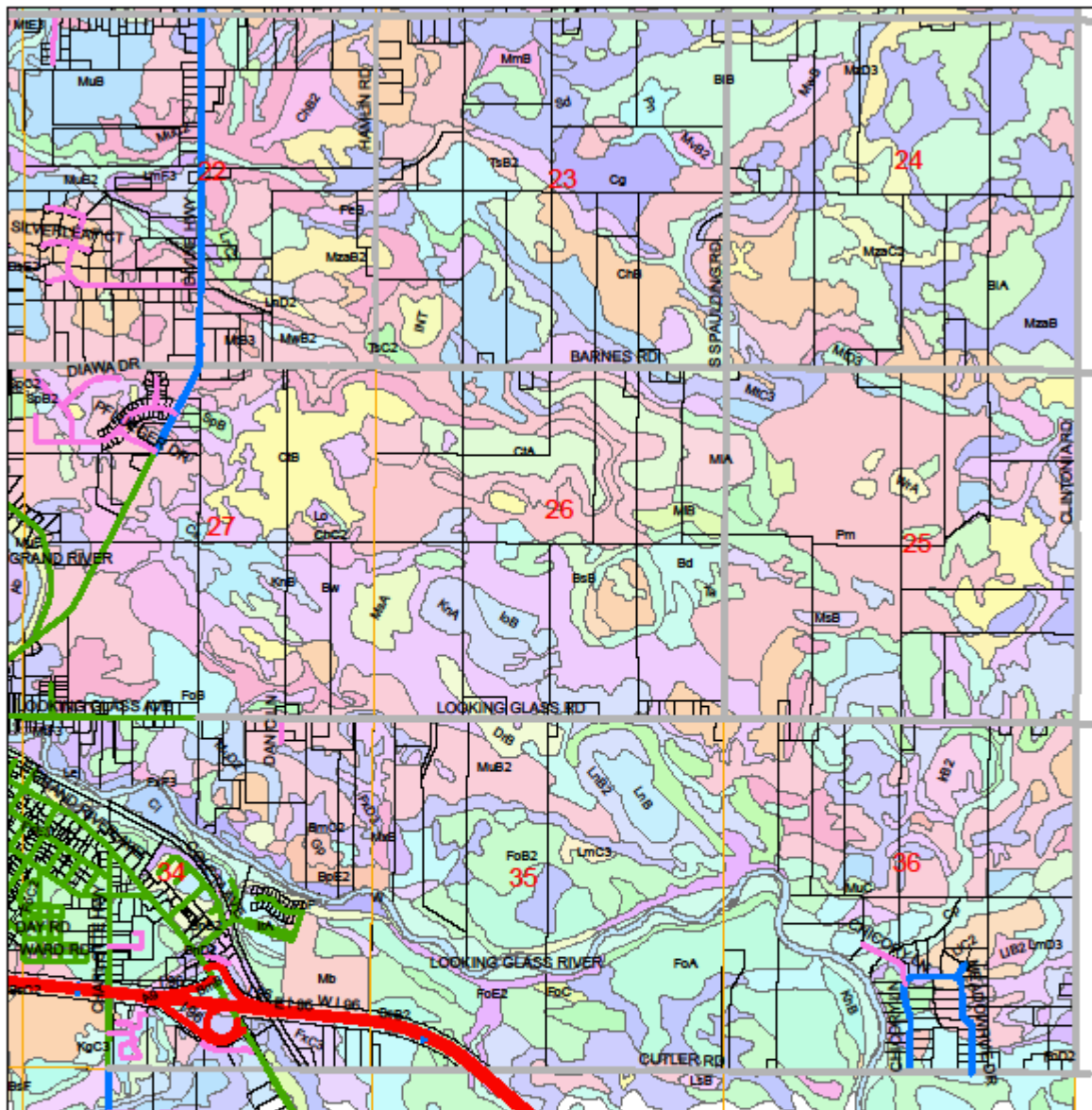
SOILS MAP

NW 1/4



1 inch = 2,042 feet

Portland Township Soils Map



Portland Township

Ionia County, Michigan

SOILS MAP

SE 1/4



1 inch = 2,042 feet

Ionia County, Michigan

SW 1/4



Portland Township

Commercial and Light Industrial

There are three commercial areas in Portland Township. All three areas are located close to the City of Portland. The mixture of residential and commercial in these areas reflects a lack of developmental controls.



The major commercial area is located along East Grand River Avenue. This corridor begins at the west boundary line of Portland City and extends west beyond the west township line to the I-96 highway exit 73. The businesses in this area are

presently agricultural equipment sales, school bus garage, bowling with restaurant, mini-storage, auto glass and body repair, concrete foundations and Tri-County Electric. Within Portland Township, this area has the best potential for commercial development. The west end of E Grand River Avenue near Keefer Hwy is the most suited for future commercial uses. Several past rezones to Commercial bear this out along with the open land areas near this intersection.



Lyons Road consists of both commercial and manufacturing. This land is located adjacent to the Grand River and the City boundary and is the light industrial area for Portland Township. Part of the TRW plant property is in the Township and a small light industrial park is next door.

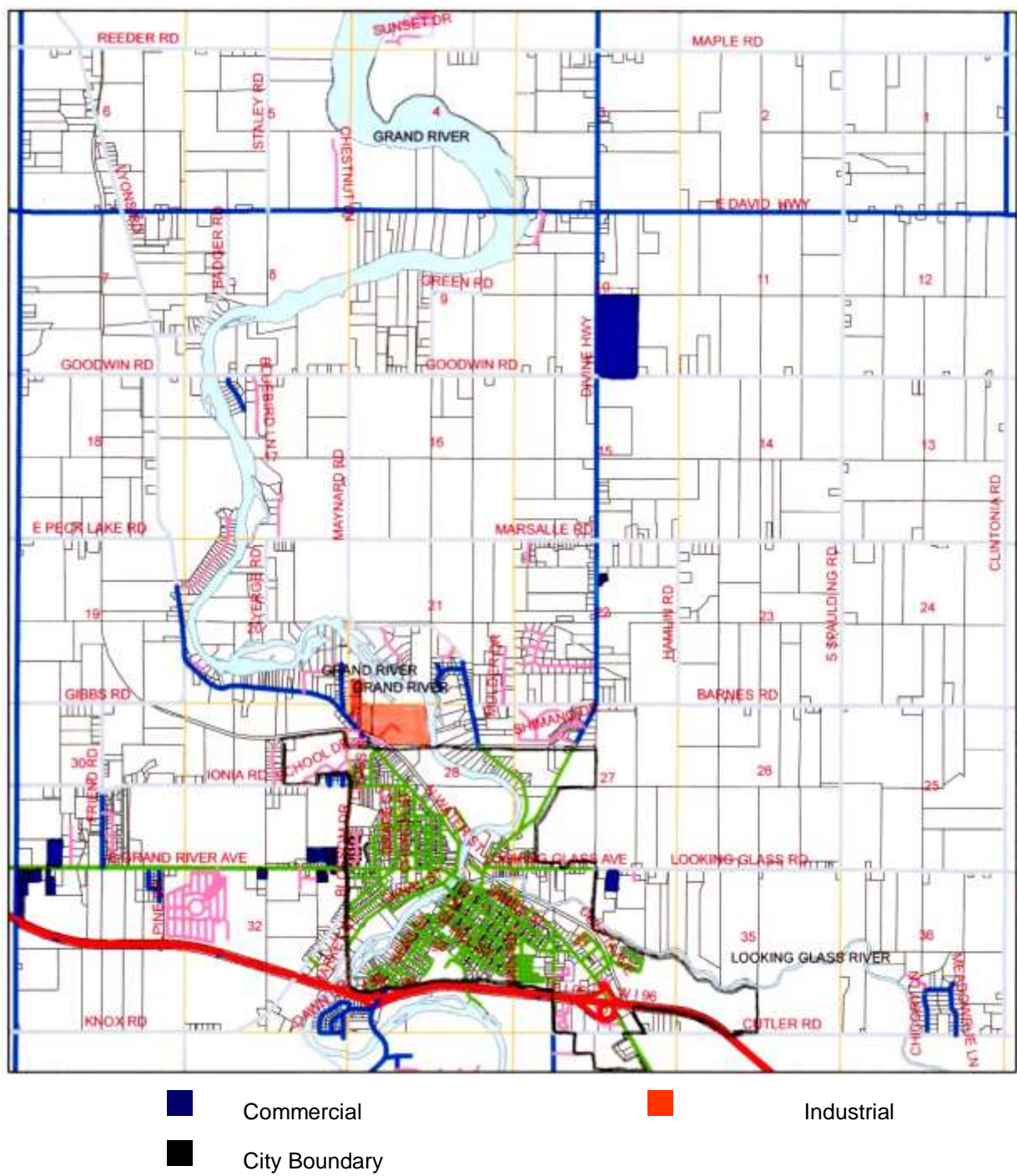
The businesses located on Divine Highway consist of the auto body shop and the golf course.

The people originally felt that the Township should encourage both commercial businesses and an industrial park development. Larger developments will greatly depend on the Township's ability to provide public water and sanitary sewer. For the Township to be able to offer or provide these items, the Township would need to have one of the following:

1. A contract with the City of Portland or have a working partner-ownership agreement with the City of Portland or
2. Pursue a working-partnership or agreement with Sun Communities, owner of the Sunset Ridge mobile home community on E Grand River Ave. Either of these would result in an economic advantage to the Greater Portland Area.

See the commercial and light industrial map on the next page.

Commercial and Industrial Map



Residential Housing

An examination of existing housing characteristics as well as trends can reveal important information about the preference of Portland Township residents which in turn gives an indication of the social atmosphere and land use priorities of the population. In addition, housing growth trends are directly related to population growth and can be useful in examining future residential land use needs both in terms of type and location. The following graphs and information are from the 2010 Census data.

Total Housing Units	Portland Township
Total	1,295

Subject	Number	Percent
TENURE		
Occupied housing units	1,199	100.0
Owned with a mortgage or loan	713	59.5
Owned free and clear	320	26.7
Renter occupied	166	13.8

The most dominant form of housing in Portland Township is still single family homes with 96% of all dwelling units being this type. This large proportion of single unit structures may be reflective of families, versus singles, living in the community. This assumption is borne out by the average number of persons per unit being 2.8 of occupied homes (3.18 in 1990), a figure which is higher than the City of Portland (2.3 persons per occupied home) or other more urbanized areas such as City of Lansing where there is a greater diversity in life styles. It appears that people are having less children and/or that many of the young people are moving out of the Township. Rental units make up 13.8% of the total housing units in Portland Township with the remaining 86.2% being owner occupied.

Subject	Number	Percent
OCCUPANCY STATUS		
Total housing units	1,295	100.0
Occupied housing units	1,199	92.6
Vacant housing units	96	7.4
TENURE		
Occupied housing units	1,199	100.0
Owner occupied	1,033	86.2
Owned with a mortgage or loan	713	59.5
Owned free and clear	320	26.7
Renter occupied	166	13.8
VACANCY STATUS		
Vacant housing units	96	100.0
For rent	26	27.1
Rented, not occupied	1	1.0
For sale only	29	30.2
Sold, not occupied	3	3.1
For seasonal, recreational, or occasional use	8	8.3
For migratory workers	0	0.0
Other vacant	29	30.2

Township Housing

Subject		Portland Township, Ionia County, Michigan							
				Occupied housing unit		Owner-occupied		Renter-occupied	
				Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Occupied housing units		1,031		+/-76		956		+/-78	
75									
UNITS IN STRUCTURE									
1, detached		79.1%		+/-5.2		83.7%		+/-4.9	
21.3%									
1, attached		0.7%		+/-1.1		0.7%		+/-1.2	
0.0%									
2 apartments		0.4%		+/-0.9		0.0%		+/-2.8	
5.3%									
3 or 4 apartments		0.8%		+/-0.8		0.0%		+/-2.8	
10.7%									
5 to 9 apartments		1.8%		+/-1.4		0.0%		+/-2.8	
25.3%									
Mobile home or other type		17.2%		+/-4.9		15.6%		+/-4.8	
37.3%									
YEAR STRUCTURE BUILT									
2000 or later		25.9%		+/-6.2		24.2%		+/-6.4	
48.0%									
1990 to 1999		20.0%		+/-6.3		21.1%		+/-6.5	
5.3%									
1980 to 1989		10.7%		+/-3.9		10.5%		+/-4.1	
13.3%									
1960 to 1979		27.0%		+/-6.3		27.0%		+/-6.6	
26.7%									
1940 to 1959		7.3%		+/-4.1		7.8%		+/-4.4	
0.0%									
1939 or earlier		9.2%		+/-4.3		9.4%		+/-4.7	
6.7%									
ROOMS									
2 or 3 rooms		0.9%		+/-1.3		0.0%		+/-2.8	
12.0%									
4 or 5 rooms		25.9%		+/-5.5		23.6%		+/-5.7	
54.7%									
6 or 7 rooms		39.3%		+/-7.1		41.0%		+/-7.3	
17.3%									
8 or more rooms		33.9%		+/-6.3		35.4%		+/-6.9	
16.0%									
BEDROOMS									
No bedroom		0.0%		+/-2.6		0.0%		+/-2.8	
0.0%									
1 bedroom		0.3%		+/-0.5		0.3%		+/-0.6	
0.0%									
2 or 3 bedrooms		67.8%		+/-7.5		66.5%		+/-8.1	
84.0%									
4 or more bedrooms		31.9%		+/-7.5		33.2%		+/-8.1	
16.0%									
COMPLETE FACILITIES									
With complete plumbing facilities		100.0%		+/-2.6		100.0%		+/-2.8	
100.0%									
With complete kitchen facilities		100.0%		+/-2.6		100.0%		+/-2.8	
100.0%									
VEHICLES AVAILABLE									
No vehicle available		1.4%		+/-1.3		1.5%		+/-1.4	
0.0%									
1 vehicle available		16.9%		+/-5.4		14.2%		+/-5.5	
50.7%									
2 vehicles available		42.6%		+/-7.4		44.5%		+/-7.7	
18.7%									
3 or more vehicles available		39.2%		+/-6.8		39.9%		+/-7.2	
30.7%									
TELEPHONE SERVICE									
With telephone service		96.4%		+/-2.4		96.1%		+/-2.6	
100.0%									
HOUSE HEATING FUEL									
Utility gas		42.1%		+/-6.1		42.8%		+/-6.5	
33.3%									
Bottled, tank, or LP gas		36.3%		+/-7.2		37.3%		+/-7.6	
22.7%									
Electricity		4.7%		+/-2.4		2.1%		+/-1.9	
37.3%									
Fuel oil, kerosene, etc.		11.0%		+/-4.2		11.8%		+/-4.5	
0.0%									
Coal or coke		0.0%		+/-2.6		0.0%		+/-2.8	
0.0%									
All other fuels		5.3%		+/-2.8		5.2%		+/-3.0	
6.7%									
No fuel used		0.7%		+/-1.0		0.7%		+/-1.0	
0.0%									

Sun Communities began construction in 1999-2000 on a large mobile home community, which is limited by agreement to 500 maximum homes on E Grand River Ave east of Friend Rd. In 2011-2014, the average number of homes in the community have averaged 184. In the last 5-8 years more people are buying parcels for their mobile homes rather than moving into the mobile home community due to low interest rates and many parcels/lots for sale. Mobile home units do make up 17% of the total single family homes in Portland Township and 3% are apartment/duplex.



The number of dwelling units grew by a total of 440 units from 2000 to 2010 (855 to 1295). There was also an increase in vacant homes from 27 to 96 in the same time span. This trend has been happening in the late part of the 2000 decade years due to owners abandoning homes because of high bank foreclosures. In contrast, rental units now have a

higher occupancy rate from people leaving their homes and not having the larger down payments required to purchase a home. The Blue Spruce Apartments located west of the City limits on E Grand River Ave have recently built a 5th apartment building and are in the process of constructing their 6th apartment building in 2014.

The construction of single family developments in the Township in the last 10 years was significant. The only other type of dwellings being constructed is at the apartment complex described above; all others are single family house type. Single family dwellings are obviously the preferred housing type in the community.



Population growth from 1970 to 1990 increased 50% and 30% respectively then fell off to 6% from 1990 to 2000. A huge growth spurt came from 2000 to 2010 with a jump in population from 2436 to 3404 persons. This is a 39.7% increase in population in that 10 year period. The average number of persons per square mile went from 75.8 people in 2000 to 105.8 persons per square mile in 2010. There were many small and medium single family housing developments started and the mobile home community was constructed during this period. The Township participated in the 2010 Census data review program and that translated into an accurate count of people and homes as well as the new housing development construction locations and newer built homes/addresses. Zoning records show all the new houses built within this census period. Previous inaccurate census boundary lines and non-inclusion of some of the many newer developments may also have been a factor. Census counting procedures and technology have also increased to produce more accuracy in counting people and houses.



As a whole, Michigan's population decreased from a total of 9,938,444 in 2000 to 9,883,640 in 2010 or -0.6%. It is the only State in the nation that lost population in this time span. Many people left to go to other states for work opportunities. Ionia County grew by 3.9% (from 61518 to 63905 people) between 2000 and 2010. But some

areas in Michigan had more growth such as Portland Township and 11 other municipalities in Ionia County. 7 municipalities in Ionia County lost population.

Housing characteristics are located on the next page. A list of high developed residential areas and a map of high developed residential areas are located on the two following pages after the housing characteristics page.

Portland Township Demographic population by age 2010 Census

Subject		Number			Percent		
		Both	Male	Female	Both	Male	Female
AGE							
Group quarters population		11	2	9	100.0	100.0	100.0
Under 18 years		3	1	2	27.3	50.0	22.2
18 to 64 years		4	1	3	36.4	50.0	33.3
65 years and over		4	0	4	36.4	0.0	44.4
Institutionalized population		0	0	0	(X)	(X)	(X)
Under 18 years		0	0	0	(X)	(X)	(X)
18 to 64 years		0	0	0	(X)	(X)	(X)
65 years and over		0	0	0	(X)	(X)	(X)
Non-institutionalized population		11	2	9	100.0	100.0	100.0
Under 18 years		3	1	2	27.3	50.0	22.2
18 to 64 years		4	1	3	36.4	50.0	33.3
65 years and over		4	0	4	36.4	0.0	44.4

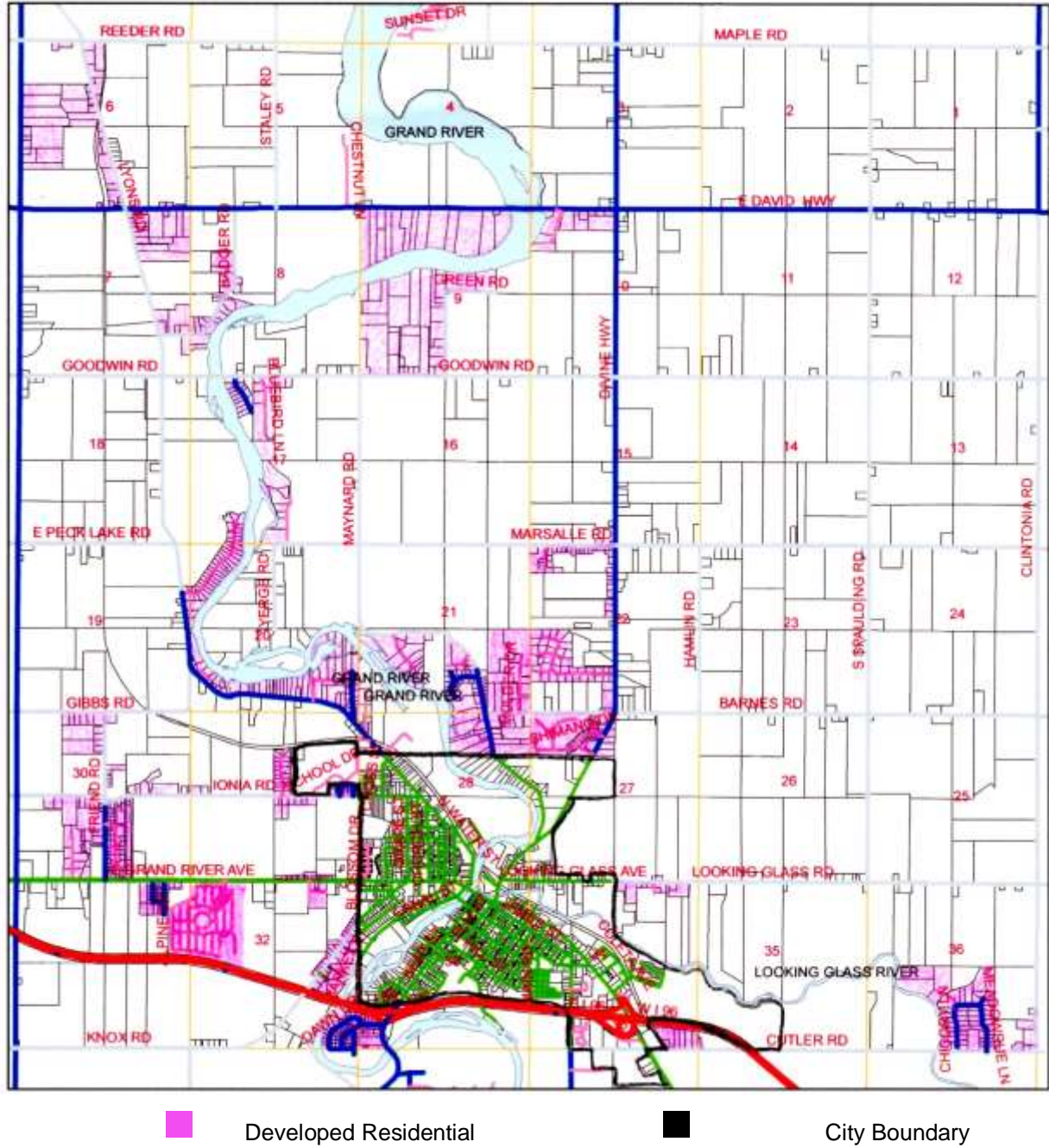
Subject	Number	Percent
AGE		
Total population	3,404	100.0
Under 5 years	227	6.7
5 to 9 years	281	8.3
10 to 14 years	298	8.8
15 to 19 years	274	8.0
20 to 24 years	137	4.0
25 to 29 years	152	4.5
30 to 34 years	180	5.3
35 to 39 years	249	7.3
40 to 44 years	244	7.2
45 to 49 years	273	8.0
50 to 54 years	255	7.5
55 to 59 years	271	8.0
60 to 64 years	190	5.6
65 to 69 years	130	3.8
70 to 74 years	98	2.9
75 to 79 years	70	2.1
80 to 84 years	36	1.1
85 years and over	39	1.1
Median age (years)	38.3	(X)
16 years and over	2,551	74.9
18 years and over	2,402	70.6
21 years and over	2,297	67.5
62 years and over	486	14.3
65 years and over	373	11.0

Residential High Developed Areas

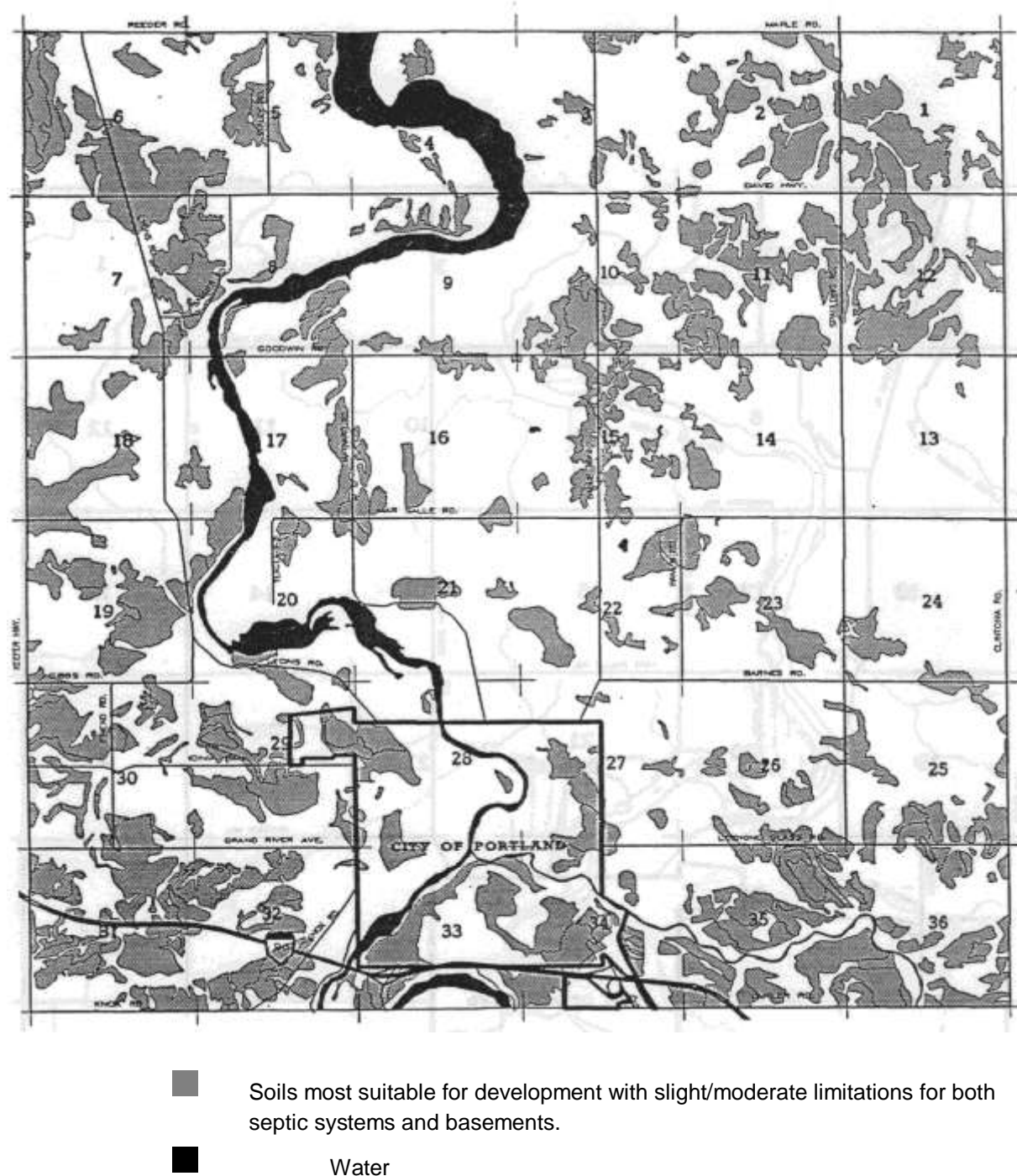
The following list by section number within the Township describes which roads have higher concentrations of houses within those areas:

Section Number	Description of Area
6.	Lyons Road from David Hwy north to Reeder Road.
7.	Lyons Road south of David Hwy and along Badger Road
8.	Badger Road along the Grand River.
9.	David Hwy west of Grand River bridge along the south side and north of Goodwin west of Green Road.
17.	North of Marsalle Road on Hendee Lane plus Grand River Estates and Bluebird Lane located at Goodwin Road and the Grand River.
20.	Lyons Road from the city limits to E Peck Lake including the Grand Ridge Estates development, and Olivia Estates.
21.	Maynard Road from city limits to and including Riverest Subdivision. Mulder Drive off Barnes road just east of Maynard Road.
22.	Divine Hwy between Barnes Road and Marsalle Road including Cottonwood Creek development. Plus Marsalle Road west of Divine Hwy on south side for 1/2 mile.
27.	Looking Glass Road 1/2 mile east from city limits and south along Barnes Rd and Divine Hwy with the Divine Highlands development.
28.	North of City limits along Maynard Rd.
29.	Ionia Road 1/2 mile west from city limits including Rock Ridge development.
30.	Friend Road north of Grand River Ave up to and west on Gibbs Rd including Friendbrook Acres and Friendly Acres developments.
31.	Spohn Subdivision on Grand River Ave including a portion of Sunset Ridge mobile home park.
32.	Grand River Ave 1/2 mile west of city limits including a portion of Sunset Ridge Mobile Home Park and the Blue Spruce Apartments. Also Knox Rd between the city limits and the 1-96 freeway plus a portion of the Stillmeadow Subdivision of Kent St.
33.	The east portion of Stillmeadow Subdivision off of Kent Street.
34.	Cutler Road from E Grand River Ave to the Freeway overpass plus Cutler Road from the Looking Glass River to Clintonia Road including the Looking Glass River View subdivision.

Residential High Developed Areas Map

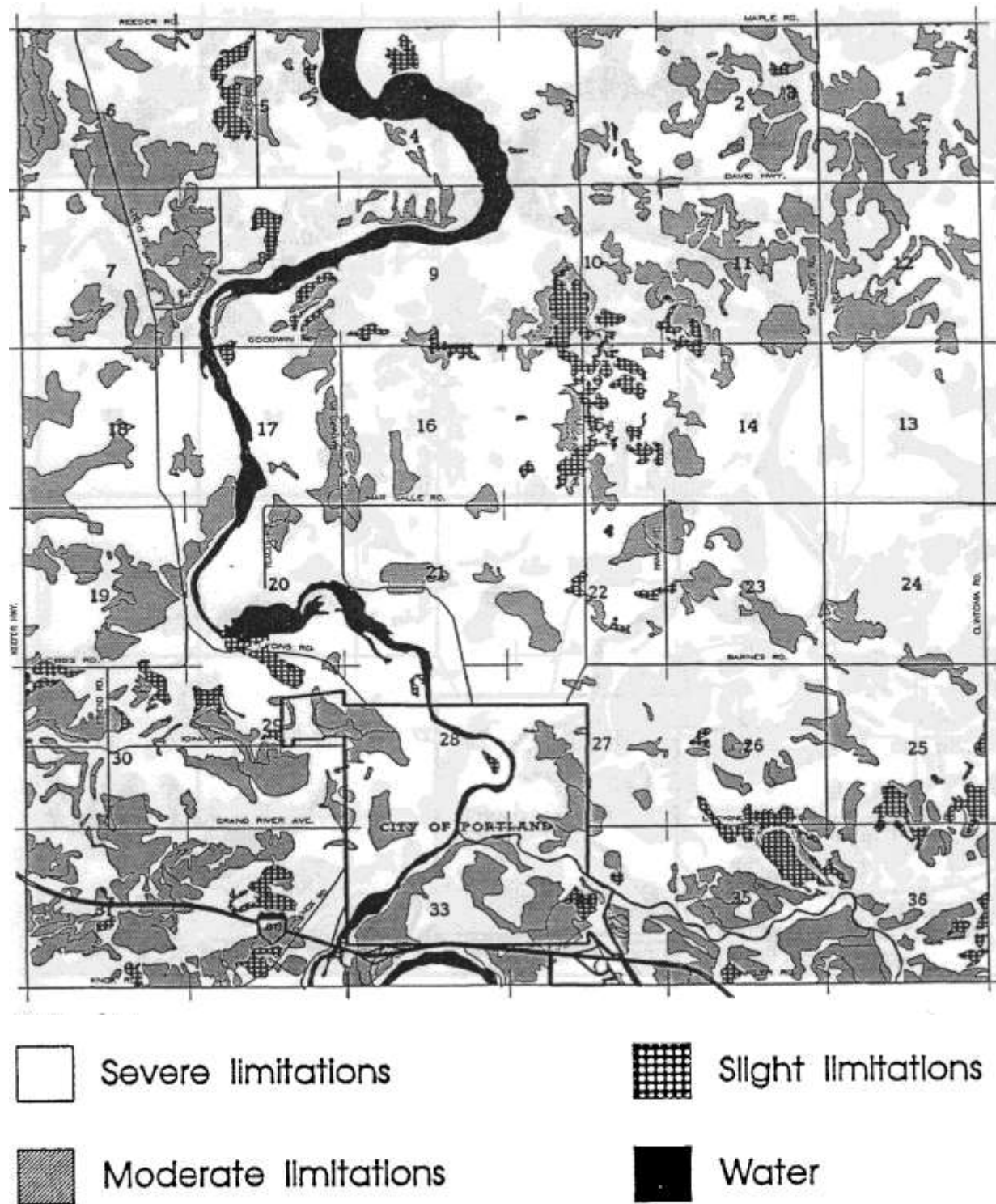


Residential Most Suitable Soils Map



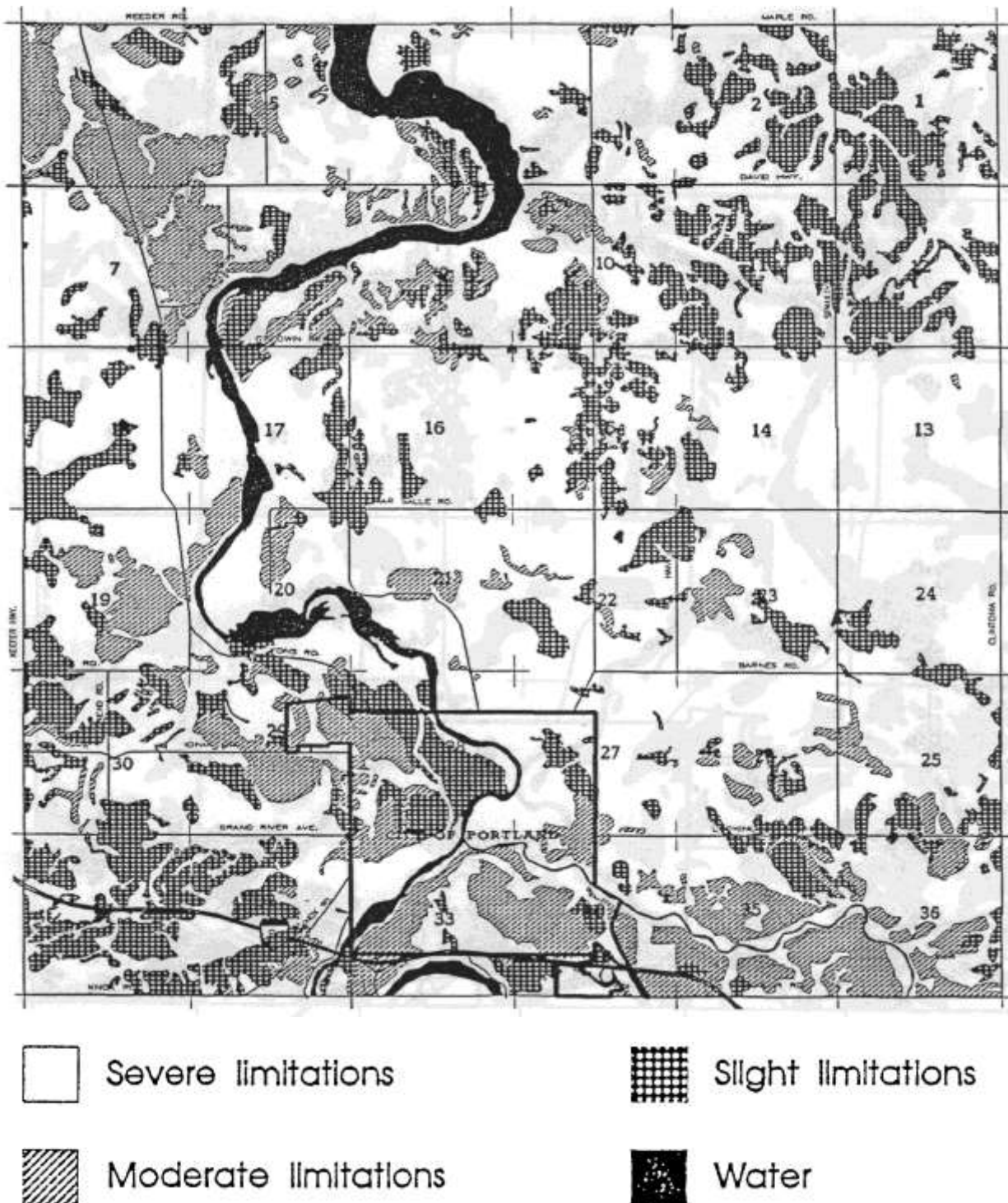
Detailed online maps are available from the USDA at: websoilsurvey.nrcs.usda.gov

Residential Septic Limitations Map



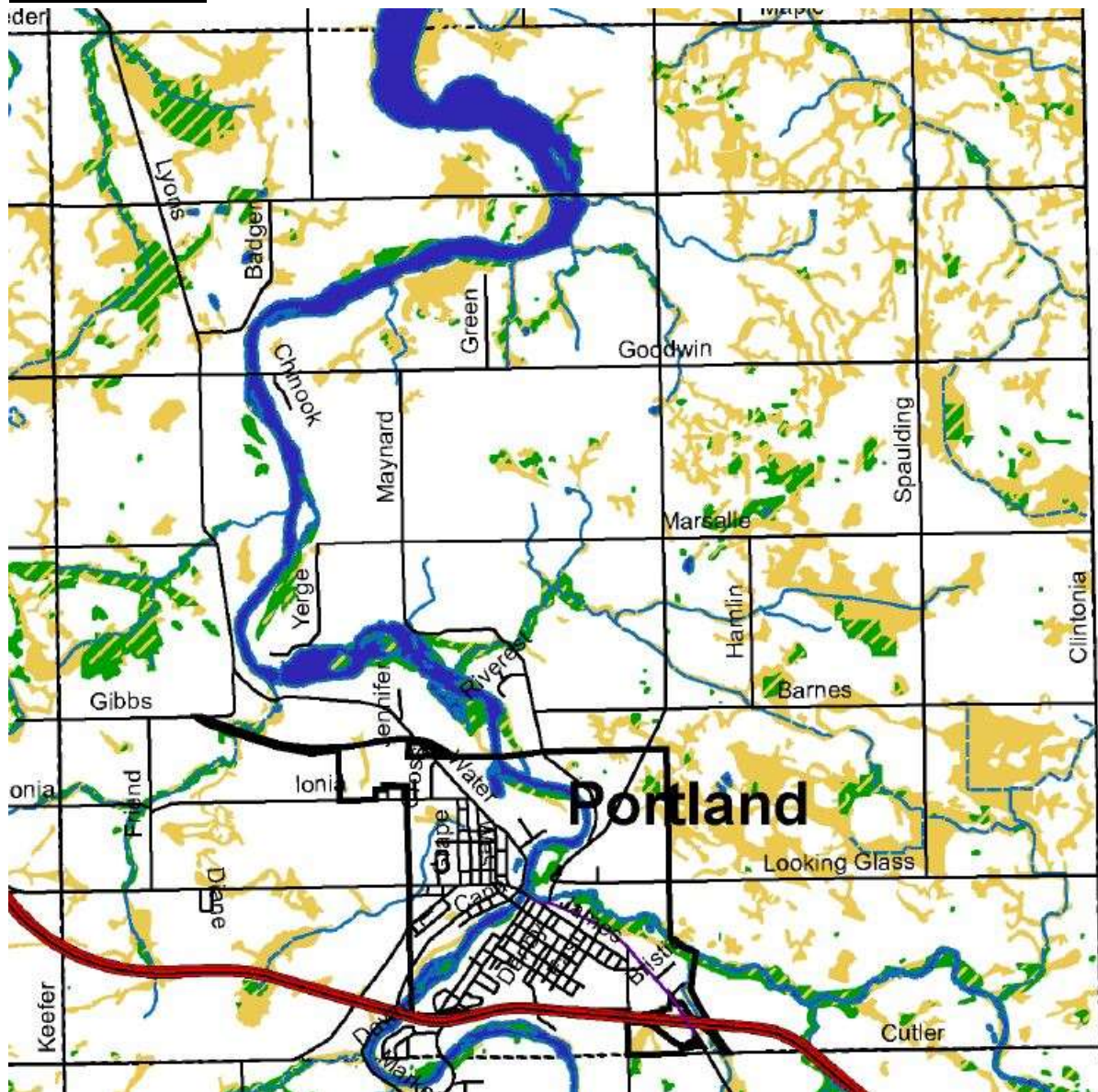
Detailed online maps are available from the USDA at: websoilsurvey.nrcs.usda.gov

Residential Basement Limitations Map



Detailed online maps are available from the USDA at: websoilsurvey.nrcs.usda.gov

Wetlands Map



- Wetlands as identified on NWI and MIRIS maps
- Soil areas which include wetland soils (Striped areas include both types)
- City Boundary

Portland Township online wetlands maps are available at: mcgi.state.mi.us/wetlands/

Michigan's wetland statute, Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, defines a wetland as "land characterized by the presence of water at a frequency and duration sufficient to support, and that under normal circumstances does support, wetland vegetation or aquatic life, and is commonly referred to as a bog, swamp, or marsh."

Education and Medical

Education School Districts

Two Public School Districts serve Portland Township. The main school district is the Portland Public Schools and the northeastern part of the Township is part of the Pewamo-Westphalia School District. St. Patrick's is the major Private School.

Higher Education Institutions

The residents of Portland Township have a good choice in the fact that there are 9-12 colleges located within 35 miles. The colleges in the Grand Rapids area are its Community College, Cooley Law School, Western Michigan University satellite campus, Grand Valley University satellite campus, Davenport College, Michigan State University's Medical School, Aquinas College, Cornerstone University, Calvin College, University of Phoenix, Ferris State College satellite campus and Kendall College of Art. Colleges in the Lansing area, within about 20 miles, are Lansing Community College, Michigan State University and Western Michigan University satellite campus.



Portland Township School Districts

Medical Hospitals

Three hospitals located in Lansing (which is about twenty miles east of Portland) and a hospital in the City of Ionia located about 10 miles (straight line) northwest of the center of the Township serves Portland Township. Portland Township shares the same ambulance system with two other units of government (City of Portland and Danby Township). The Sparrow Ionia Hospital is located in downtown Ionia and a new hospital to replace it is under construction in mid-2014 south of Ionia on M-66 just south of the Ionia Airport. This new location will allow faster access and especially for ambulances from the east, west and south areas and the close proximity to the freeway. It will also have a heliport for helicopter flights of critically injured persons.

Nursing Homes

The Portland area does not have its own nursing home. Many of the residents go to one of many located in either the greater Lansing area or the greater Grand Rapids area. There are also nursing homes in St Johns, Charlotte, Ionia, Belding, and Lowell. The Portland area has two adult foster care homes, one of which is in the Township.

Medical Offices

The Portland area has two doctors' offices. There are also doctor offices in nearby Ionia, Lyons, Lake Odessa and Saranac.

Four dentists' offices, two optometrist offices, two chiropractor offices, one physical therapy center, two counseling centers and two pharmacy stores, also serve the residents of the Portland area.

Emergency Services

The emergency services provided directly by Portland Township are ambulance and fire protection. Both of these are paid for from the general fund by Portland Township. The day to day operation of the ambulance department is under the City of Portland's management. Portland Township, Danby Township and the City of Portland have negotiated, created and adopted a joint fire authority where the authority will own, run and maintain the fire department. The authority has so far been effective and the firemen are receiving new equipment, repairs to the building and more equal control of funds and budgets.

The Police protection for Portland Township comes from the Ionia County Sheriff's Department. The Township is not involved in providing a police protection program. The State Police Department also gives protection to the Township, but with a modern 911 system in place, residents should get immediate response. The

911 system has recently been upgraded to a "smart 911" system. The system can enter special circumstances, health issues, health equipment or directions to hard to find homes into the system and it will be displayed if an emergency call comes in.



Portland Township does participate in the FEMA Flood Hazard Program. The Township has been mapped by the Federal Government. Flood Hazard Insurance is available for any building within the Township from the government at less cost than private insurance. The government has recently upgraded mapping of flood hazard areas and the new maps will be effective in January of 2015. People will be able to go to a website and look at their own property

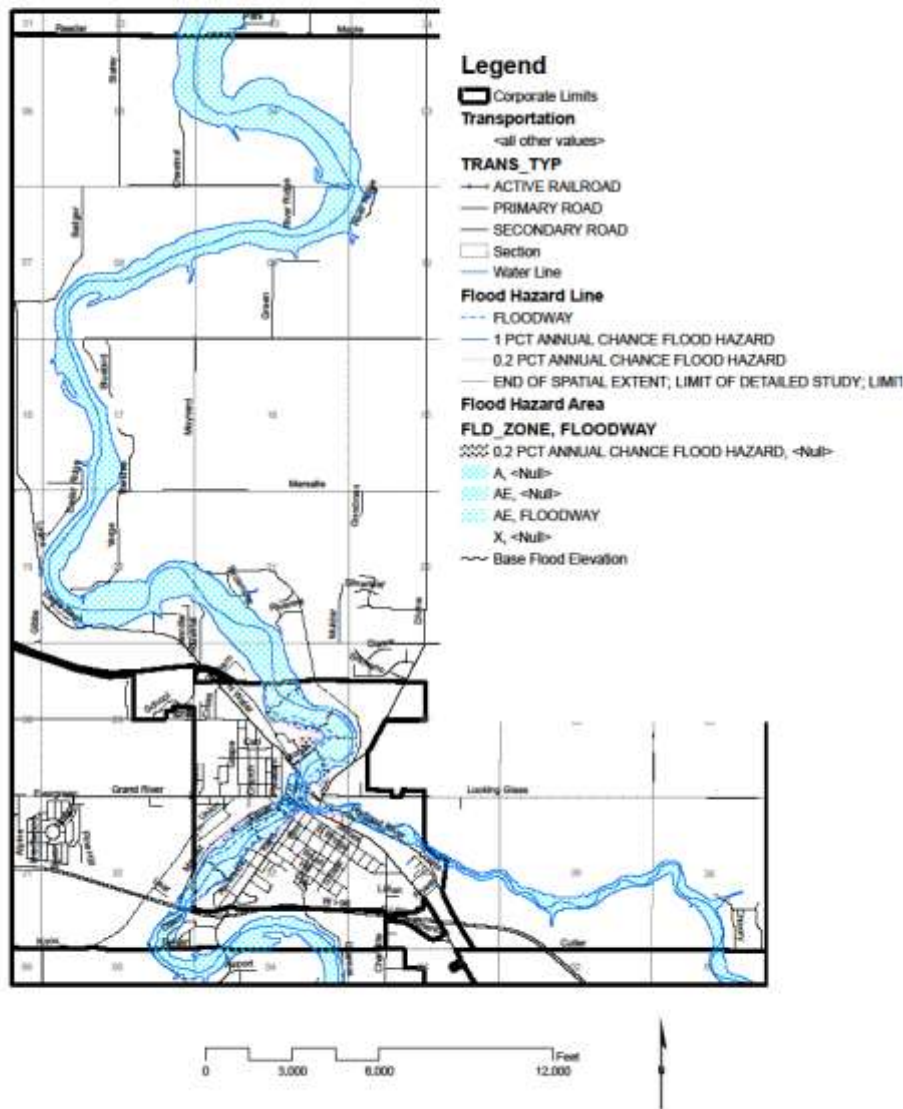
From looking at the questionnaire responses, the people living in Portland Township are satisfied with all three emergency services being provided at this time. The people receive low insurance rates because of good fire equipment and the professional personnel. The Township also has had a low crime rate. The Ionia County Sheriff Dept. now has an appointed liaison officer that keeps track of crime in each Township and makes periodic reports to the various Boards. The Township Board should be commended for good emergency services that the Township people are receiving.

Flood Hazard Map

Portland Township Preliminary FIRM

Not an official FEMA document. Prepared by MDEQ using preliminary data presented at January 10, 2013 COD Meeting. Official FEMA Preliminary Flood Data are available at the following web site:

<http://www.fema.gov/view-your-communitys-preliminary-flood-hazard-data-0>



Detailed flood plain maps are available at: www.floodsmart.gov

New Portland Township digital flood hazard maps are scheduled to be updated and available in January 2015.

Recreation

Recreation facilities furnished by a community are an important part of the well-being and quality of life in that community. In addition to providing recreational activities, such areas also provide vistas of open spaces.

Recreational facilities can be divided into four functional groups or types: neighborhood playground, neighborhood parks, community play fields, and community parks.

There are a variety of standards and definitions for parks. The following are guidelines based on population.

Activity	Guideline	Acres
Neighborhood	500 Persons per Acre	5
Community	250 Persons per Acre	10

Within a rural area, such as Portland Township, the provision of public outdoor recreation areas may not be as critical as in urbanized areas because of the abundance of open space. Nevertheless, public recreation sites are important for the provision of certain facilities and amenities such as tennis courts, ball fields, picnic grounds, playgrounds, a new river walk, etc., which would otherwise be unavailable to Township residents. The Township currently does not have any parks or playgrounds. Portland Township does share 6 plus acres of community parks and play fields which belong to the City of Portland. Portland Township contracts with the City of Portland and supports both the recreation programs and also the care of the community facilities. Portland City has greatly expanded its trail system and residents of the City and Township can ride bicycles, roller skate or walk on these trails. The 8.5 mile trail system circles the City.

The Michigan Department of Natural Resources owns about 70 acres of land abutting the Grand River and fronting on the north side of Goodwin Rd near Green Rd and is open for hunting and hiking uses.

The Grand River course in the Township is 7.5 miles. The Grand River is the most important natural recreational resource in the Township. Although there are three boat access sites in the area, this natural resource is still being under-utilized. Two are in Danby Township. One is on west Towner Rd and is a hand carry boat access only. The second is adjacent to the new bridge on Charlotte

Hwy and is a hand carry access with no boat launch but has close parking to the water. The other is on the Webber Dam impoundment near Lyons and has a hard surfaced access ramp. Another public access on a main road would allow for greater usage of the Grand River for boating, fishing, and other related recreational activities. The Planning Commission feels that the DNR should be encouraged to



obtain a site on David Highway or on the acreage they own along the Grand River that fronts on Goodwin Rd. The Township could also look into grants with the DNR to put in a boat launch area and obtain easements or purchase land for a river access.

The Township Planning Commission feels that the recreation program that Portland Township pays for and offers to the Township population is very good in meeting the needs of the Township residents at a reasonable cost to the Township government.

Transportation

The most important transportation mode in Portland Township is the surface road and highway network for the use of private automobiles. There is no transit organization providing general public service, although each school district provides bus transportation to its students.

The roads and highway system, its design and quality are vital to the residents of Portland Township. Not only does this system provide for personal trips, it is also important to the agriculture industry. From this standpoint the roads and highway system can be considered an economic asset to the community.

As the first step in more completely analyzing the transportation system, a road system inventory and analysis will provide some insight. The network is composed of different types of roads classified by the type of function they serve, and also by their construction and maintenance standards. The types are:

State Trunk Line

The only state trunk line in the Township consists of 4.5 miles of 1-96, linking Lansing with Grand Rapids. Portland Township has 3 exits which serve the residents.

County Primary Roads

There are 19.51 miles of primary roads of which 17.26 are paved and 2.25 are gravel. Two of the primary roads (East Grand River Avenue west of the City of Portland and Divine Highway north of the City of Portland) are connectors that flow traffic not only in and out of the City of Portland, but also do the same for the 1-96 Highway Interchange. Ionia County Road Commission has taken responsibility of maintenance and improvement of primary roads in Portland Township. With the high 2010 census population increase, areas of Portland Township that are adjacent to the City of Portland became eligible for small urban grants. This is for upgrades to roads within the small urban boundary. A grant has been applied for to perform asphalt resurfacing work on Divine Highway from the City limits up to Marsalle Rd. See Portland Area Urban Street Map, Road Classification Map and Bridges and Culverts Maps in the next pages after the narratives.

Secondary Roads

Portland Township has 43.69 miles of secondary roads of which 4.03 are paved and 39.66 are gravel. The Ionia County Road Commission does patching, minor tree trimming, intersection mowing, snow plowing and routine pothole filling and grading maintenance on secondary roads. The Township contracts with the Road Commission for applying new gravel with grading and brining road improvements such as culverts, rebuilding a section of roadway or repaving. These costs are paid for by Portland Township through the General Fund and a .5 mill tax which is designated only for road improvements.

Bridges & Culverts

There are 37 total bridges and culverts in the Township that are 3 feet or larger in width. One former major bridge, located on Goodwin Road over the Grand River has been closed. The Township had set aside funds in the past for its share to remove the bridge, but the Ionia County Road Commission would not put up its share due to the high estimated cost to remove the bridge and the extensive required permits. There are no plans for repairing and reopening this bridge due to its advanced deterioration. Due to a death from swimmers jumping off the bridge in the late 2000's, the Township Board has increased their attempt to get the bridge removed through various methods. The Board is also trying to get the bridge entrances fenced off so no one can enter the structure. It has become a nuisance river

access area with people walking on, jumping off and climbing on the bridge structure. Some crime has also occurred in the area from some of these people.

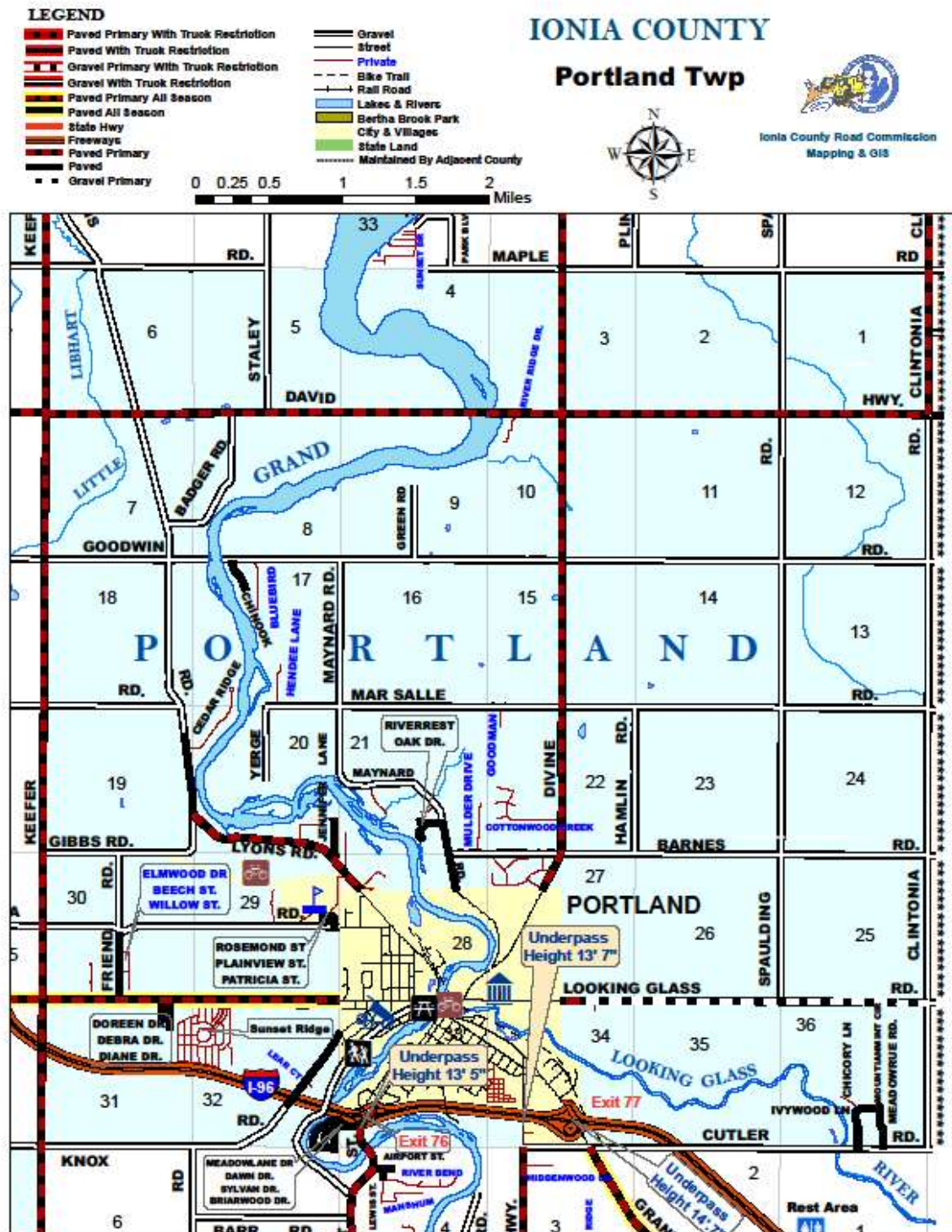
The questionnaire results indicate a majority of the people living in Portland Township are not satisfied with road maintenance, bridge maintenance, nor the amount of paved roads. The Township government levies 1/2 mill for road and bridge work in addition to using money from the Township's general fund. The Township pays for road gravel application and grading on certain chosen roads that need it each year. Brining is done on all gravel roads to control dust and is paid for by the Township. The Township recently contracted with the Ionia County Road Commission to put crushed limestone on Marsalle Road for 1000 feet east and west from the intersection of Divine Hwy for a test of its durability and endurance. Major subsoil work and ditching and culverts were done to create a durable strong base below the limestone. Other road projects recently paid for by the Township was the elimination of the triangle of land at the intersection of Ionia Rd and Friend Rd. It is now a typical intersection with a 4 way stop. The Township shared in costs to do crack sealing in the Still Meadow subdivision (Twp. pays 1/3 of costs). The Township paid for new pavement topping on Looking Glass Rd from the City limits to and slightly beyond the prior pavement area. In 2012 this road would receive drainage and ditching work paid by the Township. A public assessment district was set up for Grand River Estates subdivision to do a complete pavement overlay on Chinook Lane. The Township paid 1/3 of the costs. A new project was engineered on Ionia Rd near the high school. From the City limits to the edge of the school property, that part of Ionia Rd was rebuilt and repaved. From the school property farther west were improvements in subsoil, ditching and new paving to the top of the hill to stop the eroding of gravel flowing down the hill and onto the school and area properties. A sharing of costs was also done to add a new coat of paving in the subdivision on Ionia Rd. by the high school at the same time the paving work was done on Ionia Rd. In the 2011 traffic study, Ionia Rd gets 1293 vehicles per day. The next project underway in 2014 is ditching, culvert work and new gravel on Goodwin Rd from Divine to Green Rd. Water issues have continued to deteriorate the road and this work is planned to correct the problem areas. The Board is also considering additional gravel or adding limestone to this stretch of Goodwin Rd. The Township will continue to pay for needed road improvements and continue its 1/3 payment sharing policy on roads in subdivisions.

With cutbacks in both the Federal and State Governments, the only additional funding source for Portland Township's local roads would have to come from an additional voted tax millage. The 1996 questionnaire showed at the present time an additional property tax burden would not be welcomed by the taxpayers. Should additional funds become available to the Portland Township Government, then the Board should look at using such millage for additional road and bridge work.

The roads have been deteriorating over the years and the Legislature is under pressure to come up with a better funding system to fix the roads. They have considered several methods of funding but have yet to pass bills to appropriate funds as of mid-July 2014. The Ionia County Road Commission has received an approval from the Ionia County Commissioners to ask for a 2% millage to be levied County wide for funds to repair roads and bridges within Ionia County. All funds raised would be used exclusively within the County. A portion consisting of 1/2 mill will be given to the Townships to also use for their own road improvements. The millage is requested for 6 years to see how it would assist in road improvements. The election for the road millage was held in August of 2014 but the millage was defeated by 56 votes. It is unknown if the millage will be requested again at a future election.

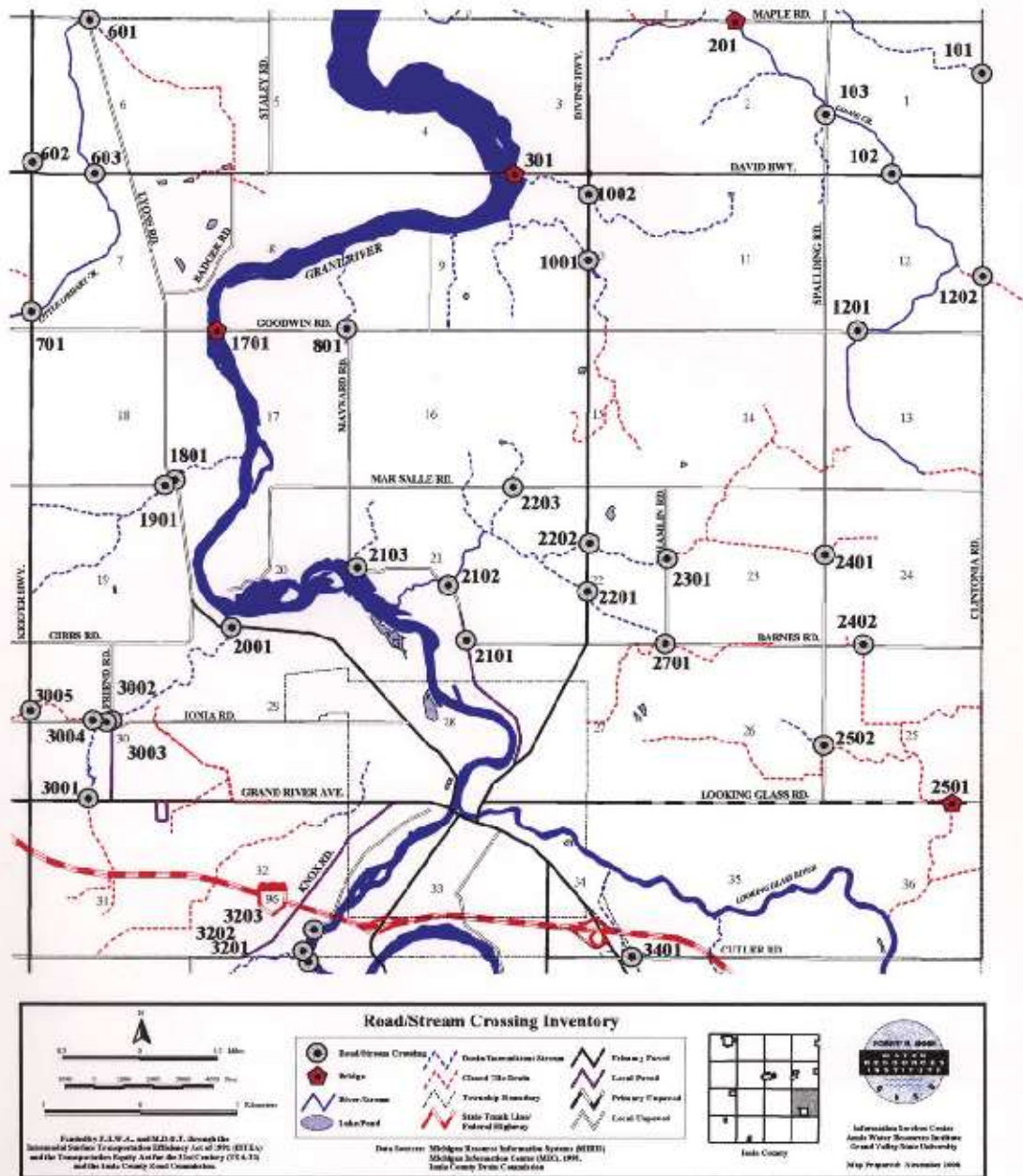
The map on the next page shows the various types of road classifications.

Road Classification Map

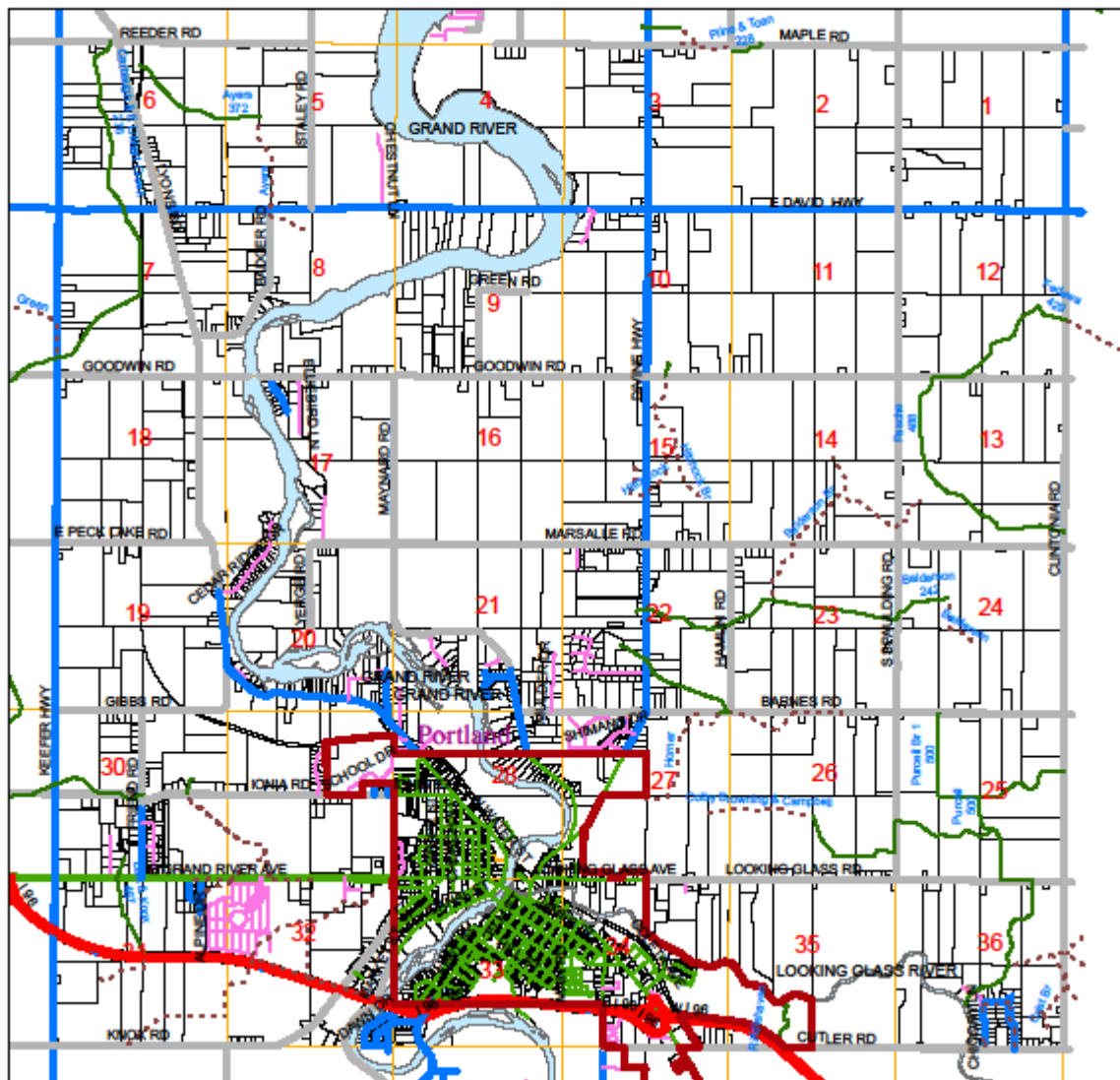


Portland Township Culverts and Bridges

Portland Township - Ionia County



County Drains



Legend

- CityBoundary
- OpenDrain
- TileDrains
- Roads**
- Type**
- AllSeason
- Gravel
- Paved
- Private
- StateHwy
- Street
- Driveway
- River

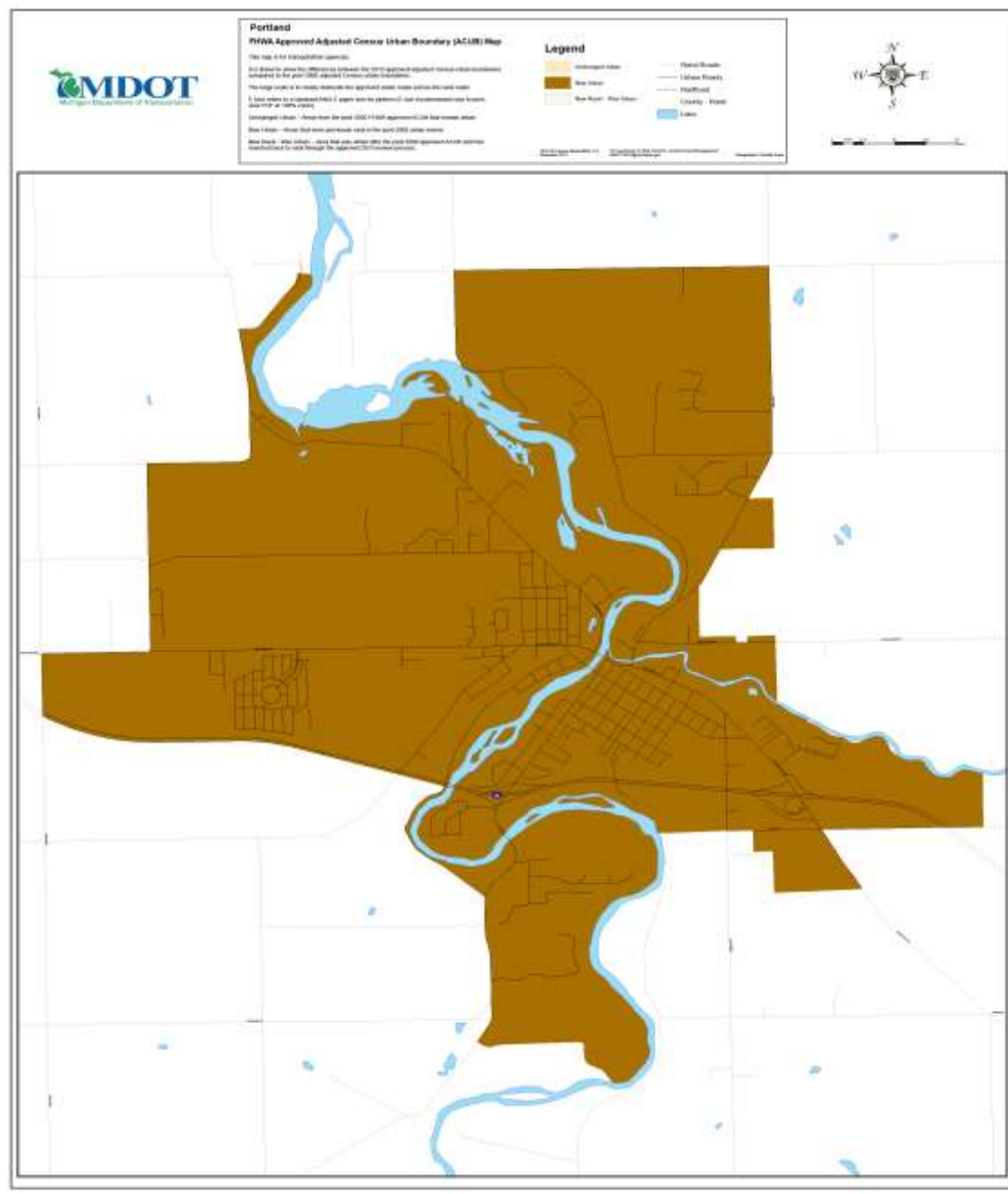
Portland Township



Census Transportation and Travel

Subject		Portland township,	
		Number	Percent
MEANS OF TRANSPORTATION AND CARPOOLING			
Workers 16 and over		1,343	100.0
Car, truck, or van		1,242	92.5
Drove alone		1,112	82.8
Carpooled		130	9.7
In 2-person carpool		69	5.1
In 3-person carpool		19	1.4
In 4-person carpool		22	1.6
In 5- or 6-person carpool		8	0.6
In 7-or-more-person carpool		12	0.9
Workers per car, truck, or van		1.07	(X)
Public transportation		0	0.0
Motorcycle		4	0.3
Bicycle		0	0.0
Walked		11	0.8
Other means		4	0.3
Worked at home		82	6.1
TRAVEL TIME TO WORK			
Workers who did not work at home		1,261	100.0
Less than 10 minutes		260	20.6
10 to 14 minutes		195	15.5
15 to 19 minutes		99	7.9
20 to 24 minutes		105	8.3
25 to 29 minutes		114	9.0
30 to 34 minutes		186	14.8
35 to 44 minutes		137	10.9
45 to 59 minutes		107	8.5
60 to 89 minutes		45	3.6
90 or more minutes		13	1.0
Mean travel time to work (minutes)		23.8	(X)
TIME LEAVING HOME for WORK			
Workers who did not work at home		1,261	100.0
5:00 to 5:59 a.m.		94	7.5
6:00 to 6:29 a.m.		98	7.8
6:30 to 6:59 a.m.		149	11.8
7:00 to 7:29 a.m.		202	16.0
7:30 to 7:59 a.m.		232	18.4
8:00 to 8:29 a.m.		93	7.4
8:30 to 8:59 a.m.		57	4.5
9:00 to 11:59 a.m.		70	5.6
12:00 to 3:59 p.m.		126	10.0
All other times		140	11.1

Portland Township



Utilities

Electric utilities for Portland Township are provided by Tri-County Electric, City of Portland, and Consumers Energy.



Consumers Energy gas lines have expanded into many areas of the Township out from near the City of Portland. Gas lines serve Knox Rd between the City and the freeway and also the Still Meadows subdivision; along E Grand River Ave from the City to Keefer Hwy including the Spohn subdivision and Sunset Ridge; serves the subdivision along Friend Rd and

slightly past the intersection of Friend Rd and Ionia Rd; serving Lyons Rd up and into Grand Ridge Estates including the Industrial Park; goes up Maynard Rd to and including the subdivision with Riverest Dr; goes east on Looking Glass Rd to slightly past Spaulding Rd; runs along Cutler Rd up to Grand River Ave and along Divine Hwy up to $\frac{3}{4}$ mile past Barnes Rd. In 2015 they plan to extend the line farther up Divine Hwy to Goodwin Rd and slightly past each intersection of Marsalle/Divine and Goodwin/Divine for new gas service.

Water needs of the Township are serviced by private wells which seem to be adequate. Some homes are served by public water lines from the City of Portland along E Grand River Ave west of the Township line and also the TRW plant on Lyons Rd. Sunset Ridge has its own water with a private well system.

The primary form of waste water treatment utilized in the Township at present are individual septic systems. Several developments currently have private wastewater treatment systems. They include Grand Ridge Estates on Lyons Rd, Divine Highlands on Divine Hwy and Sunset Ridge on E Grand River Ave. In 1990, the TRW company replaced its treatment ponds with an inside pre-treatment facility, then the pre-treated waste water goes into the City of Portland's system. Certain areas of the Township cannot use septic systems because of the high water table and soil conditions. This situation can impose limitations on future development patterns if septic tanks continue to be the main form of sanitary sewage disposal. It is especially critical for the Township to be aware of site conditions in terms of wetlands, soil types, etc., when considering land development proposals because of the additional costs to the Township taxpayers.

Solid waste in the Township is handled by two private companies and disposed of at Granger Landfill in Clinton County. The Township is a participant in the Ionia County solid waste plan. The City of Portland, along with Portland and Danby Townships, have a joint effort in April of each year for a free drop off program of junk, excess building materials, tires and scrap items. Ionia County has specific yearly dates for hazardous waste drop off sites such as chemicals and paints.

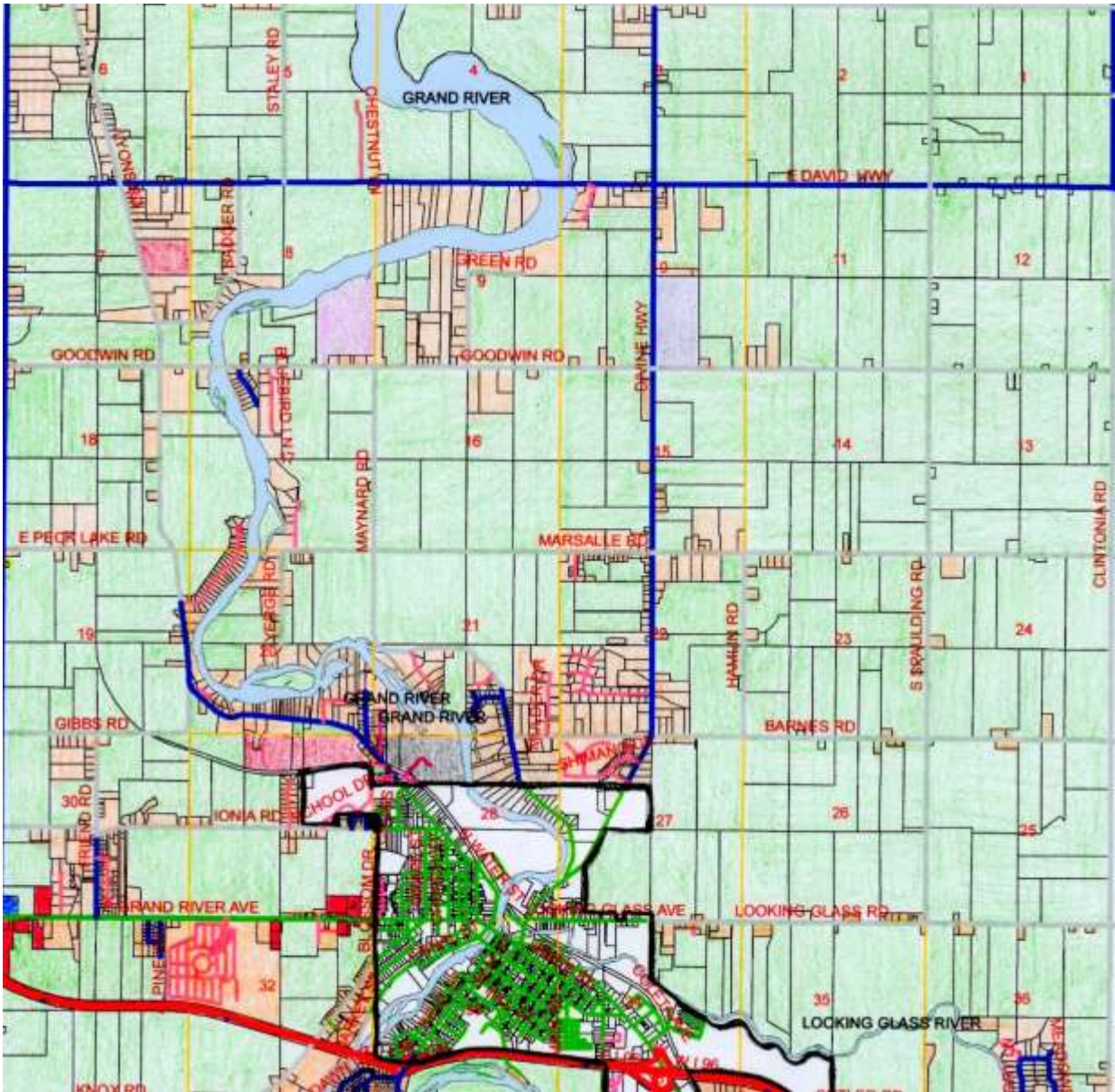
For any major growth in commercial or industrial to take place in Portland Township, the Township would need to provide public water and sanitary sewer. For the Township to be able to offer or provide these items, the Township would need to have one of the following: a contract with the City of Portland or have a working partner-ownership agreement with the City of Portland, or pursue a working-partnership or agreement with Sun Communities, owner of the mobile home community of Sunset Ridge on E Grand River Ave. In 2006 the Township contracted with Williams & Works to complete a public

water and sewer feasibility study. The general area of service would be along E Grand River Ave from the City limits to Keefer and north to Ionia Rd and south to 1-96. The existing water and sewer system of Sunset Ridge would be used in a cooperative effort/agreement with expansion to service this area.



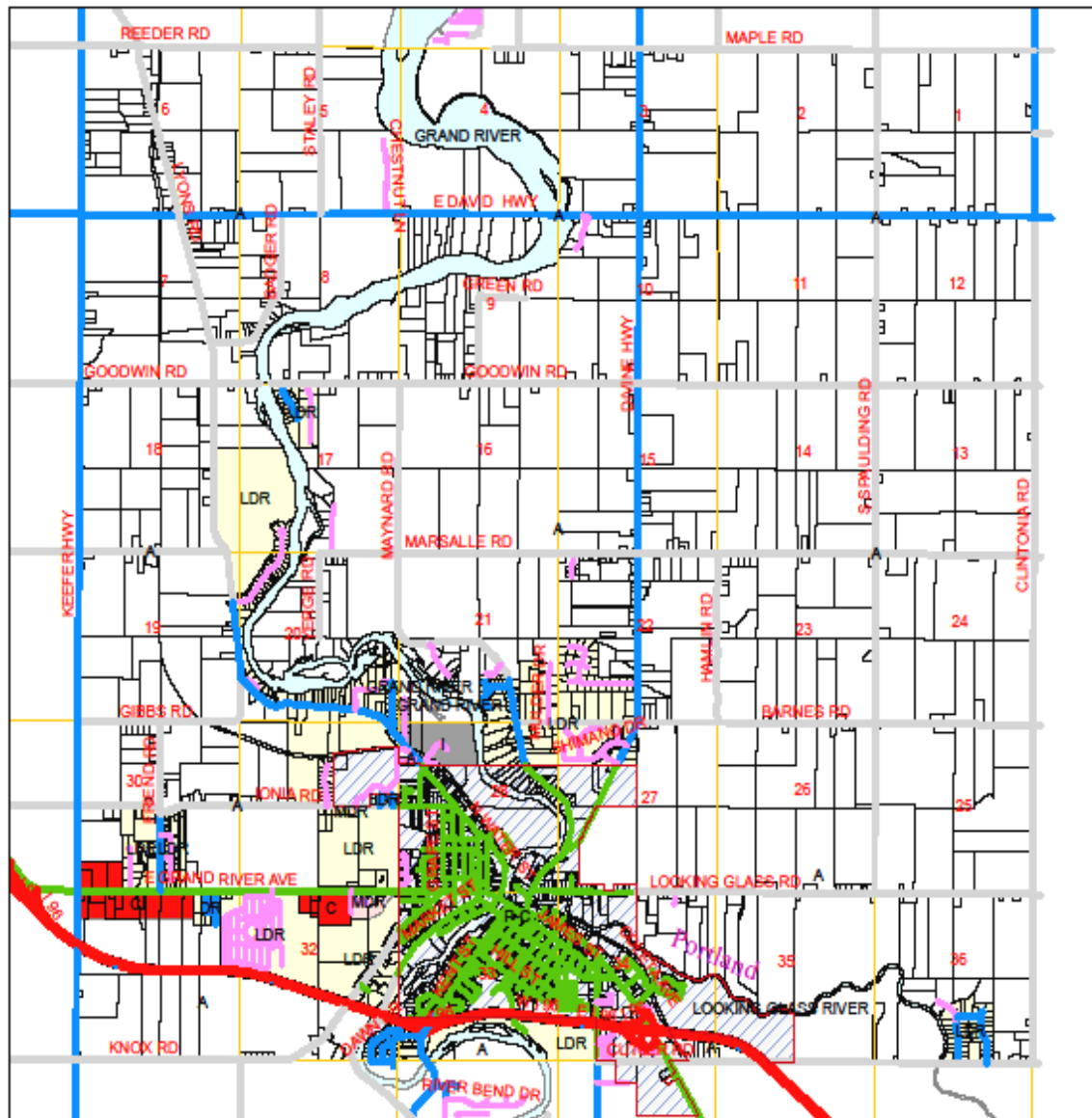
There are now other funds also available to build water and wastewater treatment systems with grants and loans. Tri-County Electric can access Federal funding to construct a public sanitary sewer system. Any of these options would result in an economic advantage to the Greater Portland Area like that of the Ionia Area.

Existing Land Use Map



- | | | | |
|---|---------------|---|---------------|
|  | AG/Open Space |  | Residential |
|  | Commercial |  | Industrial |
|  | Church |  | Cemetery |
|  | Mining |  | Recreation |
|  | State Land |  | City Boundary |

Future Land Use Map



Portland Township Ionia County, Michigan



Master Plan

- A Agriculture
- C Commercial
- I Industrial
- LDR Low Density Residential
- MDR Medium Density Residential
- P-C Portland City

Adopted by the Portland Township

Planning Commission on July 20, 2000

Revised _____

Zoning Plan

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

When the Planning Commission considers a request to rezone property in the Township, they must consider the future land use map and the future land use descriptive narrative of this plan. The table below should be used to evaluate the compatibility degree with this plan together with an evaluation of the specific request. The proposed rezoning decision should also consider whether the proposed site may be reasonably used as it is currently zoned and whether the proposed site is an appropriate location for any and all of the land uses that might be permitted within the requested zoning district and whether there may be other locations in the community that are better suited to accommodate such uses and any potential detrimental impact on the surrounding property that could result from the proposed rezoning.

In all cases, this Zoning Plan should be applied as a guideline for the Planning Commission subject to the appropriate application of the discretionary authority permitted to the Planning Commission and Township Board by statute, case law and good planning practice. Nothing in this Zoning Plan will preclude the Planning Commission and Township Board from considering amendments to this Master Plan to better serve the public interests of the community.

Future Land Use Categories	Supporting and Compatible Zoning Districts	Additional Potentially Compatible Zoning Districts	Evaluation Factors and Features to Determine Eligibility for Additional Potentially Compatible Zoning Districts
Agriculture	A - Agriculture	PUD – Planned Unit Development	If not prime agricultural land and only residential uses permitted
LDR - Low Density Residential	R-1 – Low Density Residential PUD – Planned Unit Development	None	
MDR - Medium Density Residential	R-2 – Medium Density Residential R-1 – Low Density Residential PUD – Planned Unit Development	None	If located on paved roads
C - Commercial	C - Commercial	I - Industrial	If compatible with surrounding uses
I - Industrial	I - Industrial	C - Commercial	If compatible with surrounding uses

Implementation and Conclusion

In order for the Master Plan to serve as an effective guide to the continued development of Portland Township it must be implemented. Primary responsibility for implementing the Plan rests with the Portland Township Board and the Planning Commission. This is done through a number of methods including new and amended 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.

Township zoning represents a legal means for the Township to regulate private property to achieve land use compatibility. It is the process most used to implement community Master Plans. The zoning process 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 permitted, and establishes regulations to control densities, height, bulk, setbacks, lot sizes and accessory uses. The zoning ordinance also sets forth procedures for such items as site plan review, special approval regulations and controls over signs. These measures permit the Township to control the quality as well as the type of development.

The present zoning ordinance and map should be reviewed and updated, as necessary, to reflect the proposals and recommendations contained in this Plan. In addition, the Ordinance should be evaluated for flexibility to address innovative development techniques, including Purchase of Development Rights, and for its ability to control inefficient development patterns. This strategy must be executed carefully, and may be a long-term assignment. Evaluating and revising the Zoning ordinance should be achieved with broad community support, and developing consensus on certain matters may be a challenge for the Township. The following paragraphs describe some of the future changes that could be included in the Zoning Ordinance. Since a zoning ordinance is the primary implementation tool for carrying out the Plan, it is mandatory that it be relevant and strictly enforced.

A. Non-Contiguous PUD. The Ordinance should be updated to include provisions for innovative practices such as the noncontiguous PUD, which allows for the preservation of open space on parcels which are not contiguous with the parcel being developed. This allows for a greater intensity of development in areas surrounding the City of Portland, while guaranteeing the preservation of land in other portions of the Township.

B. Interconnectivity. The Zoning Ordinance should be revised to include stipulations for the connectivity of individually developed subdivisions. These regulations would cause new developments to take adjacent property into consideration, and where possible, would require new developments to connect with walking paths and roads to existing developments or provide for future expansion or connection with future development, and would increase the sense of community in the Township. In areas of preserved open space, parcels connected by natural corridors or long borders will provide connections for wildlife and/or recreational trails for township residents.

C. Review New Laws. Make a regular effort to keep track of and be informed of new laws that are added to the Michigan Zoning Enabling Act, Planning Enabling Act, Right to Farm Act and other relevant laws to be proactive in amending the Zoning Ordinance to keep up with current law changes.

Revisions to the Master Plan

The Master Plan should be updated periodically (minor review every two-three years, major review every five years) or as needed, in order to be responsive to new growth trends and current Township attitudes. As growth occurs over the years, the Master Plan goals, land use information, population projections and other pertinent data should be reviewed and revised as necessary so the Plan can continue to serve as a valid guide to the growth of the Township.

Adopting the Master Plan

This Master Plan has been prepared to present the updates to the citizens so that they may review its latest census data, statistics, residential development, commercial development and agricultural areas. The maps included will be references or working tools of the Planning Commission each time advice is requested on a specific problem. The Master Plan must be kept current with changing conditions, new development, laws and trends.

After the citizens, the neighboring municipalities and Township Board have been given an opportunity to read the Master Plan update, the Planning Commission will schedule a public hearing. The purpose of this hearing will be to obtain additional viewpoints, new ideas, points of disagreement, and any important factors which may have been overlooked during the course of the planning update process. Following the hearing, the Planning Commission may hold additional meetings to consider the comments and information presented at the hearing. After their final conclusions, the Planning Commission will make final changes to the Master Plan. Then the Planning Commission will officially adopt the Master Plan for the Township of Portland. The Planning Commission will then send copies of the final Master Plan and the adoption resolution to the neighboring municipalities, utility and railroad companies, Ionia County Road Commission, MDOT and any others as required by law.

Policy Implementation of the Master Plan

After the Master Plan has been adopted, the Planning Commission will work toward the adoption of ordinances, which will carry out the policies of the plan. These laws can only be adopted by the elected officials. After the adoption of the Master Plan, any copies of proposed amended zoning ordinances should be sent to the Township Board for consideration. The Planning Commission should meet with the Township Board to review the policies and the provisions within them. After an agreement has been reached between the Township Board and the Planning Commission, the Planning Commission will introduce the ordinances and schedule a public hearing to obtain additional comments, points of disagreement, or additional ideas. The Planning Commission will then make the final corrections to the ordinances and/or maps, which are part of the ordinances, and vote to recommend their adoption by the Portland Township Board.

The Portland Township Board will place the proposed ordinances on its agenda and consider them at its regular public meeting. The Township Board will hear any further comments or suggestions from the public prior to taking final action. If it desires, the Township Board may refer the ordinances back to the Planning Commission for final advice upon any questions raised by the public at the Township Board meeting prior to final adoption.

Goals

Maintain the existing rural character and increase the vitality of our local agricultural community and forestry operations.

Preserve agricultural land within Portland Township for farming.

Preserve inactive agricultural land to maintain its rural character, wildlife habitat, water and air quality, potential for production, and historic value.

Support value-added agriculture, such as farm stands, farmer's markets, community-based agricultural businesses.

Promote agriculture-based tourism and community events.

Acquire up-to-date information on the status of agriculture in Portland Township to best identify strategies for future agricultural land use.

Administrative Implementation

The Portland Township Zoning Ordinance will be the most important tool in carrying out the concepts of the Master Plan. It will directly control all future land usage of the community.

Conclusion

Many of the newer private streets, homes and buildings, commercial and industrial development in the community will have been developed under the Zoning Ordinance since its adoption in 2000. This points out the importance of having a highly qualified and conscientious Planning Commission and Zoning Administrator, for these individuals will be directly responsible for enforcing these regulations.

Along with its administrative review duties, the Planning Commission should take the initiative to work closely with surrounding communities Planning Commissions and the County. It will take many years of effort to bring these ideas to reality. Experience has shown that the difference between Master Plan ideas being carried out or being lost and forgotten is a direct consequence of the activity and enthusiasm of the Planning Commission.

The initial 1996 Master Plan took years of intensive study by the Planning Commission, Board members and its planning consultant with input from the people. It represents many hours of discussion and investigation of problems, statistics and ideas. The 2014 update has also taken several years of studying the large increase in growth of Portland Township, adding new Census data and projections, sending out and analyzing a new citizen survey and updating the future land use map. Because the future well-being of Portland Township depends upon sound, coordinated action, the Planning Commission stands ready at all times to meet with any person or group in the Portland Township area.

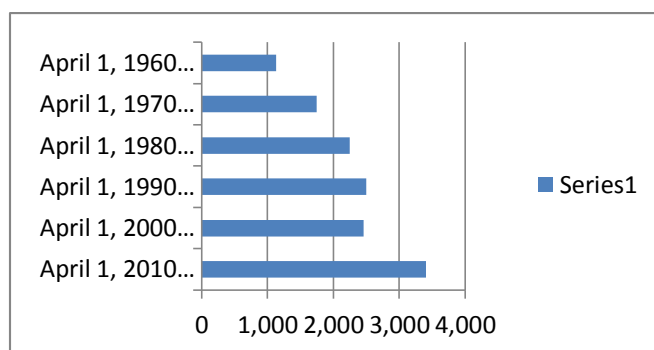
Portland Township is and should continue to be a desirable, attractive and convenient community in which to live, play and work.

2010 Census Summary and Analysis

This plan depicts general areas which have been identified for different uses based upon such features as highway accessibility, availability of public utilities, soil compatibility, and the concept of generally encouraging steady growth. This plan has been designed to be more conceptual in nature so that Portland Township will have some flexibility in guiding future growth. The use of this method will require the Township to rely heavily on site planning design criteria, such as buffer zones and setbacks to avoid land use conflicts. Over time, as the Township becomes more developed, it may be necessary to revamp and update the Master Plan. With the required 5 year reviews, the Township can stay on top of future changes to the Plan that may be needed. At this time, it is felt that this more general approach, combined with minimal zoning, will afford the highest degree of flexibility to the Township.

Portland Township Population

Population	Portland township,
April 1, 2010 (Census 2010)	3,404
July 1, 2008 Estimate	2,541
July 1, 2007 Estimate	2,548
July 1, 2006 Estimate	2,544
July 1, 2005 Estimate	2,538
July 1, 2004 Estimate	2,533
July 1, 2003 Estimate	2,503
July 1, 2002 Estimate	2,483
July 1, 2001 Estimate	2,467
July 1, 2000 Estimate	2,444
April 1, 2000 Estimates	2,436
April 1, 2000 (Census 2000)	2,460
April 1, 1990 (Census 1990)	2502
April 1, 1980 (Census 1980)	2245
April 1, 1970 (Census 1970)	1750
April 1, 1960 (Census 1960)	1132



Population 1970 to 2010 for Ionia County Townships

	1970	1980	1990	2000	2010
Otisco Township	1,479	1,826	1,863	2,243	2,282
Keene Township	947	1,085	1,376	1,660	1,831
Boston Township	2,751	3,681	4,313	4,961	5,809
Orleans Township	1,707	2,230	2,548	2,736	2,743
Easton Township	3,908	4,501	2,848	2,835	3,082
Berlin Township	2,213	2,660	1,739	2,787	2,116
Campbell Township	1,560	1,692	1,814	2,443	2,388
Odessa Township	3,103	3,531	3,885	4,036	3,778
Sebewa Township	944	1,105	1,160	1,202	1,171
Orange Township	866	994	1,047	1,040	987
Ionia Township	2,444	2,842	3,146	3,669	3,779
Ronald Township	1,244	1,353	1,715	1,903	1,869
North Plains Township	1,165	1,345	1,333	1,366	1,279
Danby Township	1621	2082	2371	2696	2988
Portland Township	1750	2245	2502	2460	3404
Lyons Township	2,882	3,126	3,276	3,446	3,465

2013 Portland Township Master Plan Survey Results

The Portland Township Planning Commission conducted a survey of the residents and land owners of Portland Township. The survey consisted of a written document that was sent with the newsletter to the owners of all parcels of land within the Township. In addition, the addresses of all known rental properties such as apartments and the manufactured home community was also obtained and surveys were sent to those addresses.

Each survey that was returned was then numbered, scanned and the data entered into a program to obtain the results presented here. In addition, all written comments were recorded and included. Any requests for service such as junk and trash complaints along with offers to serve on the planning commission were also noted and addressed.

Not all of the instructions were followed on some of the survey questions. Surveys that were incorrectly or incompletely filled out were included to the extent possible by trying to decipher what the resident was trying to say.

An example of this methodology that was used for the first question. The survey asked that the respondent check the 2 most important reasons for living in the Township. Surveys that included only one checked item were counted along with surveys that included 3 checked items. In doing this, there can be some mathematical results that show slightly different totals of 100 percent since not all surveys were filled out to include 2 of the most important reasons.

In general, a reprocessing of the survey with all incorrectly filled out surveys resulted in basically the same results.

The results of the survey do show a clear and definite opinion by residents of the Township as to what they consider to be the most important issues that were asked of them.

From the following list please select the two most important reasons you have chosen to live in Portland Township:

Select Two important reasons	Percentage
Rural setting	60.96%
Safe area	29.45%
Good Schools	27.40%
Good Neighborhood	22.60%
Proximity to work	18.49%
Farming Activity	15.07%
Suburban Lifestyle	9.59%
Affordable Housing	7.53%
Quality of Housing	3.42%

The overwhelming reason that residents of Portland Township consider most important in living in the Township is "Rural Setting". Second reason is living in a "Safe Area" and third by "Good Schools". The least important reason was "Quality of Housing". All three reasons of "Suburban Lifestyle", Affordable

Housing” and “Quality of Housing” can be considered to be related and are generally not a concern of residents.

The next question on the survey was “how concerned are you” about a list of items. In this part of the survey any line item that was not filled out was entered as “no opinion”. The results are an average of the surveys for each line item where the respondents had an opinion. It is presumed that the term “no opinion” is not the same as “not concerned”. Because of this the “no opinions” are not counted in the average. The results will be a number between 1 and 3. The higher the number the more concerned the residents were on an item. This must be weighed against the number of people who also entered 0. A result that shows a number of 2.7 for a line item would indicate that of the respondents who had an opinion are close to “very concerned” but if 90 percent of the respondents entered “0” it could be considered that most of the people of the township were not concerned or didn’t feel qualified, understand the question or had enough knowledge on the line item to express an opinion. “Ground Water Quality” had the most people concerned at 2.57 and the least concerned item was “Lack of Recreation Activities” at 1.40.

How concerned are you about the following: (0 = no opinion, 1 = not concerned, 2 = somewhat concerned, 3 = very concerned)

How concerned are you about the following	Score	No opinion count
Ground water quality	2.57	11
Preservation of rural character	2.20	12
Conversion of farms into house lots	2.20	13
Growth impact on streams and river areas	2.18	9
Development in open lands	1.98	14
Enforcement of Zoning Ordinance	1.94	18
Crime	1.92	14
Cost of new housing	1.67	21
Crowded neighborhoods	1.45	18
Too much commercial development	1.42	20
Lack of recreation activities	1.40	16
Other		

The next question on the survey was concerns of what should be the Township Priorities.

Again the “no opinion” was removed from the calculations and priorities were only calculated on the line items that people had an opinion on. There did not seem to be a problem that can arise in surveys when one group of people feel strongly one way and another group feels strongly the other way and the average shows something in the middle.

In terms of township priorities, how important are the following? (0 = no opinion, 1 = not important, 2 = somewhat important, 3 = very important)

Township priorities	Score	No opinion count
Improving roads	2.63	3
Preserving farmlands	2.42	7
Maintaining rural character	2.29	14
Conserving open/natural areas	2.22	11
Improving police protection	2.11	14
Improving Emergency medical service	2.04	12
Improving fire protection	2.03	15
Increasing housing opportunity for seniors	1.83	12
Enforcing zoning laws	1.81	18
Increasing the commercial and industrial tax base	1.74	25
Improving parks and recreation facilities	1.66	17
Developing recreational areas along the Grand river	1.64	21
Encouraging open space in new developments	1.64	21
Increasing housing opportunity for young families	1.60	21
Expanding industrial development	1.54	17
Expanding commercial development	1.51	22

Survey respondents stated that the most important priority is “Improving Roads” at 2.63. This is consistent with other questions on the survey where improving roads is an important issue in the Township. The next most important priorities that were written in the survey can be considered related which are “Preserving Farmlands”, “Maintaining Rural Character”, and “Conserving Open/Natural Areas”. These reasons are also related to why residents choose to live in the Township. In general, preserving the rural setting is accomplished by farms continuing to remain in business and by zoning. The housing downturn and the increase in crop prices will be the biggest factors in helping to achieve the goals of preserving “Rural Setting”.

The next category of importance was the related areas of “Improving Fire Protection” and “Improving Emergency Medical Service” at 2.03 and 2.04 respectively.

The least important priorities of the residents were related with “Expanding Commercial Development” at 1.51 and “Expanding Industrial Development” at 1.54.

Residents do not generally consider the improvement of parks and recreation facilities in the township to be a concern. They may feel there are adequate numbers and quality of the existing parks and recreational sports or activities.

The survey next asked the question about growth in the Township.

Thinking about growth in the Township, Do you think Portland Township is growing:

Thinking about the growth of the township	Percentage
Too quickly	6.90%
About right	60.69%
Too slowly	6.21%
No opinion	24.83%

Portland Township was one of the highest growth areas in Michigan out of over 1800 census governmental districts in Michigan. Portland Township was ranked number 17 and would have probably been in the top 10 areas for real population growth when statistical anomalies and small geographic areas are discounted along with annexations. The Township growth rate for the 10 year period was almost 40 percent. Even though Portland Township experienced what would be considered very high growth, only about 7 percent of respondents expressed an opinion that the township was growing too quickly. The growth in Portland Township was due to many factors that reduced the actual negative impact on residents of the township. Portland Township can expect the population rise to be in the 15 to 20 percent range in the period between 2010 and 2020. This will again be larger than the average for the County or State. Part of this is because of the already existing housing infrastructure that is already in place and many available vacant lots to build new homes on that will be able to provide housing quickly when demand increases.

Township residents were then asked a series of yes or no questions.

Please answer the following question with Y (yes), N (no), or O (No opinion)

Yes or no questions	Yes	No	No Opinion
Are you in favor of the joint Fire Authority between the City of Portland, Danby Township, and Portland Township?	103	6	35
Do you feel the junk ordinance is working to clean up the Township?	61	28	56
Do you want a grass cutting ordinance?	26	83	36
Do you use the Township website?	24	108	12
Do you want the Township to continue improvements to problem areas on the Township roads?	140	0	4
Do you agree with the Township Board in their decision to join the City of Portland's recycling program on a 1 year trial basis?	120	4	20
Do you feel that the Township Board members are easy to contact?	59	12	73

Township residents are overwhelmingly in support of the Joint Fire Authority.

Respondents feel the junk ordinance is working to clean up the Township. This response had the highest number of "no opinion" response. This may be caused by where the respondent lives. If you live in an area that has been cleaned up you feel it is helping and if you are in an area that still has junk you may feel the ordinance is not effective. Many areas in the Township do not currently have any junk

problems and so many of the respondents do not have an opinion. Most residents are not aware of the timing length of the enforcement process when a property owner refuses to comply with the ordinance.

Adopting a grass cutting ordinance had a wide opinion between the three answers. Some did not understand that we meant regulating overgrown lawn grass. Some thought it was mowing roadside grass. 83 did not want such an ordinance, 26 wanted one and 36 had no opinion.

Use of the Township website is around 20 percent and usage will increase due to the announcement in the newsletter and survey that it is available. It will also increase as the internet becomes more prevalent and younger demographics who are more familiar with the internet continue to increase. The use of emails and information on the internet continues to increase with more resident's communicating with the Township in this way. FAX usage is down over 90 percent (my usage). I now email most applications or the applicants get them off from the website. There was not a question on the survey about internet availability or its importance in households. In other Townships, internet access continues to increase in importance and has been noted to have an effect on home prices and growth in areas.

Township residents are completely in favor of improving problem area Township roads. It had the highest number of the "yes" response and zero "no" response. Only 4 had no opinion. This correlates with the third question on the survey that also received the highest response in term of importance that residents consider as most important in the survey.

Respondents are also overwhelmingly in support of the Township joining the City of Portland's recycling program. There were even some written comments in favor of recycling.

Residents also seem to be generally happy with being able to contact Township Board members. This question has the highest number of "no opinion" possibly because a majority of residents in the Township have never tried or needed to contact a Board member. Some of the "no" responses can come from residents who decide to go to the Township hall only to find out that there are no personnel there. Perhaps some call backs were returned within a longer time than the caller liked. Posted on the door of the hall is a paper with names and numbers to call for Township business or questions. There are also names and numbers on the Website to get in contact with the necessary people.

There were some additional questions at the end of the survey of which cannot be mathematically analyzed or require manual analysis, interpretation or follow up.

How long have you lived in the township?

The average response of all the answers was 43.8 years. This number is much larger than census data would indicate for the average years that someone lives in a location. This number can differ from census data for many reasons. Census data asked how long you have lived at your current location, not within a Township border, but more importantly it represents a bias in the survey in that long term residents and property owners are more likely to take the time to complete the survey. There also seemed to be a bias on age as compared to the census data. The older age of a resident seemed to be an indicator of how likely someone was to complete the survey. Both the survey and the census data indicate that Portland Township population is older than the average of many other areas in the region.

Do you rent or own?

A vast majority of the completed surveys were filled out by owners. Portland Township does not have a large number of rental units and the surveys were included in the property tax notices and so were more likely to be filled out by the property owners as they paid their taxes. This question also confused some of the residents in the Sunset Ridge Manufactured Home Community because most of them own their home but lease the land. Property owners also tend to have a greater interest and are generally longer term residents, so complete surveys about their community at a higher rate.

What City do you work in?

The results showed that the largest response to this was retired. It appears that retired people have more time to devote to a survey and have more opinions.

Where do you work	Count
(Retired)	63
Lansing	23
Portland	17
(No response)	14
Grand Rapids	8
Greenville	5
Ionia	2
Westphalia	1
Holland	1
Dewitt	1
Howell	1
Fowler	1
Pottersville	1

Would you consider serving on the Planning Commission?

There were 10 yes responses to this question. A list of names and numbers were given to the Clerk.

The final section of the survey asked the respondents to write any additional comments that they may wish to add. They were transcribed as they were written.

Other comments: (please use the space below or use a separate sheet of paper.)

“Great survey!”

“Continue recycling program”

Checked affordable housing – said: “ had manufactured home too large for any place else”

“Maintain existing bridges in good repair”

Reasons for living in Twp.: “Proximity to St Patrick’s, no city income tax, water or sewer bills”

“Farming is important”

On box to serve or not on the PC – wrote “communist central planners” and wrote “people are leaving their trash on our farmland south of Spohn subdivision”

“Remove Goodwin Rd Bridge” (3 separate comments)

“Higher tax rate in property of Portland Twp. versus nearby townships”

“Have own water well and septic system” as written reason to live in the Township

“Do not live in the Township but own land there” (2 separate comments)

“Someone’s junk is old farm equipment and this is a farming area” (checked No to junk ordinance clean up)

Checked No to junk clean up, said “interpretation is somewhat questionable”

“Poor gravel roads, maybe a paving plan to reduce the “lack” of upkeep on rural roads; recycling – Love It Thank You”

Checked “about right” for growth and said “almost matches predictions from high school term 1954”

Stated “This is a hoot, send us a newsletter then put a survey! Come on gang good planning?” “Not”

“Thanks for asking – makes taxes easier to pay – hopefully it helps”

Checked “too slowly” said “Recession has hit business old or new”; “it’s nice to see you requesting our feedback. Keep up the good work!”

Wants: “Transit system like dial a ride for seniors or public transportation”

“Need township sidewalk between Sunset Ridge Park and City limits” (lives in Blue Spruce Apartments)

“Senior citizen activities are needed, transportation services and adult respite area services are needed, township signs, continue recycling program”

Checked “about right”, said “while maintaining zoning”

1 business owner filled it out, “does not live in the township but has business there”

**PORTLAND TOWNSHIP
MASTER PLAN UPDATE 2014
RESOLUTION OF ADOPTION**

WHEREAS, Act 33 of 2008, known as the Michigan Planning Enabling Act, provides for a Township Planning Commission to prepare and adopt a master plan for the physical development of the Township; and,

WHEREAS, the Portland Township Planning Commission has prepared a Master Plan Update consisting of statistical, current and future maps, descriptions of the various districts, census, road, utility, emergency and other data relating to the Township growth in compliance with Act 33; and,

WHEREAS, Portland Township has distributed the draft Master Plan Update to the Ionia County Planning Commission and the Planning Commissions of surrounding units of government, the Township Boards of un-zoned Townships and all other relevant agencies for review and comment in compliance with Act 33 of 2008; and,

WHEREAS, the Portland Township Planning Commission held a properly noticed public hearing on the draft Master Plan Update on November 5, 2014, in accordance with the requirements of Act 33 and other applicable State statutes; and,

WHEREAS, at the public hearing held on November 5, 2014, the citizens of Portland Township were afforded the opportunity to provide oral and written comments on the draft Master Plan Update, which the Planning Commission has taken such comments into consideration; and,

WHEREAS, the Portland Township Planning Commission has adopted a motion by a majority vote of its membership, adoption of the Master Plan Update;

NOW, THEREFORE, BE IT RESOLVED, that the Portland Township Planning Commission does hereby adopt the updated Portland Township Master Plan, to be dated as adopted this day of November 5, 2014.

CERTIFICATION OF ADOPTION:

Motion Offered by: Mark Simon
Motion Supported by: Cindy Selden
Yeas: 9
Nays: 0
Absent: 0

I, Sue Vanlente, Secretary of the Portland Township Planning Commission, hereby certify that the foregoing resolution was adopted by the Portland Township Planning Commission at a regular meeting held on November 5, 2014 in compliance with the Open Meetings Act.

Sue Vanlente

Sue Vanlente, Secretary of the Portland Township Planning Commission
Portland Township, Ionia County, Michigan