

*VILLAGE OF KENT CITY*

*KENT COUNTY, MICHIGAN*

*MASTER LAND USE PLAN*



**2000**

*Review Completed: July 7, 2005*

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*Kent City Village Offices*  
*83\_ Spring Street*  
*Kent City, Michigan*

***Village of Kent City***  
***Master Land Use Plan***

*Originally Adopted March 2, 2000*  
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***Village of Kent City***  
***Master Land Use Plan***

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## VILLAGE OF KENT CITY MASTER LAND USE PLAN

### *Introduction*

Beginning in the 1930s, the laws of Michigan have provided that local communities can adopt official plans for the orderly use, development and preservation of lands within their boundaries. Michigan was one of the first states to adopt legislation to authorize the establishing of municipal planning commissions and to give planning commissions the power to adopt future land use plans. These have come to be known as master plans.

One of the most important purposes of a community's master plan is to provide the underlying framework under which the community regulates current land use by means of its zoning ordinance and zoning map. Indeed, the Michigan legislature adopted laws providing for community planning commissions and master plans within only a few years after the U. S. Supreme Court first held that municipal zoning ordinances were a proper form of local regulation.

The essential purpose of this master land use plan is to reflect the considered judgment of the Village about the future use, development and preservation of the lands within the Village. As a part of its preparation of the Plan, the Village Planning Commission has considered and approved a number of land use planning goals and objectives, and these are set forth in one of the chapters of the Plan.

This Master Plan is to be distinguished from the Village Zoning Ordinance. A master plan is a comprehensive planning document, intended to guide a community's growth and development for many years into the future. A zoning ordinance, on the other hand, consists of all of the legal rules adopted by the Village Council for the purpose of regulation of current land uses. In effect, a zoning ordinance is one of the "laws" of the Village, whereas the master plan, while also officially adopted, serves as the "guide" for zoning decisions, zoning map amendments and other aspects of the land use regulation process. Once a master plan has been adopted, future zoning ordinance changes and future rezoning decisions should be consistent with the goals and recommendations of the master plan. The Plan, like the Zoning Ordinance, should be reviewed and reconsidered from time to time. As circumstances change, amendments in the master plan may be appropriate.

The Village Planning Commission has the entire legal authority to consider and adopt the Master Plan; the Village Council does not play a direct, official role, though it is the Council that

appoints Planning Commission members. However, it is only the Village Council that can actually implement the Master Plan, by the adoption of the Zoning Ordinance and Zoning Map.

In addition to the adopted goals and objectives for land use planning in the Village, this Master Plan also includes a summary of current land uses, recommendations on future land uses and suggestions for the implementation of various portions of the Plan. Taken together, all of the elements of the Plan constitute the official policy of the Village concerning the orderly use, development and preservation of all types of land in the Village, including residential, agricultural, commercial, industrial and recreational uses. The Plan also deals with the Village street system, sanitary sewer system and other established public services.

The Plan also includes several recommendations relating to land subdivision control, plans for public improvements, interaction with adjacent and nearby communities and future Master Plan changes and improvements.

This Master Plan is intended to be a flexible document, both in its application to current situations and for ease in revision and amendment, so as to reflect changing circumstances. The precise boundaries of certain land use areas and the exact location of particular future land uses is intended to be reasonably flexible, unless indicated otherwise.

The adoption of this Master Plan is an important event in the public life of the Village. In these days of rapid growth throughout the metropolitan area, the patterns of life and land use in the Village should be preserved and enhanced. The implementing and periodic amendment of the Plan over the coming years will help to assure the preservation and improvement of lands in the Village, for the betterment of all who live, work and visit here.

## CHAPTER I

### GOALS AND OBJECTIVES

In preparing this Master Plan, the Planning Commission considered the goals that the Village should seek to achieve through its future land use planning. The identification of these goals will help to guide the Planning Commission and the Village Council as they make decisions about zoning, public improvements, economic development, preservation of natural resources and many other public decisions that will have important effects on the life and well-being of the Village.

This Chapter states these future land use goals for the preservation and enhancement of the Village and its quality of life. Also included with the statement of each goal are more specific objectives, which are the suggested means whereby the stated goals might be attained.

While the goals and objectives are divided into various general categories, they all have as an overall theme the preservation and enhancement of the quality of small town life and character which has always distinguished Kent City as a place to live and work, and that will help to make the Village a pleasant and fulfilling place for many generations to come.

#### GOALS FOR RESIDENTIAL LAND USES AND OTHER VILLAGE IMPROVEMENTS

*Goal No. 1: Maintain and improve those aspects of Kent City that combine to form its character as a desirable and livable small town*

##### Objectives

1. Identify the neighborhoods and areas that help to define the Village's small-town character.
2. Identify the street patterns and locations that are important in preserving Kent City as a safe and livable small town.
3. Encourage improvement of neighborhoods and areas by measures that contribute to good small-town character, including sidewalks, parks and playgrounds, bike paths, adequate parking areas and the like.
4. Include design and performance standards in the Village Zoning Ordinance to promote good street design, building setbacks, creative landscaping, mixing of land uses and other land use regulations to promote small-town character and improvement.
5. Consider sidewalk requirements in new residential developments. Improve and maintain existing sidewalks.

6. Consider improvements in pedestrian access for areas throughout the Village, including parks and recreation areas, commercial areas and other locations.
7. Through zoning regulations, provide for appropriate separation between residential and other uses, so as to protect residential areas from adverse impacts from commercial, industrial and other uses.
8. Consider land subdivision requirements, including landscaping requirements for new subdivisions.

*Goal No. 2: Continue to provide an effective level of public service for residents of the Village, to promote public safety, general welfare and a positive public impression of the Village as a desirable place to live and work.*

#### Objectives

1. Adopt an updated street plan for the Village.
2. Review and improve zoning ordinance provisions to control and eliminate nuisances.
3. Increase enforcement of building code requirements.
4. Consider amendments to the property maintenance code.
5. Review Village ordinances on control or elimination of abandoned or deteriorated buildings.
6. Consider improvements to the welcome signs at the main entrances to the Village.

*Goal No. 3: Provide for different kinds of housing within the Village, so as to accommodate various housing needs.*

#### Objectives

1. Consider including in the Zoning Map additional areas for multiple family housing.
2. Promote the development of housing for seniors in the Village or the immediate area.

## GOALS FOR COMMERCIAL LAND USES

*Goal No. 1: Identify those aspects of the business district of the Village that are important to its success as a place for shopping and obtaining commercial services.*

### Objectives

1. Assure adequate and convenient commercial parking areas.
2. Consider street and sidewalk improvements in the business district.
3. Include in the commercial district in the Zoning Ordinance those provisions which will help to maintain the viability of the business district and other commercial uses, including provisions on off-street parking, signage and streetscape design.
4. Consider the selective purchase of land parcels that are not currently used or that have deteriorated structures, with a view toward returning such lands to economic usefulness, by resale for appropriate development.
5. Review the feasibility of establishing service roads along Highway M-37, so as to improve commercial traffic conditions.
6. Continue to utilize the Village Downtown Development Authority for commercial and other economic development purposes.

*Goal No. 2: Consider additional areas for commercial development, including properties along Highway M-37*

### Objectives

1. Work with the State Transportation Department regarding M-37 improvements.
2. Confer and cooperate with Tyrone Township officials so as to coordinate planning for commercial uses along M-37.



## *GOALS FOR INDUSTRIAL LAND USE*

*Goal No. 1: Provide for orderly light industrial development within the Village, in areas adequately served by streets, utilities and other public services.*

### **Objectives**

1. Identify an adequate amount of land for industrial development.
2. Investigate and promote available economic development incentives for industrial growth.
3. Through zoning provisions, discourage heavy industrial development.
4. Promote good industrial development through careful site plan review processes .
5. Protect residential and other land uses from the possible adverse effects of industrial development, through the use of landscape buffers, open space appropriate building design and the like.
6. Assure adequate sewage treatment capacity for industrial uses .
7. In appropriate cases, consider the establishing of industrial development districts, as a means of granting tax abatements, in part for the purpose of promoting needed industrial development.

*Goal No. 2: Increase efforts to market and develop industrial areas within the Village to increase employment and for other benefits.*

1. Work with metropolitan-area economic development agencies to promote the Village as a place for light industrial development.
2. Work with other public agencies regarding street and other transportation issues involved in industrial development, including establishing of designated truck routes.

## *GOALS FOR VILLAGE UTILITY SERVICES*

*Goal No. 1: Continue to provide and enhance Village public utility services, including sanitary sewer service, effective stormwater management and possible public water supply system*

### *Objectives*

1. Continue to improve and update the Village sanitary sewer system.
2. Continue to evaluate the treatment capacity of the Village sanitary sewer system; when appropriate, plan for and consider enlargement of the collection and treatment capacity of the system.
3. Consider the establishing of a public water supply system for the Village, including the planning for such a system, arranging for appropriate design and construction of the system and the long-term financing thereof.
4. Review the needs and capacity for the handling of stormwater drainage within the Village.
5. Consider requiring street lights and underground utilities in all new developments.
6. Consider a Village-wide plan for the relocation of above-grade public utilities to underground locations in public street rights of way.
7. Continue to support the Village policy that sanitary sewer service by means of the Village sewer system shall be provided only to lands within the boundaries of the Village.
8. Consider the purchase of additional lands for sewage treatment lagoons.

## *GOALS FOR PARK AND OTHER RECREATION USES*

*Goal No. 1: Plan for public parks and other recreation facilities within the Village*

### *Objectives*

1. **Update the** Village recreation plan.

2. Determine and seek to comply with eligibility requirements for State of Michigan grants and other sources of funds for development and improvement of parks and recreation areas.
3. Evaluate possible improvements in current park areas within the Village .
4. Identify other lands that could be made available for park and recreation purposes .
5. Include planning and funding for parking and recreation uses in a Village capital improvements budget.
6. Consider other recreational land uses including non-motorized paths and trails, walkways, pocket parks and the like.
7. Plan for and consider the elimination of the railroad use of the current railroad right of way located through the Village, and work for the establishment of a public non-motorized and pedestrian trail within the right of way .

#### *OTHER GOALS FOR THE VILLAGE*

1. Identify other areas for Village land use improvement and consider ways to achieve such improvements .
2. Appoint study committees and other Village groups for evaluating land use improvements and making appropriate recommendations.
3. Review the appropriate number of persons needed for the Village office staff; consider the possibility of a Village Manager .
4. Confer and coordinate with the Tyrone Township Planning Commission and the Tyrone Township Board regarding land use issues, growth and development policies , public utility extensions and other issues that involve both the Village and the Township.
5. Promote cooperative discussion and possible cooperative ventures with the Village of Casnovia concerning common needs, and goals for enhancement of both communities .
6. Seek to increase sources of public funds, by investigation of available federal or state grants and other funding sources .
7. Consider **continuation with the** Kent City Community Foundation, for the receiving of donated funds for public purposes and improvements . .
8. Update and amend this Master Plan, to reflect changing circumstances .

## *CHAPTER II*

### *CURRENT LAND USES, PUBLIC FACILITIES AND OTHER BACKGROUND*

In considering recommendations for future land uses within the Village, it is important to consider and evaluate current land uses, both within the Village and in surrounding areas.

This Chapter describes the major current land uses in the Village and summarizes other aspects of current development, public services and the characteristics of the immediately surrounding area. Also summarized in this Chapter are data concerning Village population and other factual background.

### *THE VILLAGE AND ITS LOCATION*

Kent City was established in 1908. It is one of five general law villages in Kent County. The others are Caledonia, Casnovia, Sparta and Sand Lake. A general law village is one established under the General Law Village Act, Act 3 of 1895. Kent City therefore does not have a village charter, but its existence and powers derive from the General Law Village Act.

The Village is located in Tyrone Township, at the intersection of two state highways, M-46 and M-37. Ball Creek Road extends through the middle of the Village, in a southeasterly to northwesterly direction.

The Village is located in portions of Sections 28, 29, 32 and 33 of Tyrone Township, and is more than one square mile in area. It is located about two miles east of the Muskegon County line and about nine miles west of the City of Cedar Springs.

To the northwest lies the Village of Casnovia, about one and a half miles away. The Rogue River State Game Area lies northeasterly of the Village, located largely in Tyrone Township and small portions of Solon Township. The Village of Sparta lies about four miles southeasterly of the Village.

Much farmland surrounds the Village. This portion of northwesterly Kent County is located on Fruit Ridge, an area highly conducive to the cultivation of orchards and fruit production.

Kent City is about 21 miles north of the City of Grand Rapids, the largest City in Western Michigan and indeed the second largest city in the state. The Village is about 21 miles east of the City of Muskegon. West Michigan, and in particular Kent County, have increasingly been recognized as desirable places to live and work. The County population is increasing significantly, and much of the growth in the metropolitan area is to the north of Grand Rapids. Over the last 10 years or so, the townships nearest Grand Rapids have experienced significant growth in land development and population. Now, the townships and other communities further north are experiencing additional growth, as the population of the metropolitan area moves still further north. Kent City is beginning to experience this growth already, and it will increase in the future.

### *CURRENT LAND USES*

Kent City is predominantly residential in land use. Currently, about 3/4 of the lands in the Village are used for residential purposes. The central business district is along Peach Ridge Avenue and 17 Mile Road. Other commercial development is at M-37 and 17 Mile Road, and elsewhere along M-37.

A large tract of land, at the southeasterly corner of the Village, was in use for many years for agricultural processing. That use is no longer currently occurring, and some alternate land use is expected. An area of land at the southwest corner of 17 Mile Road and M-37 was recently re-zoned for light industrial use.

### *COMMUNITY AND PUBLIC SERVICES*

The offices of Village of Kent City are located at 83 Spring Street. The Village offices include a meeting hall and office space for the Clerk, Treasurer, Zoning Administrator, storage of records, and other Village government functions.

The offices of Tyrone Township are located in the Village, at 28 E. Muskegon Street.

### *POLICE PROTECTION AND LAW ENFORCEMENT*

Police protection and law enforcement services are provided by the Kent County Sheriff's Department. Emergency medical response services are provided by private ambulance service, and

by the Township and Village Fire Department. 911 emergency response services are available to residents of the Village.

### *PUBLIC WORKS SERVICES*

The Village maintains its own Department of Public Works. The Department is responsible for maintenance and operation of the Village sanitary sewer system and for maintenance of Village streets and other public works services, including maintenance of Village parks, snow removal from streets and sidewalks, and for leaf removal.

### *FIRE PROTECTION*

Fire protection services are provided by Tyrone Township, through agreement with Kent City. The Township fire station is located on 17 Mile Road on the east side of Kent City. The department is an all-volunteer fire department. Available fire protection equipment currently consists of two tankers, two pumpers, one rescue truck and other equipment for responding to emergencies or disasters.

### *SCHOOLS*

Schools in Kent City are provided by Kent City Community Schools, a public school district. There is a high school building for grades 9 thru 12, the middle school building for grades 6 thru 8, an elementary complex houses grades K – 5 as well as Pre-school. The high school building houses a pool that is used by residents from several area towns. The pool schedule includes open fitness, open swim, water fitness and swim lessons. The school district serves the surrounding area, including Tyrone Township, Casnovia Village and other areas.

## *LIBRARY*

A branch of the Kent District Library is located in the Village, at 43 South Main Street. The District Library is funded by a special millage throughout Kent County. The Kent City branch library is located in the Tyrone Township Hall.

## *RECREATION AREAS*

A Village park is located off 17 Mile Road, at the east line of the Village. **There is a second park on** the south side of the Village, in the Wynwood Estates area. An athletic field, a walking track and parking area are **current in** this location. Kent City Community Schools has several athletic fields at its high school property within the Village, and there are also athletic fields located south of the high school football field and in the vicinity of Highway M-46 and the railroad tracks. Nearby recreation areas, outside the Village, include the Rogue River State Game Area, which is open to the public for hunting, fishing and hiking. There is also the Howard Christensen Nature Center. There is a non-motorized trail, the Musketawa Trail, near Marne and Ravenna in Muskegon County.

## *SANITARY SEWER SYSTEM AND WATERSUPPLY*

Kent City maintains a sanitary sewer collection and treatment system. The system currently serves **at least** 300 customers, and has the capacity to treat approximately **127,000** gallons daily. **The current average flow is 84,000 gallons daily.** The system has a remaining capacity of approximately 65,000 gallons per day. The sewage treatment system is a lagoon system. The irrigation fields for the system are located east of the Village, in Tyrone Township.

In 1998, the Village completed major renovations and improvements in the sanitary sewer system, including the installation of new sanitary sewer mains throughout the Village, a new pumping station and other improvements.

Domestic water supply for homes and other buildings in the Village is provided by individual water supply wells.

## *PUBLIC STREET SYSTEM*

Within the Village, there are about six miles of paved Village streets, including about one mile of 17 Mile Road (Highway M-46) and nearly a mile of Highway M-37.

Nearly all Village streets have rights-of-way of at least 66 feet wide. All Village streets are paved.

The CSX Railroad extends parallel to Ball Creek Road, in a southeasterly to northwesterly direction across the center portion of the Village. The railroad right-of-way is 100 feet wide. **The railroad is currently operated by Marquette Rail, LLC.**

## *POPULATION CHARACTERISTICS*

Table 1 shows the population growth of Kent City, and the growth of nearby communities, and also Kent and Muskegon Counties, for the period 1960 through 2013.

**TABLE 1**  
***Population Change, 1960-2013***

	1960	1970	1980	1990	Change 80-90	2013	Change 90-13	% Change 60-13
Kent City	617	686	860	899	39	1073	174	73.9
Tyrone Twp.*	1,587	1,747	2,193	2,669	476	4,725	2056	197.7
Sparta Twp.*	2,498	3,372	3,561	4,479	918	9,261	4782	270.7
Kent County	363,187	411,044	444,506	500,631	56,125	621,700	121,069	71.2
Muskegon County	149,943	157,426	157,589	158,983	1,394	171,008	12,025	14.0

Source: U.S. Census Data

\*Excludes Village Population.



During the period from 1960 to 2013, Kent City population increased from 617 to 1073, a 73.9% increase. From 1980 to 2013, the Village had a 24.7% population increase. From 1990 to 2013 the Village had a population increase of 19.4%. During the period 1980-2013, the entire Kent County population increased by 39.8%.

Table 2 shows 2010 U.S. Census data on the age distribution in the populations of Kent City, Tyrone Township and Kent County.

**TABLE2**  
*Age Given as Percent of Population (2010)*

Location	0 - 9	10-17	18-24	25-44	46-59	60-74	75 & Over	Median Age
Kent City	19.63	14.53	7.77	27.69	18.61	7.78	3.98	28.9
Tyrone Twp.*	16.42	12.96	9.88	26.9	20.26	9.14	4.44	32.6
Kent County	14.57	11.67	10.47	26.99	20.35	10.56	5.46	34.3

\*Exclude ; 1J1e Villages of Cnsnovta and Kent City

The age of the Village population is an important indicator for planning purposes, because it helps to indicate the relative need for schools, types of housing and other community facilities and services.

As Table 2 shows, the Kent City population in 2010 had a median age of 28.9 years . 46.3% of the population was in the ages from 25 to 59 years, a percentage close to the corresponding figure for all of Kent County (47.3%).

Table 3 shows the persons per household (2010) for Kent City, Tyrone Township and all of Kent County .

**TABLE3**  
*Persons Per Household (2010)*

Kent City	2.94
Tyrone Township	2.96
Kent County	2.61

### ***OTHER CURRENT INFORMATION***

As noted above, the Village is located at reasonably convenient distances from the City of Grand Rapids and the City of Muskegon. Many Kent City residents are employed in and around Grand Rapids and Muskegon, yet reside in Kent City because of its small town character, its good school system, its proximity to recreation areas and because of the Village's many other amenities.

## *CHAPTER/II*

### *FUTURE LAND USES*

This chapter presents and recommends future land uses in the Village . These recommendations are based on the land use goals and objectives set forth in Chapter I, together with the Planning Commission's review of land use projections and needs, as well as the effects of projected land development in the areas immediately surrounding the Village .

One of the important purposes of the future land use recommendations is to give direction to the Village's ongoing zoning and other land use regulation processes .

To that end, these recommendations, and the future land use map, are intended to be less precise than Zoning Ordinance provisions of the Zoning Map . Because this Master Plan is intended as a guide, and because its implementation is expected to occur over a period of years, the Plan will be of greater practical usefulness if its recommendations are somewhat general in nature.

It is important to emphasize the difference between future land use designations , as discussed in the text of this plan and as shown on the Master Plan map, and the zoning of lands as provided in the Zoning Ordinance and on the Zoning Map. The future land use classifications in the Master Plan will not correspond in all respects with the designations as shown on the Zoning Map. The Master Plan is intended for implementation over a period of years, as circumstances warrant, and as nearby development or other actual changes may suggest. Thus, if a particular parcel of land is indicated in the Master Plan map for a particular land use, and that use is different from the available uses under the current Zoning Ordinance, any change in the legally permitted uses for the land can take place only by way of amendment of the Zoning Ordinance and/or Zoning Map .

The land use designations in the Master Plan, as noted above, are intended to guide future land use decisions, and they do not necessarily constitute approval for current land uses . Many factors will determine when the Village will alter the Zoning Map so as to implement a particular classification contemplated in the Master Plan. For example, the adequacy of streets, the availability of public utilities, the demand for a particular type of land use, the availability of other public services and many other factors will be important in a determination by the Planning Commission and the Village Council as to whether the time is right for a change in zoning so as to make available a particular use recommended in the Master Plan .

## *LAND USE CONSIDERATIONS REFLECTED IN THE PLAN*

As noted above, the future land use map is based upon the goals and objectives identified by the Planning Commission as important to the future life and well-being of the Village, and in particular those goals and objectives that can be achieved through reasonable land use regulation.

Stated in summary form, the following basic land use concepts were considered in the preparation of the Master Plan map:

1. Kent City will continue to remain a predominantly residential community.
2. It is important to maintain and to enhance the small town character of the Village.
3. The few remaining areas being used for agricultural purposes may over time become more residential in nature.
4. There is currently a sufficient land area for accommodating mobile home parks. Other types of housing, including duplexes and apartments, can also be adequately accommodated on the basis of current zoning.
5. Village streets should generally retain their current configuration and width, so as to help in maintaining the Village's small town character. Under the terms of Village ordinances, all Village streets to be constructed in the future must have rights-of-way of at least 66 feet wide.
6. It is important to maintain and enhance the central business district in the Village. Some reasonable increase in the area of the central business district can be expected in the future.
7. Commercial areas outside the central business district, along M-37, will and should develop, so as to provide locations for businesses that cannot be accommodated in the central business district.
8. Residential areas should be separated from commercial areas, and from industrial areas, through Zoning Ordinance provisions.
9. The light industrial area at the southwest corner of M-37 and 17 Mile Road may be enlarged, so as to include a greater portion of the frontage along the south side of M-37, in the event lands at that location should be added to the jurisdiction of the Village. The lands to the south of such light industrial area should continue to be designated for residential use.

10. Consideration should be given to additional recreation areas, either within the Village or nearby . Developers of residential areas should be encouraged to set aside adequate land areas for park and recreational purposes.
11. The Village and Tyrone Township should cooperate regarding the annexation to the Village of those lands lying south of M-37 and north of Rusco Road that are currently in Township jurisdiction, but which are surrounded on three sides by Village territory .

### *FUTURE LAND USE CATEGORIES*

The Future Land Use Map recommends various land use classifications . These are low density residential, multi-family residential, manufactured housing community, neighborhood commercial, general commercial, light industrial and public and semi-public.

#### **Low Density Residential**

The Future Land Use Map shows most of the Village in the low density residential category, thus reflecting the current predominantly single-family residential nature of the Village . This predominance of single-family dwelling use is expected to continue .

Many of the lots in the central portion of the Village are of small size, as was common at the time the early Village plats were established . In many cases, two or more lots must be combined in order to attain a lot of appropriate size under current Zoning Ordinance provisions and to provide adequate space for currently typical residential land uses . Most of the land in the central portion of the Village has been built upon, but other residential areas do remain available for future development.

Churches, schools and certain other non-residential uses are located in the residential areas of the Village, and the proximity of schools and churches to homes helps to maintain the Village's small-town character. Schools, churches and other reasonably compatible non-residential uses should continue to be permitted in the Low Density Residential District, but on a special land use basis, so as to assure that the Village can regulate expected traffic impacts, needed off-street parking areas and other aspects of these uses.

All residential areas in the Village should continue to be served by public sidewalks. Sidewalks should also be provided in new residential areas and in currently developed residential areas that do not yet have them.

#### **Multi-Family Residential**

The current Zoning Map shows a small location for multiple-family dwellings in the westerly portion of the Village, on the north side of 17 Mile Road next to the commercially-zoned land at the

northeast corner of M-37 and 17 Mile Road, and also two parcels in the southwesterly portion of the Village, both being located on the north side of M-37.

Any enlargement of the multiple family dwelling areas should include suitable ordinance protections for existing single-family dwelling areas, including landscaped buffer requirements and other development methods designed to assure reasonable compatibility between multiple-family areas and adjacent single-family dwelling areas.

### **Manufactured Housing Community**

The Master Plan shows an area in the southwesterly portion of the Village as appropriate for a manufactured housing community, also known as a mobile home park, off Peach Ridge Avenue, and extending westerly and southerly to a connection with M-37.

The R-3 District in the Zoning Ordinance should be reviewed, and revised if necessary, so as to confirm that the lands would be restricted to a manufactured housing community of high quality, so as to be in keeping with the small-town character of the Village.

### **NEIGHBORHOOD BUSINESSES**

The central business district of the Village is shown on the Master Plan map as Neighborhood Business. This area, located primarily along Peach Ridge Avenue and extending easterly and westerly at the 17 Mile Road intersection, should serve as an area for convenience shopping and for the providing of commercial services to Village residents. Commercial uses that have significant traffic impacts and other potentially adverse effects, should not be located in the neighborhood business area, but should instead be located at designated places on M-37, where traffic can be accommodated and where larger parcels for off-street parking areas are available.

The vitality of the central business district is an important part of Kent City's small town character. The Village must take care to maintain a healthy commercial district at this location, through reasonable public improvements and other measures which can help to make shopping more convenient and available. Close attention should continue to be given to the streets, sidewalks, street lighting, landscaping, screening and other land use features which will help to preserve and improve the downtown business area. Also important in this regard is continued attention to gaining full compliance with the sign provisions in the Village Zoning Ordinance.

### **General Business**

As the Master Plan Map shows, some recommended commercial lands are located along M-37, both at the Peach Ridge Avenue intersection and the 17 Mile Road intersection. These areas

are suitable for more general commercial uses, sometimes called highway commercial uses, where significant vehicle traffic may be generated, and where larger lot sizes may be needed.

When possible, these general commercial areas should be enlarged so as to afford greater shopping opportunities . In general, it may be better to increase the general commercial areas than to enlarge the downtown business district, because expansion of the downtown area would inevitably require elimination of some of the nearby residential uses . Consideration should be given to the adoption of zoning and other ordinance provisions concerning landscaping , buffering and screening, street lighting and other amenities.

The Village should adopt a general commercial district in the Zoning Ordinance, so as to appropriately regulate general commercial use at the suggested locations along M-37.

### **Light Industrial**

A large light industrial area is located in the Southeasterly portion of the Village, along the railroad tracks. There is also an industrial park area at 17 Mile Road, Highway M-37 and Fruit Ridge Avenue.

Industrial uses should continue to be limited to light industrial only. Heavy industry would not be appropriate, because of the predominantly residential nature of the Village and the likely adverse effects of heavy industrial uses in close proximity to residential lands . Because of the small area of the Village and its population level, heavy industrial uses can more appropriately be accommodated elsewhere, where greater land area may be available and where greater population levels could more readily satisfy the employment needs of heavy industry.

### **Public and Semi-Public Uses**

The Master Plan shows the various public uses in the Village, including the Village Hall, the Tyrone Township Hall, the Village **parks** and other public and semi-public uses. These uses also include the properties of Kent City Community Schools.

## CHAPTER IV

### IMPLEMENTATION OF THE MASTER PLAN

In order for the Master Plan to serve effectively as a guide for the continued use, development and preservation of lands in the Village, it must be implemented when appropriate. In order for the Plan to be implemented, the Planning Commission and in particular, the Village Council, will have to take some official action at appropriate times, including the adoption of Zoning Map amendments, amendments in the text of the Zoning Ordinance, an expanded capital improvements program, adoption of other land use regulation ordinances, adoption of additional policies and procedures and the like.

The implementation of the Master Plan will not occur on any particular schedule. Such implementation, and the extent of implementation that may occur at any particular time, remains entirely in the discretion of the Village Council and, where appropriate, within the recommending authority of the Planning Commission.

There will be many factors that will dictate when implementation of the Plan should occur. Among these will be various actions of private property owners, and prospective land developers, as they evaluate the economic possibilities for new or revised land development in and adjacent to the Village. As always, the Village can assist property owners and developers in this regard, through education and coordinating efforts and, where necessary, through suggestions for other alternatives.

The comments set forth below in this chapter identify some of the major activities which the Planning Commission and Village Council could pursue in the implementation of the Master Plan over the coming years.

#### *The Zoning Ordinance and the Zoning Map*

The Village Zoning Ordinance, which includes the Zoning Map, is the legal means whereby the Village regulates land uses. The ordinance applies to all lands in the Village. Lands can be used only for the uses and purposes authorized in the Zoning Ordinance; no other uses are permitted.

The regulatory approach taken by the Zoning Ordinance is to divide the Village into various land use districts, and to permit similar or related uses only in those districts. Thus, for example, the ordinance includes the R-1 Single Family Residential District, the C-1 Business District, the I-1 Light Industrial District and others. In this way, compatible uses are available only in specified areas, thus separating different kinds of uses, so as to avoid undue adverse impacts.



The Zoning Ordinance also contains many general provisions on land use that apply in all the zone districts. Special land uses are also included. These are uses that can take place only on approval of the Planning Commission, or in some cases the Planning Commission and the Village Council, after public hearing, and subject to minimum conditions specified in the Zoning Ordinance.

The ordinance also includes procedural provisions including site plan review. This is a process whereby site development plans can be reviewed and approved by the Planning Commission, prior to the commencement of development on a particular parcel of land. The site plan review process generally applies to all land uses except single-family dwellings.

The Zoning Ordinance also has other provisions designed to advance quality of life in the Village through specific other regulations, such as those involving signs and off-street parking and loading areas.

The Zoning Ordinance and the Zoning Map can be amended following public hearing by the Planning Commission, after which the Commission makes a recommendation to the Village Council. Then, the Village Council considers proposed amendments and can approve or disapprove them. If amendments are approved, they are adopted in the form of an ordinance amending the text of the Zoning Ordinance or an ordinance amending the Zoning Map.

The following improvements should be made in the Zoning Ordinance and the Zoning Map:

1. The Zoning Ordinance should be amended so as to add the C-2 General Business District, and appropriate lands along and near Highway M-37 should be zoned in the C-2 District.
2. The current C-1 Business District should be amended so as to be more fully limited to neighborhood commercial uses.
3. The Zoning Map should be amended so as to include additional land in the I-1 Light Industrial District, along Highway M-37.
4. Consideration should be given to enlarging the central business district of the Village, by the rezoning of adjacent additional lands in the C-1 Business District.
5. If the C-2 General Business District is adopted, certain of the special land uses currently included in the C-1 Business District should be deleted from that district, but included in the C-2 District. These uses could include car washes, hotels and motels and restaurants and cafes with drive-in or drive-through windows.
6. Amend the Zoning Ordinance by adding regulations on landscaping and buffering.

7. Adopt other amendments in the Zoning Ordinance and Zoning Map so as to implement the recommendations of this Master Plan.

### *Other Village Ordinances*

The following Village ordinances should be considered for adoption or amendment:

1. **Consider the** Village subdivision control ordinance **for the design and layout of** **plats.**
2. Evaluate current on-street and off-street parking locations, particularly in the commercial district. Adopt ordinance provisions regulating on-street and off-street parking.
3. The site condominium chapter in the Zoning Ordinance should be **applied** so that its requirements will substantially conform to the substantive and procedural requirements of the subdivision ordinance.
4. Update and amend the Village ordinances on regulation and prohibition of nuisances, including the provisions prohibiting accumulation of junk and requiring the removal of abandoned or deteriorated buildings.
5. Adopt procedural provisions for the removal of abandoned or dangerous buildings or structures.

### **Other Recommendations**

1. The Village Council should adopt and implement a capital improvements ~~program~~.
2. The Village should adopt a recreation plan and seek funding, including available grant monies, for the acquisition of additional or improved recreation lands.
3. The ordinance establishing the Downtown Development Authority, and the Downtown Development Plan, should be reviewed, updated and improved. The Planning Commission should work with the DDA Board in joint efforts for further downtown improvement.
4. The Planning Commission should annually establish a work program for each year, including specific tasks or goals to be accomplished, the scheduling of various work projects and other implementation.

5. The Planning Commission should meet periodically with the Tyrone Township Planning Commission, so as to coordinate land use planning as between the Village and the Township.

6. The Village Council should seek to add to the Village the parcels of land between Rusco Road on the south and M-37 on the north, that are not currently included within the Village, so as to have a more regular Village boundary at that location.

7. Following adoption of this Master Plan, the Planning Commission should arrange for copies to be printed and distributed, and suitable publicity provided, so as to inform Village residents of the Plan and its main components.

8. This Master Plan should be reviewed and amended on a regular basis. There should be a minor review about every three years and a more major review every five to ten years. After data from the U. S. Census in 2020 become available, the Plan should be updated to include new and additional information resulting from that census.

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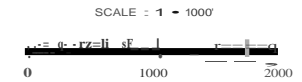
This Master Land Use Plan was adopted by the Village of Kent City Planning Commission on March 2, 2000 and revised on July 7, 2005, August 31, 2010 and September 3, 2015.

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Insert Name, Secretary  
Village Planning Commission



North  
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## LEGEND

CITY LIMITS

R-1 SINGLE FAMILY RESIDENTIAL

**[ ]** R-2 MEDIUM DENSITY RESIDENTIAL

**C=J** R-3 MANUFACTURED HOME PARK

**[ ]** C-1 NEIGHBORHOOD COMMERCIAL

**[ ]** C-2 GENERAL COMMERCIAL

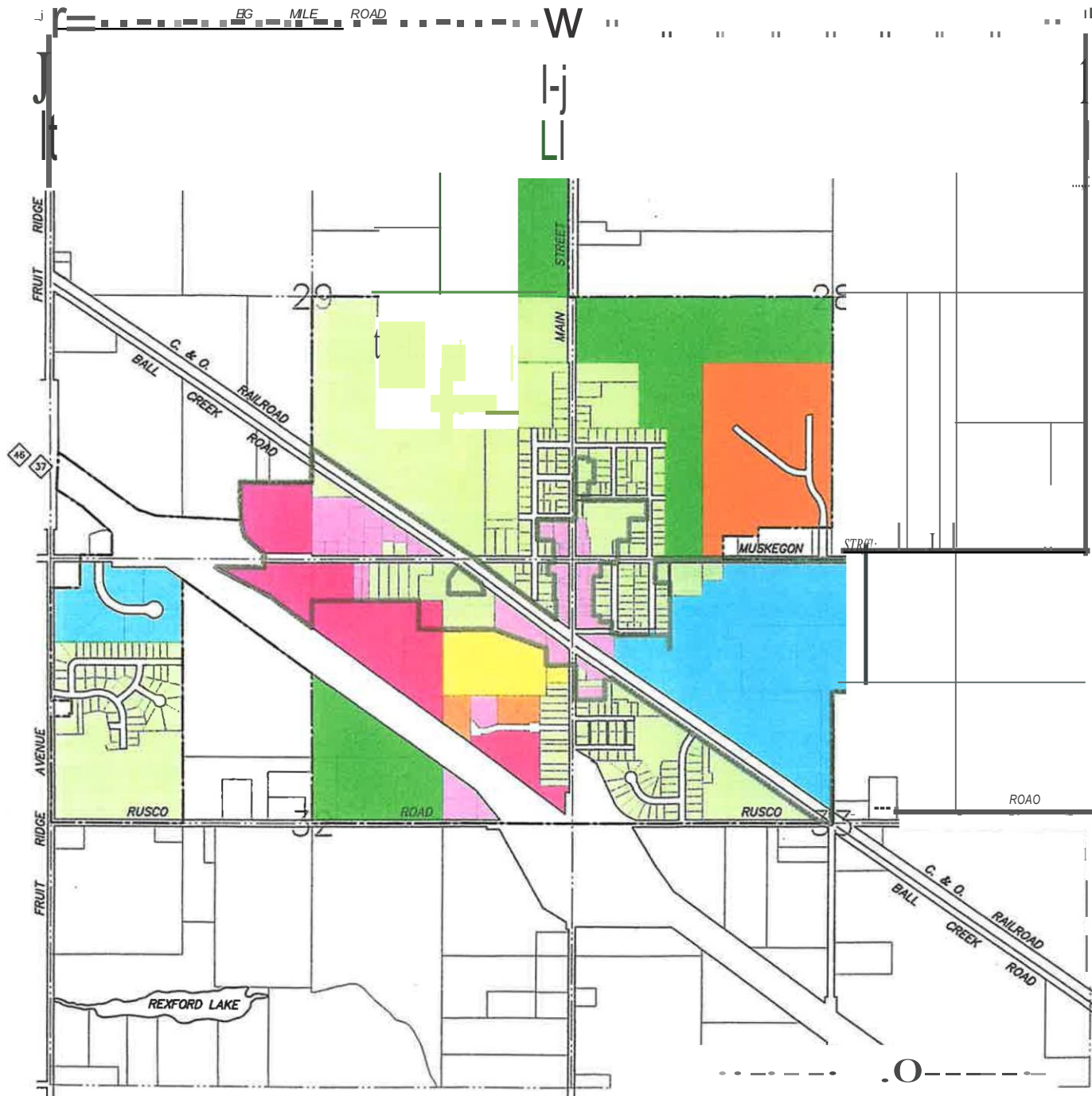
**[ ]** I-1 LIGHT INDUSTRIAL

VILLAGE OF KENT CITY  
KENT COUNTY, MICHIGAN

## MASTER PLAN MAP

ADOPTED MARCH, 2000

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2000338



North  
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SCALE : ..... 1000'

0 1000 2000

## LEGEND

VILLAGE UNITS

DOWNTOWN DEVELOPMENT DISTRICT

**R** RESIDENTIAL R-1

● RESIDENTIAL R1-A

**CJ** RESIDENTIAL R-2

**c::J** RESIDENTIAL R-3

**[id** NEIGHBORHOOD BUSINESS C-1

**CJ** HIGHWAY BUSINESS C-2

**CJ** LIGHT INDUSTRIAL 1-1

**CJ** PLANNED UNIT DEVELOPMENT (PUD)

VILLAGE OF KENT CITY  
KENT COUNTY, MICHIGAN

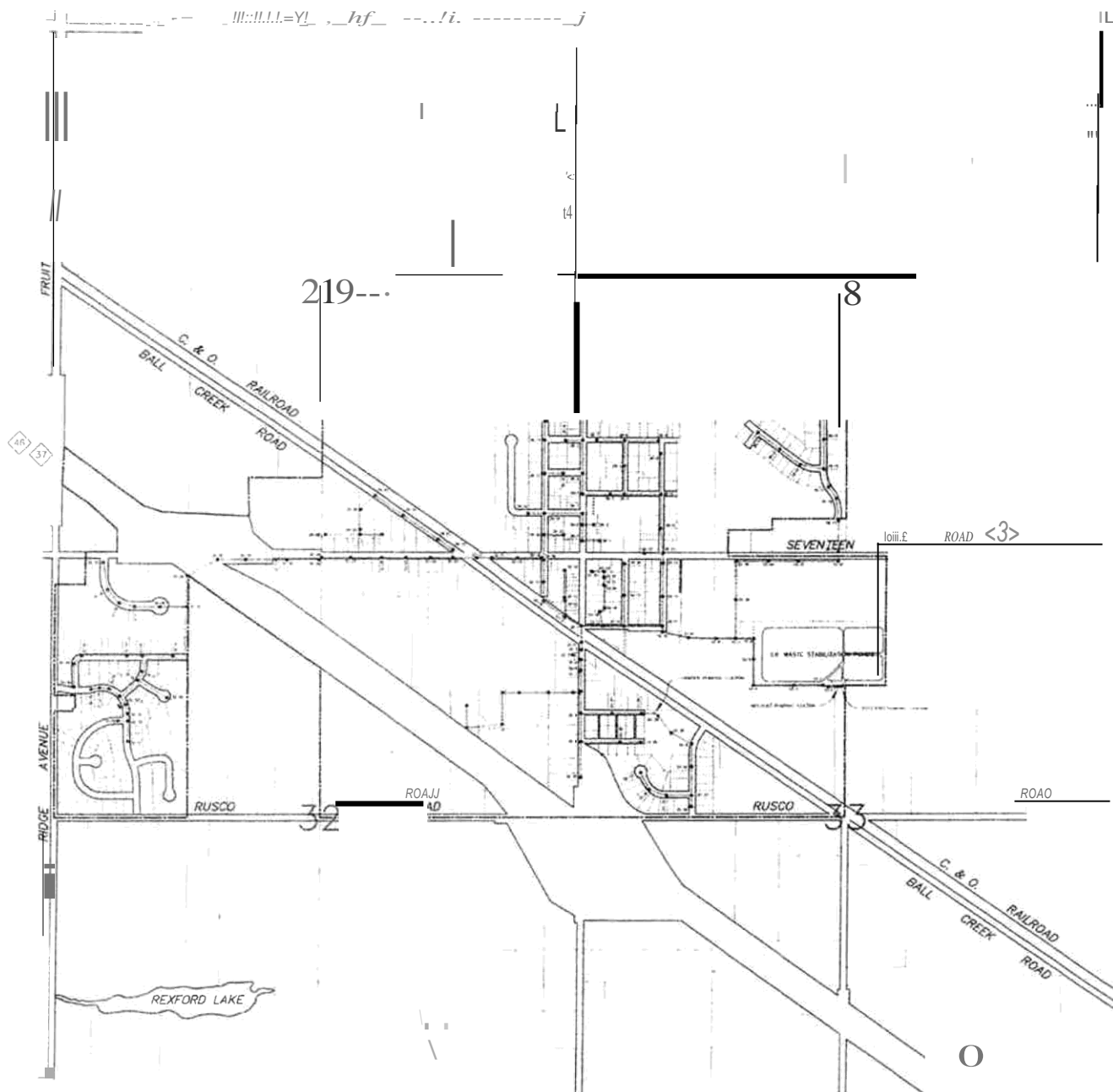
**DOWNTOWN DEVELOPMENT DISTRICT**

MAY, 2008

21005,

*J*





North  
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SCALE : 1" = 1000'

0 1000 2000

## LEGEND

WASTEWATER COLLECTION SYSTEM

EX. 8" SANITARY SEM:R

EX. 10" SANITARY SEM:R

EX. 12" SANITARY SEM:R

EX. FORCE MAIN

EX. 8" SANITARY SOIL (PVT.)

EX. SANITARY MANHOLE

VILLAGE OF KENT CITY  
KENT COUNTY, MICHIGAN  
**WASTEWATER COLLECTION SYSTEM**  
NOVEMBER, 2007

2070790