



Fresh Coast Planning

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MEMORANDUM

To: Crockery Township Planning Commission
From: Julie Lovelace
Date: November 8, 2024
Re: Master Plan Chapter 8 Utilities

Attached is the draft Chapter 8 Utilities of the Master Plan update for Planning Commission review. There is a redline and clean copy. The redline version shows the proposed new wording in red. Wording shown in black is existing wording kept from the old plan. Also in red is the page number from where the old wording was taken.

Staff would particularly like to generate discussion on the last strategy listed.

Julie Lovelace
Planner

Chapter Eight

Utilities

Introduction

As stated in Chapter Two of this document, Crockery Township is tasked with balancing the pressure for extension of existing public utilities to accommodate growth in development (residential, commercial, and industrial) with the residents' stated desire to protect the Township's rural character. Additionally, sandy soil, limited aquifer protection, and high water tables in the Township continue to make groundwater susceptible to contamination from septic tanks and drain fields. These conditions are likely to increasingly limit the future use of septic tanks and drain fields in many portions of the Township. (See *Figure 4 Sanitary Sewer System*). p. 19

Existing Utilities

The Township has in place a public water system that presently serves nearly one-third of its residents and a limited sanitary sewer system p. 7 serving the Hathaway Lakes development. The public water system, which determines the intensity of land development, and ultimately the pace of development, is generally adequate and has added capacity to serve the Township. The water system must be upgraded to include the construction of a transmission main in several places to accommodate increased reliability in the system. p. 32 There is a planned water system extension to be completed in 2025 from Leonard Road and 138th Avenue east to 136th Avenue and 136th Avenue north from Leonard to M-104 and east to Hathaway Lakes. (See *Figure 5 Water System*). p. 19 The wastewater system will need to be upgraded along the M-104 corridor to accommodate existing uses and future growth in the industrial and commercial areas.

With infrastructure available to accommodate some new growth and development, the Township should guide development into these service areas as much as possible. New subdivisions, site condominiums, and other residential and non-residential projects should be required to locate in areas already served by public water and sewer. This strategy will properly manage growth, ensure that the previous public investment in infrastructure is realized, and assist in reducing urban sprawl normally fueled by leapfrogging developments ahead of the public infrastructure system. It would be advantageous to work with adjacent communities to prepare an intergovernmental infrastructure plan to guide public investment and sub-regional growth. P. 33

Implementation Measures

Goals

- Protect agricultural lands and environmentally-sensitive areas by discouraging development in those areas
- Develop adequate public utilities that will ensure balanced, orderly growth, for the safety and well-being of Township residents
- Concentrate the majority of new growth to avoid sprawl, protect farmland, and minimize its effects on the majority of the Township where future public utilities could gain a foothold by being cost effective

Recommendations

- Provide public water and sanitary sewer services in areas of the Township identified for higher density residential, commercial, and industrial concentrations, particularly along M-104

Strategy

- Support continued communication among the Corridor Improvement Authority, the Township Board of Trustees, and the Township Planning Commission to seek funding opportunities for water and sewer upgrades
- Communicate with the Ottawa County Road Commission and the Michigan Department of Transportation to coordinate water and sewer upgrades with public road improvements
- Encourage developer financing for sewer and water extensions
- Maintain cooperation with neighboring units of government for the provisions of utilities, the sharing of services, and for addressing common issues and problems as a means of holding down overall costs and expense to the taxpayer while at the same time maintaining local control over the decision making processes p. 44
- Design commercial and industrial incentives which encourage private investment in public water and/or sewer expansion
- Amend Zoning Ordinance to require new subdivisions, site condominiums, and other residential and non-residential projects to locate in areas already served by public water and sewer when public utilities are reasonably available

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