

Keene Township

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Ionia County

Keene Township

Ionia County, Michigan

Land Use Plan

UPDATE 2016

Keene Township
Ionia County Michigan
Future Land Use Plan
Adopted _____

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Section 1 Introduction

The Master Plan reflects the community's deep concern for the rural character of Keene Township and a strong commitment to retain and strengthen local quality of life. The plan outlines the preferred future for the community with an updated Land Use Plan to realize it.

The Plan is appropriately general, recognizing that planning for the future is a delicate blend of art, science and that sufficient flexibility will be needed to respond to the challenges of the future while balancing the rights of property owners with the rights of the community and neighbors who will be impacted by future change.

Planning is the guidance and shaping of the location of development activities in Keene Township with the aim of harmonizing these activities with the social, aesthetic, cultural, political and economic requirements of the Township.

Planning should respect the rights of individuals and their communities as these are consistent with the general welfare of the community, the region and the nation.

This Land Use Plan reflects the community's deep concern for maintaining the rural and agricultural character of Keene Township. The primary purpose of the Land Use Plan is to enable the Township of Keene to establish a future direction for the Township's physical development.

The Michigan Planning Enabling Act 33 of 2008, as amended, gives the Township Planning Commission the authority to prepare and officially adopt a Land use Plan.

Once prepared, officially adopted and maintained, The Keene Township Land Use Plan will serve as an advisory guide for the zoning and physical development areas of Keene Township.

Purpose of the Keene Township Land Use Plan

The purpose of planning is to accomplish the following goals:

1. **To promote orderly development**
2. **To protect natural resources**
3. **To assist decision-making**
4. **To set goals and establish a mechanism for change and improvement in the Township**
5. **To monitor change**
6. **To coordinate development activities**

The purpose of the Keene Township Land Use Plan is to provide a policy and decision making guide regarding all future development within the Township. Within the Plan key planning issues are identified and a clear set of goals and policies are outlined. Land use districts are identified and mapped and specific implementation measures are recommended.

All land use districts and policies stated in this document were developed based on a blending of the natural capability of the land to sustain certain types of development, the relative future need for land needed for Residential, Commercial and Industrial uses, the importance of Agriculture to the Township economy, the existing land use distribution, and the desires of the Township residents and public officials.

A Land Use Community Survey was prepared and distributed to all residences in the Township to offer residents the opportunity to express their concerns and make suggestions.

The West Michigan Regional Planning Commission (WMRPC), under the direction of the Keene Township Planning Commission prepared the original Plan. In 2015 and early 2016 the Keene Township Planning Commission has completed an update of the Master Plan, in partnership with James Foulds, of Community Planning Services. Meetings were held with the Keene Township Planning Commission and were open to our Residents to ensure that the Master Plan addressed community concerns and provided an opportunity for all involved parties to make recommendations.

During the 2016 update the same procedures were followed to uphold the relationship between the Township officials and the residents. Information from the past has been examined and kept in this document to insure a clear picture of our past, present and future.

Land Use Plan Objectives

This Land Use Plan, although it states specific land use development policy and creates proposed future land use districts, has no regulatory power. It is prepared as a foundation for, and depends primarily on, the Keene Township Zoning Ordinance for implementation. To this end, this Plan is intended as support for the achievement of the following objectives:

1. To promote the public health, safety and general welfare of the residents of Keene Township;
2. To preserve and protect property values by preventing incompatible uses from locating adjacent to each other;
3. To protect and preserve the natural resources, unique character, and environmental quality of the community;
4. To promote an orderly development process by which public officials and citizens are given an opportunity to monitor change and review proposed development; and
5. To provide information from which to gain a better understanding of the community and on which to base land use decisions.

Because of constant change in our social and economic structure and activities, the Keene Township Land Use Plan must be maintained through periodic review and revision so that it reflects contemporary trends while maintaining long-range goals. The Plan will be effective to the degree that it is upgraded and maintained. The Michigan Planning Enabling Act 33 of 2008 now requires Land Use Plans to be reviewed every five (5) years to determine if any amendments are needed to reflect changing community conditions.

Community Description

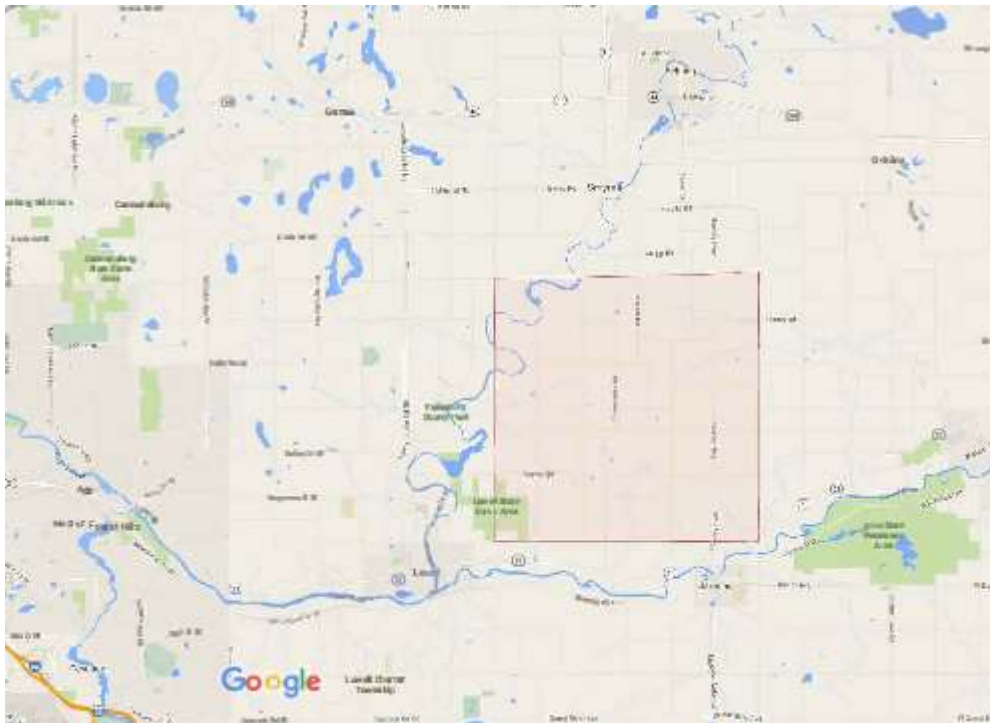
Keene Township is a rural agricultural community with a population of 1831 located in Ionia County. Bordering on Kent County the Township is located immediately northeast of the City of Lowell, a community of approximately 3068 people, and is also within 30 minutes driving time of downtown Grand Rapids.

Keene Township is almost entirely an agricultural and residential community. Keene Township has only a small amount of Commercial and Industrial development. Approximately 40 percent of all land in the Township has been identified by U.S. Department of Agriculture as being prime or unique farmlands. The few commercial or industrial uses in the Township account for only a very small percentage of land. There is no water or sewer system in the Township.

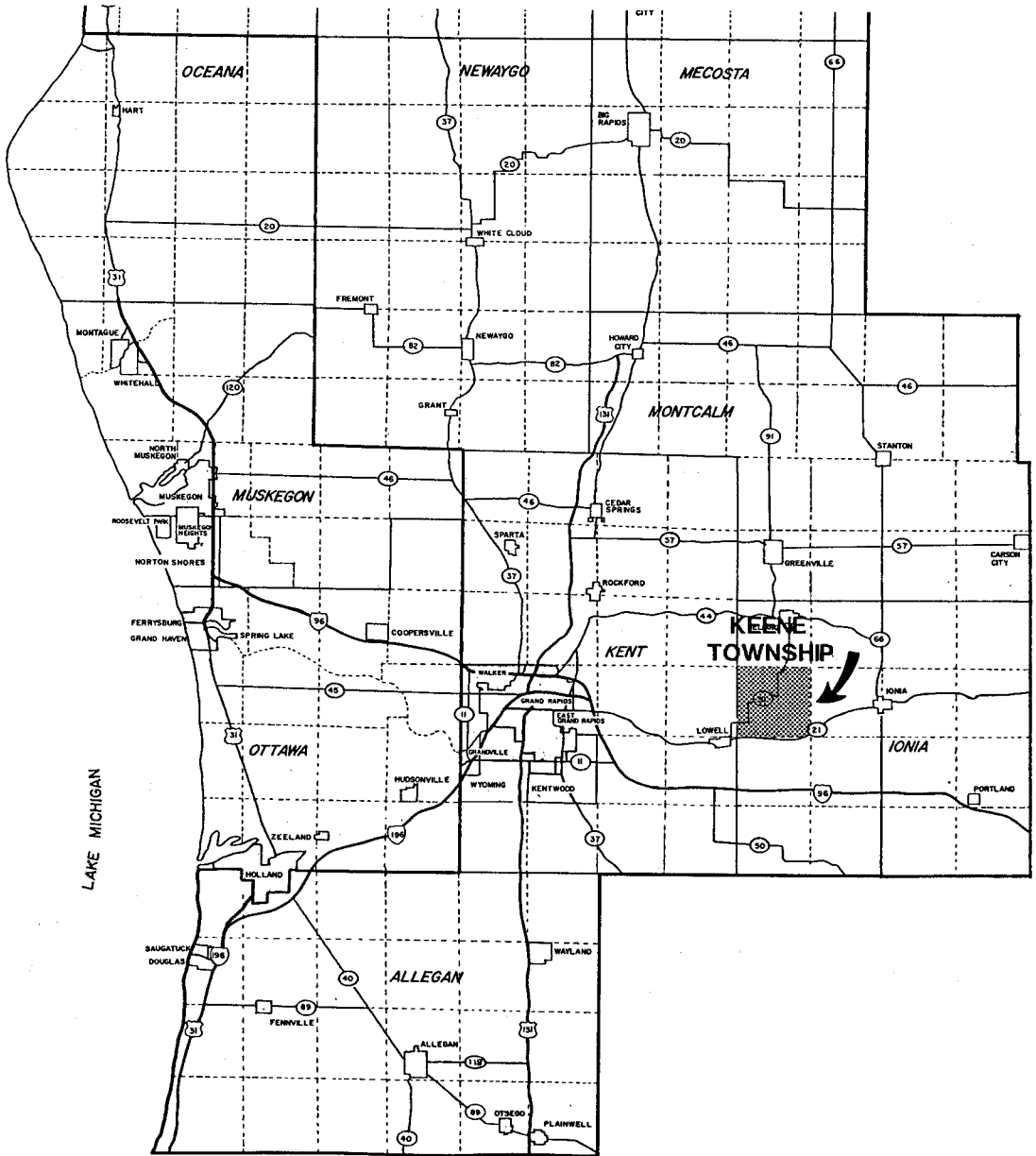
Keene's transportation link with neighboring cities is M-21, which is a rural principal arterial running east and west just south of its border. M-21 provides quick access to the nearby Cities of Lowell, Ionia, Grand Rapids and the Village of Saranac.

Keene's close proximity to the growing Grand Rapids metropolitan area has placed it in a growth phase. This growth is likely to continue and has created the need to establish a development policy which will accommodate growth without destroying the important agricultural economic base of the Township. In the last 10 year's growth has slowed due to the economy environment and housing trends but is slowly rebounding.

Keene Township Location Map



Keene Township Location Map



Section 2 - Human Resource Studies

The population of Keene Township has shown growth in each of the last six decades. Growth of about 10% between 2000 and 2010 is outpacing Ionia County and the State of Michigan, but was approximately half of the growth rate of the previous decade.

All of the growth in Keene Township occurred between 1960 and 2010 as the population in the Township actually declined by one person from 1940 to 1960. Population in the Township more than doubled between 1960 and 2010 (126% growth rate), and was higher than either the county (48%) or state (26%) over the same period of time.

Population Characteristics

Table 2-1: Population Change for Keene Township, Ionia County, and State of Michigan 1940 to 2010 (U.S. Census)

Year	Keene Township	Ionia County	State of Michigan
2010	1,831	63,905	9,883,640
2000	1,660	61,518	9,938,444
1990	1,376	57,024	9,295,297
1980	1,085	51,815	9,262,078
1970	947	45,848	8,875,083
1960	810	43,132	7,823,194
1950	785	38,158	6,371,766
1940	811	35,710	5,256,106

One potential explanation for the significant growth rate since 1970 is that Keene is starting to feel the effects of the growing Grand Rapids metropolitan area. There has been an increasing number of people who desire to live in less urban areas and accepting longer commute distances for work and shopping purposes.

Those Townships located just outside the metro area have the highest growth rates while those located progressively further out have progressively lower rates. The most important point that can be drawn from the data is that Keene Township is now on the leading edge of the growth wedge. Actual population numbers are included in the following tables. The population figures for the Cities of Lowell, Belding, and Ionia have also been included in Table 2-3.

Table 2-2: Population 1970 to 2010 for select Kent County Townships (U.S. Census)

Kent County	1970	1980	1990	2000	2010
Grattan Township	1,893	2,575	2,876	3,551	3,621
Vergennes Township	1,400	1,819	2,492	3,611	4,189
Lowell Township	2,160	3,972	4,774	5,219	5,949
City of Lowell	3,068	3,707	3,983	4,013	3,783
Plainfield Township	20,611	16,935	24,946	30,195	30,952
Gaines Township	8,794	10,364	14,533	20,112	25,146
Cannon Township	3,690	4,983	7,928	12,075	13,336
Ada Township	4,479	6,472	7,578	9,882	13,142
Cascade Township	5,243	10,120	12,869	15,107	17,134
Caledonia Township	3,842	4,927	6,254	8,864	12,332
Bowne Township	1,429	1,719	1,907	2,743	3,084

Table 2-3: Population 1970 to 2010 for select Ionia County Townships (U.S. Census)

Ionia County	1970	1980	1990	2000	2010
Otisco Township	1,479	1,826	1,863	2,243	2,282
City of Belding	5,121	5,634	5,969	5,877	5,757
Keene Township	947	1,085	1,376	1,660	1,831
Boston Township	2,751	3,681	4,313	4,961	5,709
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
City of Ionia	6,361	5,920	5,035	10,569	11,394
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
Lyons Township	2,882	3,126	3,276	3,446	3,465
Portland Township	1,715	2,245	2,383	2,460	3,404
Danby Township	1,621	2,082	2,371	2,696	2,988

Municipalities in Kent and Ionia Counties generally saw population growth between 2000 and 2010. The exceptions, like North Plains Township, Orange Township, and Berlin Township, tend to be the most rural and farther from the activity center of Grand Rapids.

Table 2-4: Ionia, Kent County and Michigan Age and Race Figures (U.S. Census)

Population	Ionia County	Kent County	Michigan
Population, 2010	63,905	602,622	9,883,640
Population, 2000	61,518	574,335	9,938,444
Population, percent change, 2000 to 2010	3.74%	4.69%	-0.55%
Persons under 5 years old, percent, 2010	6.40%	7.30%	6.00%
Persons under 19 years old, percent, 2010	27.20%	29.20%	26.80%
Persons 65 years old and over, percent, 2010	11.40%	11.20%	13.70%
Female persons, percent, 2010	46.30%	51.00%	50.90%
White persons, percent, 2010	91.60%	79.90%	78.90%
Black or African American persons, percent, 2010	4.70%	9.70%	14.20%
Asian persons, percent, 2010	4.00%	2.30%	2.40%
Persons reporting some other race, percent, 2010	1.30%	4.50%	1.50%
Persons reporting two or more races, percent, 2010	1.40%	3.00%	2.30%
White persons, not of Hispanic/Latino origin, percent, 2010	89.10%	76.00%	81.00%
Persons of Hispanic or Latino origin, percent, 2010	4.40%	9.70%	4.40%
Foreign born persons, percent, 2013 ACS	1.50%	7.35%	6.10%
Language other than English spoken at home, pct. age 5+	3.70%	11.30%	9.10%
High school graduates, percent of persons age 25+, 2013 ACS	88.00%	89.30%	88.90%
Bachelor's degree or higher, pct. of persons age 25+, 2013 ACS	14.10%	31.70%	25.90%
Mean travel time to work (minutes), workers age 16+, 2013 ACS	27.6	21.1	24

Ionia County has a much higher percentage of its population that identifies as white, and shows lower percentages of black, Asian, and Latino citizens than is reported in Kent County and the state. The number of people with at least a Bachelor's degree is significantly lower in Ionia County than in the rest of the state, also.

Table 2-5: Ionia, Kent and Michigan Geographic Information

Area Figures	Ionia County	Kent County	Michigan
Land area, 2000 (square miles)	573	856	56,804
Persons per square mile, 2000	107.3	670.8	175

Table 2-6: Ionia, Kent and Michigan General Housing Information

Housing Units	Ionia County	Kent County	Michigan
Housing units, 2013 ACS	24,667	246,946	4,529,311
Homeownership rate, 2013 ACS	78.20%	70.10%	72.10%
Housing in multi-unit structures, percent, 2013 ACS	12.90%	24.40%	15.30%
Median value of owner-occupied housing units, 2013 ACS	\$111,000	\$137,500	\$121,700
Households, 2013 ACS	22,152	229,373	3,823,280
Persons per household, 2010	2.64	2.6	2.49
Median household income, 2013 ACS	\$47,892	\$51,667	\$48,411
Per capita money income, 2013 ACS	\$20,206	\$25,889	\$25,681
Persons below poverty, percent, 2013 ACS	15.80%	15.50%	16.80%

Ionia County boasts a higher-than-state-average homeownership rate of 78%. At the same time, the value of those owner-occupied housing units is about \$10,000 less than the state average; those homeowners in the County also bring in slightly less income annually, as well. Compared to the much more highly populated Kent County, Ionia has a much lower percentage of multi-unit housing structures.

Table 2-7: Ionia, Kent and Michigan Place of Birth Information (U.S. Census)

Population	Keene Township	Ionia County	Michigan
Total:	1,831	63,905	9,883,640
Native:	1,778	63,005	9,281,858
Born in state of residence	1,511	56,023	7,572,677
Born in other state in the United States:	267	6,617	1,643,177
Puerto Rico, U.S. Islands, or abroad to American Parents	0	365	66,004
Foreign born:	42	904	604,237
Naturalized citizen	17	448	301,523
Not a citizen	25	456	302,714

Keene Township has experienced migration from out of state similar to Ionia County or the State. 83 percent of the people in the Township were born in the State of Michigan as compared to 88 percent for the County and 76 percent for the State. This number has decreased slightly for Keene Township and may potentially be due to Keene Township's proximity to the Grand Rapids area, attracting a greater percentage of out of state workers than other locations in Ionia County.

Table 2-8: Keene, Ionia, Kent, and Michigan Population by Age Group (U.S. Census)

Population	Keene Township	Kent County	Ionia County	Michigan
Total:	1,831	602,622	63,905	9,883,640
Male:	930	295,102	34,314	4,848,114
Under 5 years	58	22,429	2,100	304,587
5 to 9 years	64	22,193	2,263	326,145
10 to 14 years	78	22,511	2,184	345,558
15 to 19 years	84	22,756	2,483	379,477

20 to 24 years	48	22,296	2,568	338,569
25 to 29 years	45	21,986	2,645	295,323
30 to 34 years	43	19,772	2,525	285,510
35 to 39 years	60	18,667	2,498	302,902
40 to 44 years	74	19,594	2,588	330,419
45 to 49 years	92	21,492	2,739	367,747
50 to 54 years	81	21,276	2,589	376,056
55 to 59 years	65	18,257	2,211	333,377
60 to 64 years	48	13,683	1659	275,260
65 to 69 years	38	9,141	1183	199,261
70 to 74 years	16	6,524	822	140,775
75 to 79 years	12	5,022	583	104,920
80 to 84 years	15	4,036	410	80,635
85 years and over	9	3,467	264	61,593
Female:	901	307,520	29,591	5,035,526
Under 5 years	72	21,524	1,998	291,699
5 to 9 years	77	21,281	2,061	311,639
10 to 14 years	54	21,434	2,225	329,658
15 to 19 years	59	21,791	2,061	360,122
20 to 24 years	41	23,465	1605	330,503
25 to 29 years	52	22,220	1770	294,260
30 to 34 years	40	20,131	1814	289,056
35 to 39 years	60	18,858	1885	309,591
40 to 44 years	86	19,987	2,032	335,062
45 to 49 years	70	22,236	2,304	376,834
50 to 54 years	79	21,878	2,266	389,396
55 to 59 years	60	18,989	1,949	349,809
60 to 64 years	53	14,812	1,630	293,551
65 to 69 years	32	10,561	1,221	219,364
70 to 74 years	18	7,852	906	165,309
75 to 79 years	20	7,050	751	139,165
80 to 84 years	15	6,254	587	120,220
85 years and over	13	7,197	526	130,288

Table 2-9: Keene, Ionia, Kent, and Michigan Racial Demographic Information (U.S. Census)

Population	Keene Township	Kent County	Ionia County	Michigan
Total:	1,831	602,622	63,905	9,883,640
Population of one race:	1,768	590,299	61,819	9,642,127
White alone	1,679	502,079	58,140	7,841,011
Black or African American alone	24	58,532	2,448	1,385,154
American Indian and Alaska Native alone	8	2,436	279	54,881
Asian alone	2	14,108	201	251,175

Native Hawaiian and Other Pacific Islander alone	0	92	0	2,230
Some other race alone	55	13,052	751	107,676
Population of two or more races:	52	19,245	2090	243,968

Keene Township’s population is comprised of over 90% of people identifying as white, with below-state-average populations of black, Asian, and other races. Diversity has increased slightly since the 2000 U.S. Census.

Table 2-10: Keene Household Figures (U.S. Census)

Households	Keene Township	Percent
Total households	619	100%
Family households (families)	503	81%
With own children under 18 years	213	34%
Married-couple family	426	69%
With own children under 18 years	169	27%
Female householder, no husband present	50	8%
With own children under 18 years	29	5%
Nonfamily households	116	19%
Householder living alone	92	15%
Householder 65 years and over	33	5%
Households with individuals under 18 years	241	39%
Households with individuals 65 years and over	126	20%
Average household size	2.94	(X)
Average family size	3.2	(X)

Over 80% of the households in Keene Township are occupied by a family, and 34% of those family households include children. The average family size of 3.2 persons is much higher than the national average of around 2.5 persons.

Table 2-11: Keene, Ionia, Kent, and Michigan Educational Attainment (U.S. Census)

Attainment	Keene Township	Kent County	Ionia County	Michigan
Population 25 Years and Over	1146	388,879	42,305	6,594,586
Less than 9th Grade	4.1%	4.0%	3.7%	3.4%
9th to 12th grade, no diploma	6.1%	6.6%	8.5%	7.7%
High school graduate (includes equivalency)	34.6%	26.4%	38.8%	30.4%
Some college, 1 or more years, no degree	26.8%	22.6%	25.8%	24.0%
Associate degree	8.4%	8.6%	9.3%	8.6%
Bachelor's degree	15.2%	21.0%	10.0%	15.9%
Graduate or Professional Degree	4.9%	10.7%	4.1%	10.0%

Keene Township is similar in educational background to Ionia County and Michigan. The Township and County both have a lower attainment rate of Bachelor’s and Graduate/Professional degree holders than does the State, but both do have a higher rate of high school graduates.

Housing Characteristics

Housing growth in Keene Township outpaced population growth by over 15 percent with an increase in housing units between 1970 and 1980 of 30.1 percent or 84 units. Growth for the County and the State for the same period was 24 percent and 21.5 percent, respectively. In the 1980 to 2010 time frame this trend has also continued. Keene Township's average growth rate has continued to increase faster than both Ionia County and the State of Michigan, although the past decade did see a slower growth rate.

Tables 2-12 and 2-13 show a general trend of increasing housing units, particularly in those municipalities that are closer geographically to Grand Rapids. This increase in units mirrors, in most cases, the population increases documented earlier in this summary.

Table 2-12: Kent County Housing Units (U.S. Census)

Kent County	1970	1980	1990	2000	2010
Grattan Township	829	1,094	1205	1428	1763
Vergennes Township	419	609	826	1209	1507
Lowell Township	661	1,212	1543	1764	2188
City of Lowell	975	1297	1510	1564	1713
Plainfield Township	4,745	7,150	9278	11456	12617
Gaines Township	2,452	3,419	5530	7789	10267
Cannon Township	1,167	1,754	2769	4174	4813
Ada Township	1264	2033	2521	3384	4639
Cascade Township	1,512	3,305	4674	5638	6732
Caledonia Township	1,111	1,668	2120	3225	4537
Bowne Township	419	550	630	906	1066

Table 2-13: Ionia County Housing Units (U.S. Census)

Ionia County	1970	1980	1990	2000	2010
Otisco Township	476	681	685	815	854
Keene Township	279	363	471	568	613
Boston Township	1,092	1,442	1745	2065	2337
Orleans Township	722	918	1034	1167	1216
Easton Township	677	787	981	1161	1286
Berlin Township	476	685	638	724	911
City of Belding	1705	2010	2290	2289	2448
Campbell Township	502	590	684	830	985
Odessa Township	1,113	1,422	1549	1609	1615
Sebewa Township	280	357	389	415	451
Orange Township	257	326	362	407	430
Ionia Township	807	1,017	1186	1441	1626
Ronald Township	386	491	604	708	767
North Plains twp.	327	423	464	496	483
Lyons Township	858	1,068	1177	1323	1393
Portland Township	411	625	749	855	1234
Danby Township	453	658	775	938	1080

Table 2-14: Keene Household Occupancy (ACS 2013)

Housing Units	Keene Township	Percent
Total housing units	658	100%
Occupied housing units	619	94%
Vacant housing units	39	6%

For seasonal, recreational, or occasional use	8	1%
Homeowner vacancy rate (percent)	1%	(X)
Rental vacancy rate (percent)	3%	(X)

Table 2-15: Keene Housing Ownership (ACS 2013)

Housing Tenure	Keene Township	Percent
Occupied housing units	619	100
Owner-occupied housing units	561	90.6
Renter-occupied housing units	58	9.4
Average household size of owner-occupied unit	2.94	(X)
Average household size of renter-occupied unit	2.98	(X)

Keene Township has a high number of owner-occupied housing units and very few rental units available. The general absence of available rental units may be why the vacancy rate is so low for rentals. Keene Township experiences very low vacancy rates in both owner-occupied (1%) and rental units (3%). Finally, at 1% of the units, seasonal and/or recreational use of housing makes up a very low percentage of the Township's units.

Table 2-16: Keene, Ionia, Kent, and Michigan Housing Structure Type (ACS 2013)

Housing Type	Keene Township	Kent County	Ionia County	Michigan
Total:	613	246,846	24,667	4,529,311
1, detached	509	162,239	17,988	3,259,881
1, attached	0	15,154	317	209,529
2	16	11,211	820	119,644
3 or 4	0	8,584	567	115,335
5 to 9	0	9,462	760	189,374
10 to 19	0	15,808	424	163,302
20 or more	0	15,299	616	224,829
Mobile home	85	9,177	3,170	246,438
Boat, RV, van, etc.	3	12	5	979

Housing stock diversity is not one of the Township's strong points; detached single-unit homes are the resounding majority of housing units present, a trait that is shared with Ionia County as a whole. Compared to the state (72%), Keene Township's single-family detached housing stock makes up 83% of all housing units. The Township's second largest type of housing units, mobile homes, makes up almost 14% of the entire stock, versus about 5% statewide.

Table 2-17: Keene, Ionia, Kent, and Michigan Heating Source (ACS 2013)

Heating Type	Keene Township	Kent County	Ionia County	Michigan
Total:	595	229,373	22,152	3,823,280
Utility gas	3	195,592	11,037	2,958,439
Bottled, tank, or LP gas	282	11,434	5,609	328,478
Electricity	24	14,405	1,456	304,005
Fuel oil, kerosene, etc.	86	1,951	1,181	57,861
Coal or coke	0	25	0	1009
Wood	180	3,627	2056	127,634
Solar energy	0	42	12	632
Other fuel	20	1,457	573	31,444
No fuel used	0	840	228	13,778

Table 2-18: Keene, Ionia, Kent, and Michigan Housing Structure Age (U.S. Census)

Year Built	Keene Township	Kent County	Ionia County	Michigan
Total:	613	246,946	24,667	4,529,311
Built 2010 or later	0	863	70	10,292
Built 2000 to 2009	112	30,045	3,229	461,546
Built 1990 to 1999	86	35,905	3,232	580,249
Built 1980 to 1989	109	29,795	2,418	449,924
Built 1970 to 1979	60	33,968	3,508	704,599
Built 1960 to 1969	48	26,612	2,111	551,102
Built 1950 to 1959	33	31,785	2,000	703,127
Built 1940 to 1949	10	14,187	1,367	371,065
Built 1939 or earlier	155	43,786	6,732	697,47

When the 2013 American Community Survey data was collected, it estimated that there had yet to be any new housing units constructed in Keene Township and relatively few statewide. There is potential that this survey is slightly off or that the Township is experiencing a growth decline due to the recession of 2008-09; in either case, there is little question that the Township is not on pace to construct 102 new units by 2020. 102 is the average number of new housing units constructed in each decade over the last 30 years.

50% of the housing stock in the Township is less than 40 years old, resulting in a relatively new housing stock compared to the State of Michigan (33% in that same timeframe). Just over a quarter of all of the Township's housing stock was built before 1939.

Economic Characteristics

The Township is on par with the State of Michigan for median annual earnings for both men and women, and the men in the Township have a median annual income of about \$5,000 more than men in the rest of Ionia County. Keene Township remains a predominately rural agricultural Township, with agricultural and manufacturing industries (historically the two most represented industries) comprising 31% of the total labor force.

Table 2-19: Keene, Ionia, Kent, and Michigan Median Earnings (ACS 2013)

Gender	Keene Township	Kent County	Ionia County	Michigan
Male	49,107	37,738	44,328	50,860
Female	37,604	28,625	37,058	38,042

Table 2-20: Keene, Ionia, Kent, and Michigan Employment Industry (ACS 2013)

Industry	Keene Township	Kent County	Ionia County	Michigan
Total:		767	290,110	25,633 4,242,948
Agriculture, forestry, fishing and hunting, and mining:		95	2,951	1135 57,301
Agriculture, forestry, fishing and hunting		93	2,898	1125 50,499
Mining		2	53	10 6,802
Construction		55	13,876	1,528 202,160
Manufacturing		141	52,206	4,768 718,926
Wholesale trade		23	12,760	701 105,814
Retail trade		92	33,755	3,432 492,062
Transportation and warehousing, and utilities:		38	9,940	1147 175,033
Transportation and warehousing		35	8,767	866 140,766
Utilities		3	1,173	281 34,267
Information		2	5,056	265 69,484
Finance, insurance, real estate and rental and leasing:		22	17,671	1635 233,820
Finance and insurance		17	13,267	1489 168,124
Real estate and rental and leasing		5	4,404	146 65,696
Professional, scientific, management, administrative, and waste management services:		70	28,295	1390 391,156
Professional, scientific, and technical services		20	15,420	800 226,138
Management of companies and enterprises		4	380	6 2576
Administrative and support and waste management services		46	12,495	584 162,442
Educational, health and social services:		130	67,195	4680 1,026,926
Educational services		51	25,333	2000 397,058
Health care and social assistance		79	41,862	2680 629,868

Arts, entertainment, recreation, accommodation and food services:	41	25,075	1647	400,751
Arts, entertainment, and recreation	8	4,968	192	81,666
Accommodation and food services	33	20,107	1455	319,085
Other services (except public administration)	43	14,772	1505	206,172
Public administration	15	6,558	1,800	163,343

While the Township’s residents work in a relatively broad range of industry, the other two top industries represented are Education services and Retail, making up almost another 29%. The rise in employment in these two industries mirrors state and national trends in a shift from manual labor trades to service-based ones.

Expanding on industry employment statistics, Table 2-27 provides a breakdown of those employed persons 16 years of age or older by occupation.

Table 2-21: Keene Township Household Income (ACS 2013)

Income	Keene Township
Total:	595
Less than \$10,000	3%
\$10,000 to \$14,999	6%
\$15,000 to \$24,999	8%
\$25,000 to \$34,999	8%
\$35,000 to \$49,999	15%
\$50,000 to \$74,999	25%
\$75,000 to \$99,999	12%
\$100,000 to \$149,999	14%
\$150,000 to \$199,999	3%
\$200,000 or more	4%

Household income levels in Keene Township generally follow state and national trends, with the Township slightly outperforming the rest of Ionia County. The highest number of households bring in between \$50 - \$75,000 per year.

Table 2-22: Keene Work Location (ACS 2013)

Place of Work	Keene Township
Total:	756
Worked in state of residence:	99.6%
Worked in county of residence	27.2%
Worked outside county of residence	72.4%
Worked outside state of residence	0.4%

Table 2-23: Keene Means of Travel to Work (ACS 2013)

Commute Method	Keene Township
Total:	756
Car, truck, or van:	93.5%
Drove alone	82.9%
Carpooled	10.6%
Public transportation:	0.0%

Bicycle	0.0%
Walked	0.0%
Other means	0.0%
Worked at home	6.5%

Table 2-24: Keene Travel Time to Work (ACS 2013)

Commute Time	Keene Township
Total:	707
Less than 10 minutes	10.7%
10 to 14 minutes	10.0%
15 to 19 minutes	11.6%
20 to 24 minutes	12.2%
25 to 29 minutes	7.9%
30 to 34 minutes	19.7%
35 to 44 minutes	14.3%
45 to 59 minutes	6.8%
60 or more minutes	6.8%
Mean travel time to work (min)	28.8

Table 2-25: Keene Departure Time of Day (ACS 2013)

Departure Time	Keene Township
Total:	707
12:00 a.m. to 4:59 a.m.	4.0%
5:00 a.m. to 5:29 a.m.	7.4%
5:30 a.m. to 5:59 a.m.	8.6%
6:00 a.m. to 6:29 a.m.	11.6%
6:30 a.m. to 6:59 a.m.	11.0%
7:00 a.m. to 7:29 a.m.	21.2%
7:30 a.m. to 7:59 a.m.	7.8%
8:00 a.m. to 8:29 a.m.	9.1%
8:30 a.m. to 8:59 a.m.	2.5%
9:00 a.m. to 11:59 p.m.	16.8%

72% of workers are employed outside of Ionia County. As a result, the average commute time of a Keene Township approaches 30 minutes. 94% of those commutes occur in a car, van or truck, and 82% of the time the driver is alone (not carpooling).

Several major employment bases are found within 60 minutes of Keene Township, they include: Grand Rapids, Lowell, Belding, Greenville, Ionia, Portland, and Lansing. Because these cities are in the same 1980 SMSA as Keene Township with the exception of Grand Rapids, Lowell, and Grandville, and 70 percent of the workers indicated that they worked outside of the SMSA. It is most likely that most of these workers are employed in the Grand Rapids metro area. One can travel from Keene to Lowell within ten minutes; to Alticor within 20 minutes; and to downtown Grand Rapids within 45 minutes.

Keene Township Work Places

**Table 2-34
Keene Township Residents Work Location**

Grand Rapids city Kent Co. MI	114
Lowell city Kent Co. MI	97
Keene Twp. Ionia Co. MI	94
Ada Twp. Kent Co. MI	78
Kentwood city Kent Co. MI	51
Ionia city Ionia Co. MI	47
Cascade Twp. Kent Co. MI	38
Boston Twp. Ionia Co. MI	35
Belding city Ionia Co. MI	29
Wyoming city Kent Co. MI	24
Greenville city Montcalm Co. MI	24
Grand Rapids charter Twp. Kent Co. MI	14
Lowell Twp. Kent Co. MI	14
Bowne Twp. Kent Co. MI	13
Vergennes Twp. Kent Co. MI	11
Walker city Kent Co. MI	10
Plainfield Twp. Kent Co. MI	7
Berlin Twp. Ionia Co. MI	5
Otisco Twp. Ionia Co. MI	5
Grandville city Kent Co. MI	5
Ionia Twp. Ionia Co. MI	4
Lyons Twp. Ionia Co. MI	4
Portland Twp. Ionia Co. MI	4
Byron Twp. Kent Co. MI	4
Cedar Springs city Kent Co. MI	4
Rockford city Kent Co. MI	4
Muskegon Heights city Muskegon Co. MI	4
Orleans Twp. Ionia Co. MI	3
Alpine Twp. Kent Co. MI	3
Caledonia Twp. Kent Co. MI	3
Cannon Twp. Kent Co. MI	3
Big Rapids city Mecosta Co. MI	3
Stanton city Montcalm Co. MI	3
Marion Co. IN	2
Castleton Twp. Barry Co. MI	2
Delta charter Twp. Eaton Co. MI	2
North Plains Twp. Ionia Co. MI	2
Odessa Twp. Ionia Co. MI	2
Courtland Twp. Kent Co. MI	2

Keene Township Population Projection

Population is among the most important measures to express growth and its likely impact on land uses in the community. Therefore, it is vitally important to achieve an understanding of the Township's population and its growth trends in order to prepare a meaningful and realistic Master Plan. In this section, the population of Keene Township is analyzed and the current and likely future growth trends are discussed and projected.

A snapshot of the historical population growth of the Keene Township area community illustrates a trend similar to that found in neighboring communities, the Grand Rapids metropolitan area and West Michigan as a whole. This trend shows a consistent pattern of significant population growth. Such a growth pattern is especially apparent in suburban communities like Vergennes, Ada, Keene and Boston Townships.

To begin, it is appropriate to compare the community with its neighbors. Table 2-2 and 2-3 compares the 30-year population growth history in Keene Township to that of other communities in Kent and Ionia Counties.

The table shows that all of the communities in southeast Kent County are growing at rates significantly greater than the county as a whole with the exception of the City of Lowell.

Specifically, Keene Township's population grew by almost 11% in the 1970's, representing an increase of over 100 persons by 1980. Further, according to the U.S. Census Bureau, the 1980s brought continued growth, at even a higher rate of 27% over ten years. This amounted to almost 300 additional persons in the Township by 1990. In the 1990's Keene Township grew by over 20 percent to a total of 1660 persons.

The Townships of Ada, Lowell, and Grattan witnessed strong growth during the 1970's followed by slower, yet significant growth rates in the 1980's and even greater in the 1990's.

The City of Lowell had the opposite growth characteristics of Keene Township in the 1970's and 1980's, as it grew by almost 21% during 1970 to 1980 and by just over 7% by 1990.

Regionally, Kent County as a whole grew just over 8% or by 33,462 persons in the 1970's. In terms of regional growth in the 1970's and 1980's; the communities in the southeast corner of Kent County (Cascade, Ada, Caledonia, Kentwood) represented almost 60% of the County's growth during 1970s and only 23% during the 1980s. According to the 1990 Census, the County's greatest growth during the 1980s took place in the north (Plainfield and Cannon Townships) and southwest (Byron and Gaines Townships) portions of the County.

During the period of 1990 to 2000, Keene's population grew by an additional 284 persons at a 10-year rate of 20.6%, or an average annual rate of about 2.1%. As illustrated in Table 2-1 and 2-2, in terms of total persons, Keene Township added a greater percentage of population than many of its neighbors.

Between 1990 and 2000, the estimated growth of Kent County was 17,737 persons, for an overall 3.5% rate of increase. Between 1990 and 2000, the estimated growth of Ionia County was 6146 persons, for an overall 7.9% rate of increase. The increase was actually less than projected. The increase of Ionia County persons from 1990 to 2000 was 4494.

From 2000 to 2010 Keene's population grew by an additional 171 persons at a 10-year rate of 10.3 %, or an average annual rate of about 1.03%. The 2010 total population grew to 1831 persons. Growth has continued to increase but at a rate of 0.5%. As illustrated in Table 2-1 and 2-2, in terms of total persons, Keene Township has a growth rate similar to its neighbor Townships.

Plan Population Projections

For the purposes of this Plan, statistical averaging techniques were utilized to project Keene's population growth to the year 2025. These approaches are adequate to give a general sense of growth trends, but they have limitations in areas of rapid growth or decline that may run counter to statistical trends

They will help give a sense of scale to land use requirements as well as the demand for various public services and capital improvements. The following summarizes the projection techniques. Long term population projections are incorrect more often than they are accurate.

Factors affecting future growth in Keene Township will depend on many variables that would require a crystal ball. Such factors as the price of gasoline, home interest rates, the unemployment rate, and the availability of land that is sold for development. Keene Township's commitment to a rural environment and the requirement that all home sites be at least 2.5 acres limits the desirability of developers to bring large-scale home development projects into the Township.

Constant Proportion Method

The Constant Proportion method of projecting population assumes that Keene Township will continue to represent the same percentage of Ionia County's projected population in the years 2000, 2010, and 2020.

Growth Rate Method

The Growth Rate method projects future population growth or decline based on the rate of growth in the Township in the past. Utilizing the growth rate method, This method assumes that growth in the future will occur at the same average rate as has occurred annually between 1975 and 2000.

Arithmetic Method

The Arithmetic Method is similar to the growth rate method in that population projections are based on growth that occurred in preceding decades. This method, however, bases population growth on the overall average increase in the number of persons per year, rather than on growth rates.

Building Permit Method

The Building Permit method may be the most reliable projection method because it portrays the new housing trend based on current building permit data. It was determined that Keene Township has issued an average of 18 residential building permits annually over the last 10 years (1994-2004). Assuming that building activity will continue at this rate, this method utilizes Keene's average household size of 3.2 persons (2000 U.S. Census data), to calculate the growth in population. In other words, this method says that Keene will increase by about 59 persons per year in the next 10 years.

The zoning permits issued for new residential homes from 2005 to 2015 were a total of 46. The Township grew by 171 persons from 2000 to 2010. New home permits from 2000 to 2010 were 121. The population grew by about 17 persons per year. The economic downturn in the late 2000's is likely the cause of fewer new home constructions.

Population Projection Summary

The anticipated population levels for the Township using each of the population techniques are summarized below. By averaging the results of these methods, it is reasonable to predict that the population of Keene Township will increase to about 2942 by the year 2025

Each of the projection techniques illustrated here assumes that the Township will continue past patterns of growth. It is important to keep in mind that growth in housing and population in Keene will be impacted by many factors. These include the types and quality of housing permitted or encouraged within the Township, the image of the Township as a desirable place to live and the public school systems. Keene Township is unique in that it is located in three school districts. The main factor that will determine growth is the overall economic health of West Michigan. It is also important to review these trends every few years to monitor the growth that is taking place.

Keene Township 2025 Population Projection

By taking an average of all of the methods it is projected that Keene Township will have a population of 1,985 in 2010 and 2,642 by 2020 and 2,942 by 2025.

	2000	2010	2020	2025
Keene Township	1660	1831	2642	2942
Ionia County	61518	63905	71750	74312

Recreation/Historic Sites/Archaeology

Keene Township, because it is predominately rural and agricultural character, has no Township parks or formal recreation services. The State of Michigan retains ownership of approximately 1000 acres of State Game Areas in Sections 7, 18, 30, 31, and 32 of the Township. These areas are part of the Lowell State Game Area. The State DNR purchased an additional 135 acres in section 30 at the northeast corner of Sayles and Montcalm from the Poga estate. The home and barn have been removed. This land consists of fields and woods. It is in the downhill path of the Whites Bridge contamination chemical migration. The chemicals are being tracked deep underground and the State did not want a home development to end up built in this area. The land also abuts the other State owned lands.

Keene Township has only one site listed in the Michigan State Register of Historic Sites which is White's Covered Bridge, on White's Bridge Road at the Flat River. In July 7, 2013, a fire due to arson, destroyed the historical White's Bridge. It was built in 1867 with a 120' long span. It was the oldest covered bridge in the state carrying regular traffic. The last traffic count showed 50 vehicles a day crossed the bridge.

Volunteers from the community cleaned up all the burned wood and metal ties, bolts and nails lying in the river. The volunteer groups have raised funds by various fundraising methods. MDOT (Michigan Dept. of Transportation) approved a bridge grant of \$275,000 available in 2017 but will give it over in 2016. The Meijer Foundation approved a gift of \$200,000 and will be available in 2016. Other funds have also been raised by two groups and some donated to the Township for the bridge. The Whites Bridge Historical Society will be getting bids to rebuild the bridge in 2016. They plan to use Douglas fir from out west which is very durable, strong and more rot resistant. The estimated cost is somewhere between \$400,000 to 450,000 to rebuild the bridge. A reward of \$7000 is still available toward the arrest of the persons that started the fire.

Ten archaeological sites have been recorded by amateur archaeologists in the Township. They are in Sections 6, 7, 8, 9, 17, 18, 19, and 35. Artifact collections from the Hi-Lo site, a late Paleo-Indian Camp, have been analyzed in detail. This site is between 8,000 and 10,000 years old. Only two acres have been inspected by professional archaeologists. None of the sites in the Township have been studied in enough detail to determine if they meet National Register criteria.

Because so little archaeological inventory work has been done in Keene Township, applicants for federal funds or other federal assistance for land disturbing projects maybe required to have an archaeologist survey the proposed project areas. Applicants should send the Michigan Bureau of History a brief description of their project, a map showing its precise location, photographs of any standing structure, and a statement of previous land use with specific mention of any previous grading or filling on the property. If there has been serious prior land disturbance or if archaeological significance, the Bureau may waive the requirement that a survey be conducted.

Section 3 Existing Land Use and Public Services

Keene Township is a rural agricultural community with a population of 1831 from the 2010 census. This translates into a population density of only 51 persons per square mile. Keene Township is a largely undeveloped Township with residential dwellings and farm buildings being the only substantial type of development.

The existing land use map for the Township is located on page 67 after the “zoning plan”. Residential lot development on private roads has increased in the last 15 years. The amendments to the Land Division Act in 1997 have caused a surge in land splits for development. Many of these developments with private roads are metes and bounds parcels. The Township has one site condominium development with 11 homes. New aerial photographs by Ionia County were taken in the spring of 2005 and 2010. These aerials are available to review on the Ionia County website under “online services” (www.ioniacounty.org).

Estimates of the percent the total land area devoted to the uses identified in the existing land use map are given in Table 3-1.

Land Use Quantities in Percent

**Table 3-1
Keene Township Land Use Distribution**

Cropland and Pasture	70 %
Forestland	14 %
Rangeland	7 %
Residential	8 %
Orchards	0 %
Commercial, Industrial, Public and Quasi— Public Combined	1 %
	100.0%

About 8 percent of the total land area has been developed. The residential development has primarily occurred on the western side of the Township. Recent home site development that fronts along the lesser improved public roads has caused some negative impacts, including hazardous traffic conditions, faster road deterioration, less school bus access and more children walking along a narrow road width.

An increasing number of families and individuals who are willing to forego municipality provided water and sewer service and tolerate longer drives to work are seeking out rural residences. The reasons are many and may include a more peaceful environment, wanting to try farming, raising animals, to having more privacy. Keene offers this type of residential opportunity within a one hour drive of many urban employment centers. Because of this fact, the Township has attracted and will continue to attract those persons seeking a rural residential setting.

The typical rural residential lot, also referred to as “farmettes or hobby farms,” may range in size from five to forty acres. The importance or potential impact resulting from this type of residential pattern in a growing Township such as Keene is tremendous. The issue takes on even greater significance given the importance of agriculture in the Township. Large residential lots are typically not being farmed for profit and contribute to the breaking up of larger farm parcels thus reducing their continued economic viability in agricultural use.

Development in Keene, other than residential, is quite limited. There are approximately five small scale commercial or industrial businesses in the Township. In a few cases, the building which occupies the business was built on the same lot as the residential structure belonging to the owner of the business. All existing businesses are at scattered sites resulting in there being no focal point for either commercial or industrial use.

Cropland and pasture accounting for 70% of total land area is by far the predominate land use in the Township. Most cropland is found in the central and eastern two-thirds of the Township. Forestland, which at 14%, ranks second in percent of total land, is found mostly in the western one-third of the Township and also in the form of small woodlots scattered throughout the Township.

The farm land has decreased at a small amount due to several large active farms in the Township. Those farms own and lease most of the crop field land and that slows land being available for residential use. When gas prices were upwards of \$4.00 per gallon, less people built houses in the country and the economic downturn and foreclosures of the late 2000's also slowed new housing construction.

Transportation

The road network in Keene Township has largely developed along section lines or quarter-section lines, as established by a rectangular land survey system which was used in Michigan. All roads within the Township have been classified according to the rural functional definitions used by the U.S. and Michigan Departments of Transportation and are shown in Map 3-1.

Mass Transit

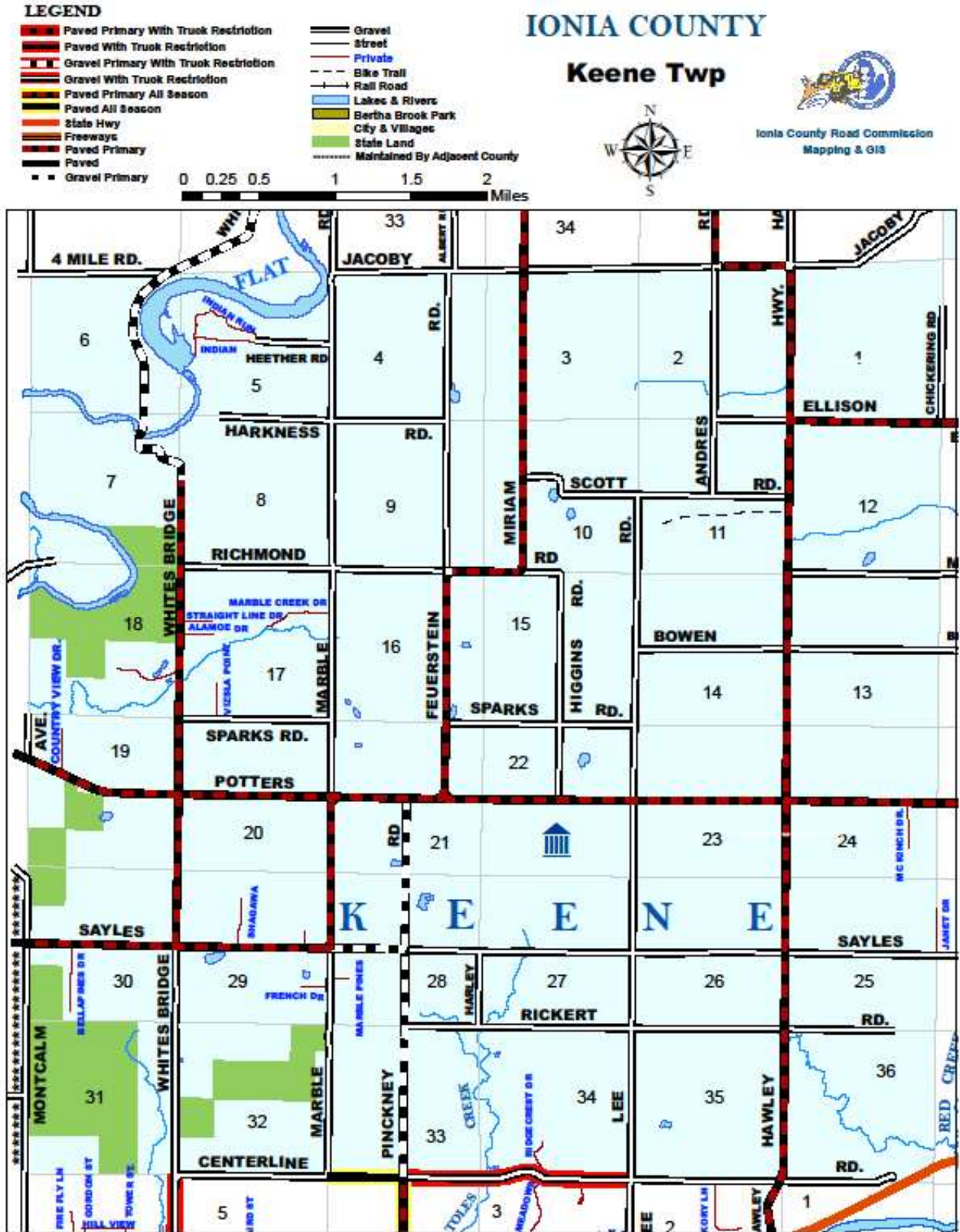
Keene Township currently is not serviced regularly by any transit provider. Air transportation is available through Kent County International Airport located on Patterson in Cascade Township. Commercial air service is provided by a competitive number of commercial air carriers. Kent County provides turbo-prop and jet service to regional hubs in Detroit, Chicago, Pittsburgh, Cincinnati, Cleveland and Minneapolis. Lowell has a small airport for general aviation only. With a runway of about 2,500 feet, this facility is limited to small propeller-driven general aviation aircraft. A larger general aviation airport is located south of Ionia on M-66. It has an asphalt runway 4,300 feet long and a turf runway of 4,290 feet.

Rural Road System

The rural road system consists of a connected rural network on continuous routes. They serve corridor movements having trip length and travel density characteristics indicative of substantial statewide or interstate travel. The following map of 3-1 demonstrates the Ionia County road system describing the types of roads in Keene Township.

County Road Classifying System

Map 3-1 Keene Township Roads



State Trunklines

State trunklines are all-season roadways which are designed to transport large volumes of traffic within areas of the County and State and link to the limited access interstate highways. M-21 begins in Grand Rapids and goes east to Flint. A small portion of M-21 runs through the southeast corner of the Township in section 36. It parallels the southern part of the Township and is a major vehicle route to Ionia, Saranac, Lowell, Ada and Grand Rapids.

County Primary Roads

County primary roads are those roads which serve longer trips within an urban or rural area, sometimes extending beyond municipal boundaries to connect to adjacent population centers or larger arterials. County primary roads collect and distribute traffic between rural residential, farming and employment and shopping destinations within the Township and County. Most of these types of roads are traveled more heavily than the County local roads. Most of the County primary roads are paved but several segments remain as gravel surfaced in the Township. The Ionia County road system for Keene is shown on map 3-1.

County primary roads are also classified as either all-season or seasonal. All-season roadways are constructed for higher load capacities during the spring months. Seasonal roads can bear only minimal weights under these spring conditions. On average, from the middle of February to early April, the load restrictions are in place limiting commercial trucks to approximately 25% of their usual weight. Seasonal signs indicate when load limits are in effect.

County Local Roads

County local roads collect and distribute traffic to and from the higher classified systems. The large majority of county local roads remain unpaved and generally extend along section lines. The paved local roads that exist are situated adjacent to the urbanized areas in the County. None of the County local roads in the Township are paved but exist as gravel surfaced.

The McNitt Act of 1931 and PA 51 of 1951 removed township authority over community roads and required Michigan County Road Commissions to take over all township public streets and alleys outside the limits of incorporated cities and villages as either county primary or local roads.

Under the McNitt Act and PA 51, county road commissions are required to maintain primary and local roads as “reasonably safe and convenient for travel”. This obligation has been construed to include dust control to prevent traffic hazards, alleviating flooding conditions causing traffic problems and correcting potholes deep enough to cause loss of control or damage to vehicle. The Michigan Court of Appeals has further ruled that lack of funds cannot be used by the county road commission to defend its failure to maintain roads reasonably safe and convenient for travel.

The Township has embarked on a 4 to 5 year rotating plan to add gravel to each road throughout this time period. The Township contracts the mowing of the road sides during the summer months to cut the grasses for sight

visibility and to prevent tree growth close to the road. The Township has used volunteers, paid help, and others with the Ionia County Road Commission's assistance to open up narrow roads with brush clearing and tree cutting and hill bank cut-back. The open soils are then seeded in grasses. These Township programs have helped with visibility and safety through the Township's road system. The Township shares in the costs of gravel, brining and culverts with the Ionia County Road Commission.

Private Roads

Private roads within the Township have increased in the past 20 years. When housing developments are created, it is the trend to make the road system privately maintained by the home owners association. This leaves the maintenance of the private roads up to the development owners that live there. It takes the burden of maintenance off from the Township, which can concentrate on the public local roads. The Township has adopted a private road ordinance to review and regulate the construction of these roads and to require a maintenance agreement binding all lot owners to its requirements.

Rural Minor Arterials

The rural minor arterial road system, in conjunction with the principle arterial system, forms a rural network having the following characteristics:

1. Link cities, larger towns, and other major traffic generators and form an integrated network providing interstate and intercounty service.
2. Are designed to provide for relatively high overall travel speeds, with minimum interference to movement through-out.

Rural Major Collectors

These routes provide service to any county seat not on an arterial route, to larger towns not directly served by the higher systems, and to other traffic generators of equivalent inter-county importance such as consolidated schools, county parks, and important agricultural areas, etc. They link these places with nearby larger towns or cities, or with routes of higher classification in order to serve the more important travel corridors.

Rural Minor Collectors

These roads collect traffic from local roads and bring all developed areas within a reasonable distance of a collector road. They provide service to the remaining smaller communities and link the locally important traffic generators with their rural hinterland.

Rural Local Roads

Rural local roads primarily provide access to adjacent land and provide service to travel over relatively short distances as compared to collectors or other higher systems.

In addition to showing road classifications, Map 3-2 also identifies those roads in the Township that have been paved.

Having a road classification system provides a basis on which a priority maintenance schedule or a capital improvements schedule for roads can be established.

Based on a field inspection of roads within the Township in the 1980's, the following problems were found to exist at various locations throughout the Township:

- * unstable road conditions
- * erosion problems
- * insufficient road width
- * improper road alignment
- * trees and vegetative cover too close to roadway

The Township road programs detailed previously in the County Road Classification portion, show how the Township has pro-actively taken on the above problems and have corrected many of the roads with these programs. Road maintenance continues to be a challenge due to budget constraints and the climate conditions of our state.

Public Utilities

Keene Township is not served by any municipal water or sewer system. Sewage disposal is accomplished through individual on site septic systems and water is supplied through individual on-site wells.

Water Resources

In addition to the Flat River and numerous smaller streams, there are several small ponds and wetlands located in the Township. The most significant water body in Keene Township is the Flat River. The Flat River is a significant natural feature in the Township; residents and builders have sought development sites along the riverbank to take advantage of its scenic beauty. This is not a unique trend in this portion of the County as the neighboring communities of Vergennes and Otisco Townships are experiencing similar patterns along the Flat. Portland and Danby Townships have similar growth along the Grand and Looking Glass riversides.

Wetlands are valuable natural resources that provide such important benefits as surface and ground water quality and storm water management.

According to the MDEQ, a permit to drain, fill or modify a wetland must be obtained if the wetland(s) is five acres or larger or if the wetland is located within five hundred feet of surface water (i.e. lake or stream). Numerous smaller ponds and wetland areas are scattered throughout the Township. Most are associated with the major drainage courses. Each of these water resources serves as important habitat for many forms of wildlife.

Wetlands include swamps, marshes, bogs and similar areas often found between open water and higher elevated areas. Wetlands are valuable natural resources that provide such important benefits as surface and ground water quality and storm water management as described earlier.

Woodlands

Many areas of the Township, including those developed in residential land uses, are characterized by mature woodlands consisting of both hardwoods and conifers. Some areas originally cleared for agriculture have been allowed to return to fallow grasslands and woodlands. The portion of these areas that are wood lots consist primarily of deciduous trees occupying both the slopelands and depressional areas of the Township. As such, they provide ground cover, maintain water tables and retard water runoff. Furthermore, these sizeable stands of oak, maple and beech are important elements of the rural character of the Township providing wildlife habitat plus aesthetics and recreational values for Township residents.

Soils and Flood-Prone Areas

General soil associations found within the Township are shown in Map 3-3. Names and descriptions of the associations are as follows:

Miami-Celina-Marlette - Gently undulating to rolling, well drained and moderately well drained soils.

Mancelona-Fox-Boyer - Level to steep, well drained loamy soils underlain by sand and gravel.

Grayling-Spinks-Montcalm - Rolling to hilly, well drained and moderately well drained sandy soils.

McBride-Lapeer-Coral - Level to strongly rolling, well drained to somewhat poorly drained loamy soils.

Carlisle-Cohoctah-Sloan - Level, very poorly drained organic soils in depressions, and poorly drained loamy soils that formed in alluvium on flood plains.

Areas with soil types having moderate restrictions for development have the following characteristics: seasonally high water table; slight or moderate risk of frost heaving; and fair to poor bearing capability.

Areas with soils having the greatest potential for development are soils which are generally well drained, have good bearing strength, and have low volume change.

The map of 3-3 shows the overall general soil types in the Township. Four maps follow with the four quarters of the Township displaying detailed soil types. The legend of the detailed soil types follows Map 3-3.

Soil Associations

Map 3-3
Keene Township Soil Types



SOIL ASSOCIATIONS

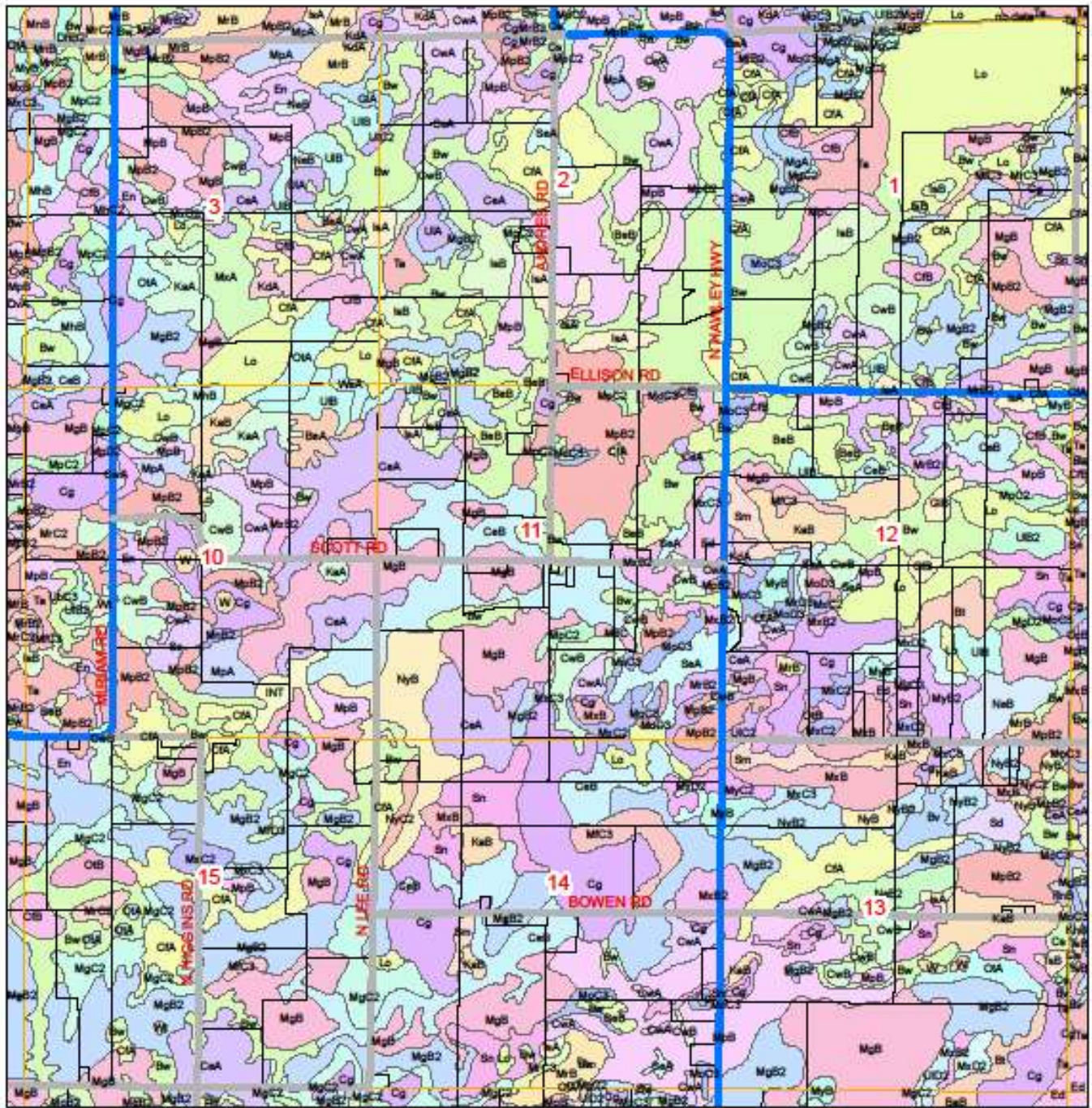
- 1** Carlisle-Cohodah-Sloan association: Level, very poorly drained organic soils in depressions, and poorly drained loamy soils that formed in alluvium on flood plains
- 2** Morley-Blount-Nester association: Rolling, well-drained to somewhat poorly drained loamy soils
- 3** Miami-Celina-Marlette association: Gently undulating to rolling, well drained and moderately well drained loamy soils
- 4** Conover-Brookston association: Level to gently undulating, somewhat poorly drained and poorly drained loamy soils
- 5** McBride-Lapeer-Coral association: Level to strongly rolling, well-drained to somewhat poorly drained loamy soils
- 6** Matheron-Sebewa-Wasipi association: Level, somewhat poorly drained and poorly drained loamy soils underlain by sand and gravel
- 7** Manelona-Fox-Boyer association: Level to steep, well-drained loamy soils underlain by sand and gravel
- 8** Grayling-Spinks-Montcalm association: Rolling to hilly, well drained and moderately well drained sandy soils

Soil Types Legend

Keene Township Soil Types on the Detailed Maps

Ad Abscota loamy sand	Ah Alganssee sandy loam
Bw Brookston loam	CeA Capac loam, 0-2 % slopes
CeB Capac loam, 2-6 % slopes	CoB Chelsea sand, 2-6 % slopes
CdA Cadmus sandy loam, 0-2 % slopes	Cg Carlisle muck
CoC2 Chelsea sand, moderately eroded, 6-12 % slopes	CoB2 Chelsea sand, moderately eroded, 2-6 % slopes
CwA Coral sandy loam, 0-2% slopes	CdA Cadmus sandy loam, 0-2 % slopes
Cp Cohoctah-Sloan loams	Ed Edmore sandy loam
Em Edwards muck, sloping	En Ensley loam
GhA Gladwin loamy sand, 0-2 % slopes	Gm Glendora loam
Gn Glendora sandy loam	GrA Grayling sand, 0-6 % slopes
GrB2 Grayling sand, moderately eroded, 2-6 % slopes	GrC Grayling sand, 6-12 % slopes
GrC2 Grayling sand, moderately eroded, 6-12 % slopes	GrD Grayling sand, 12-18 % slopes
GrD2 Grayling sand, moderately eroded, 12-18 % slopes	GrF Grayling sand, 18-40 % slopes
Km Kerston muck	Lo Linwood muck
MdA Mancelona-Chelsea loamy sands, 0-2 % slopes	MdB Mancelona-Chelsea loamy sands, 2-6 % slopes
MdD Mancelona-Chelsea loamy sands, 12-18 % slopes	MdC2 Mancelona-Chelsea loamy sands, moderately eroded, 6-12 % slopes
MdF2 Mancelona-Chelsea loamy sands, moderately eroded, 25-40 % slopes	MgB Marlette loam, 2-6 % slopes
MgB2 Marlette loam, moderately eroded, 2-6 % slopes	MgC2 Marlette loam, moderately eroded, 6-12 % slopes
MpB McBride sandy loam, 2-6 % slopes	MpB2 McBride sandy loam, moderately eroded, 2-6 % slopes
MpC2 McBride sandy loam, moderately eroded, 6-12 % slopes	MpE2 McBride sandy loam, moderately eroded, 18-25 % slopes
MrA Menominee sandy loam, 0-2 % slopes	MrB Menominee sandy loam, 2-6 % slopes
MrC2 Menominee sandy loam, moderately eroded, 6-12 % slopes	MxB Montcalm loamy sand, 2-6 % slopes
MxB2 Montcalm loamy sand, moderately eroded, 2-6 % slopes	MxC2 Montcalm loamy sand, moderately eroded, 6-12 % slopes
MxD2 Montcalm loamy sand, moderately eroded, 12-18 % slopes	NsB Nester sandy loam, 2-6 % slopes
NsC2 Nester sandy loam, moderately eroded, 6-12 % slopes	NyA Newaygo sandy loam, 0-2 % slopes
NyB Newaygo sandy loam, 2-6 % slopes	NyC2 Newaygo sandy loam, moderately eroded, 6-12 % slopes
ULD2 Uibly sandy loam, moderately eroded, 12-18 % slopes	Wv wind eroded land, sloping

Keene Township Soils NE 1/4



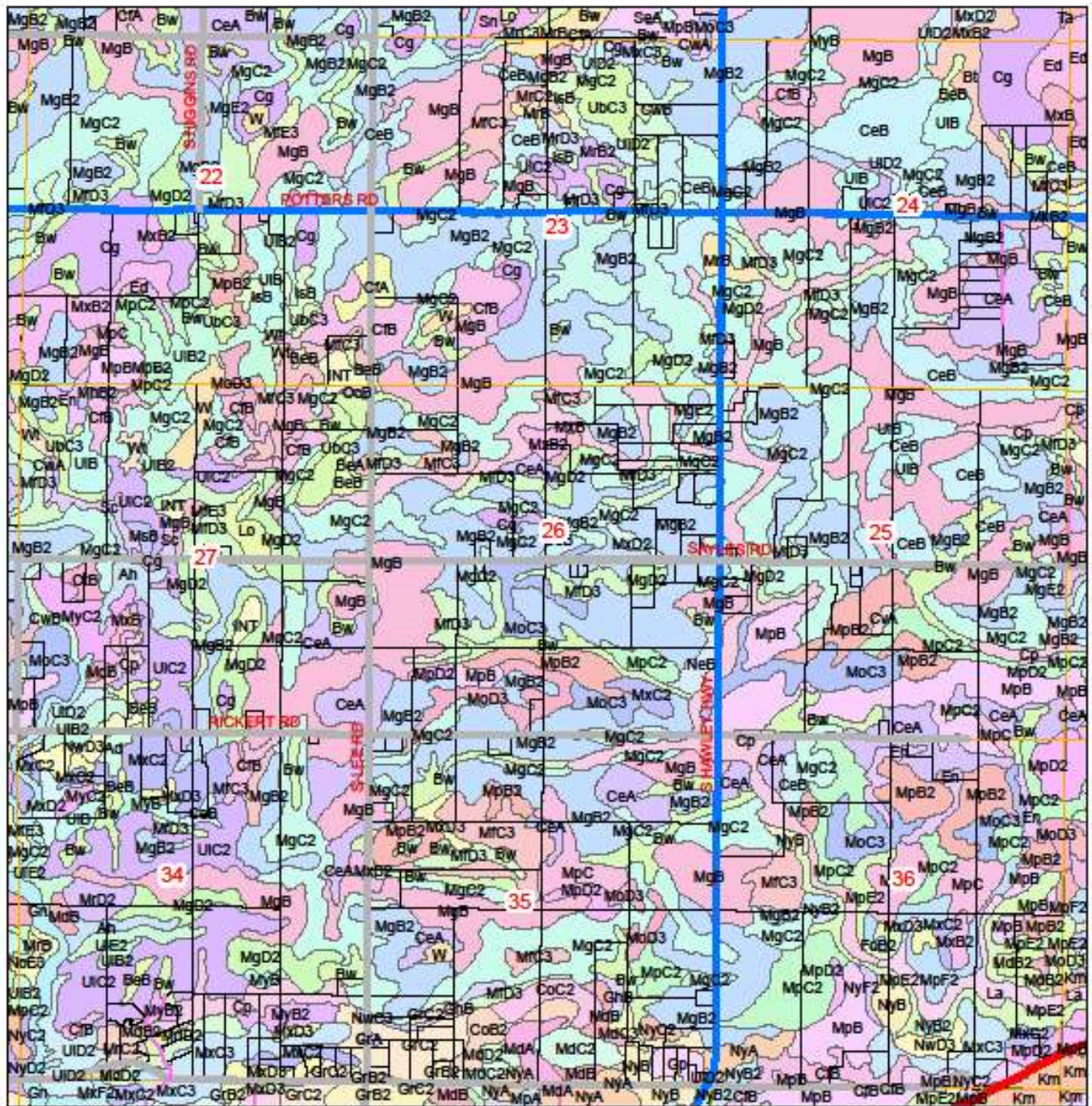
Soils Map

Keene Township
Ionia County, Michigan.
NE 1/4



1 inch = 2,083 feet

Keene Township Soils SE 1/4



Soils Map

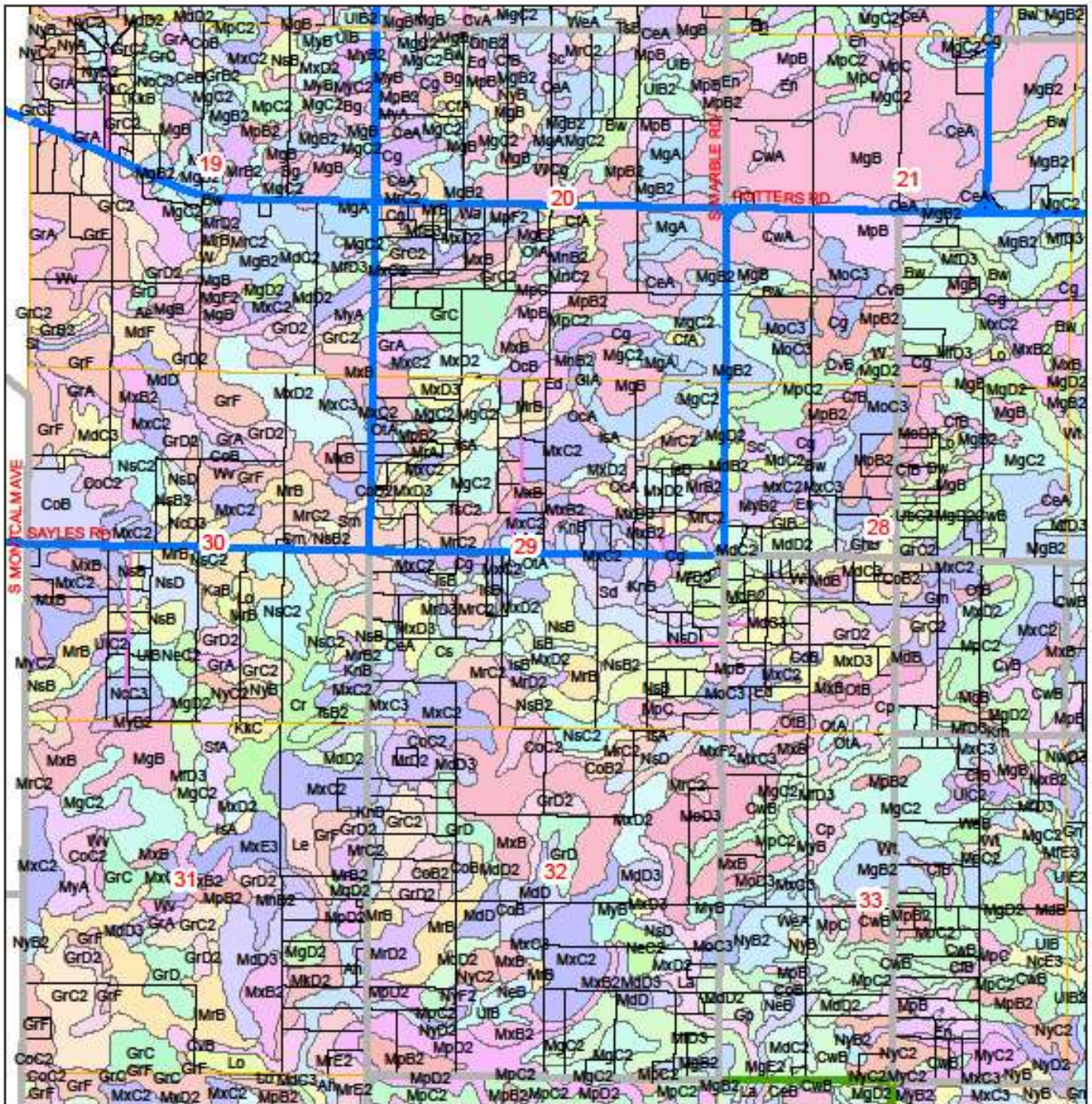
Keene Township
Ionia County, Michigan.

SE 1/4



1 inch = 2,083 feet

Keene Township Soils SW 1/4



Soils Map

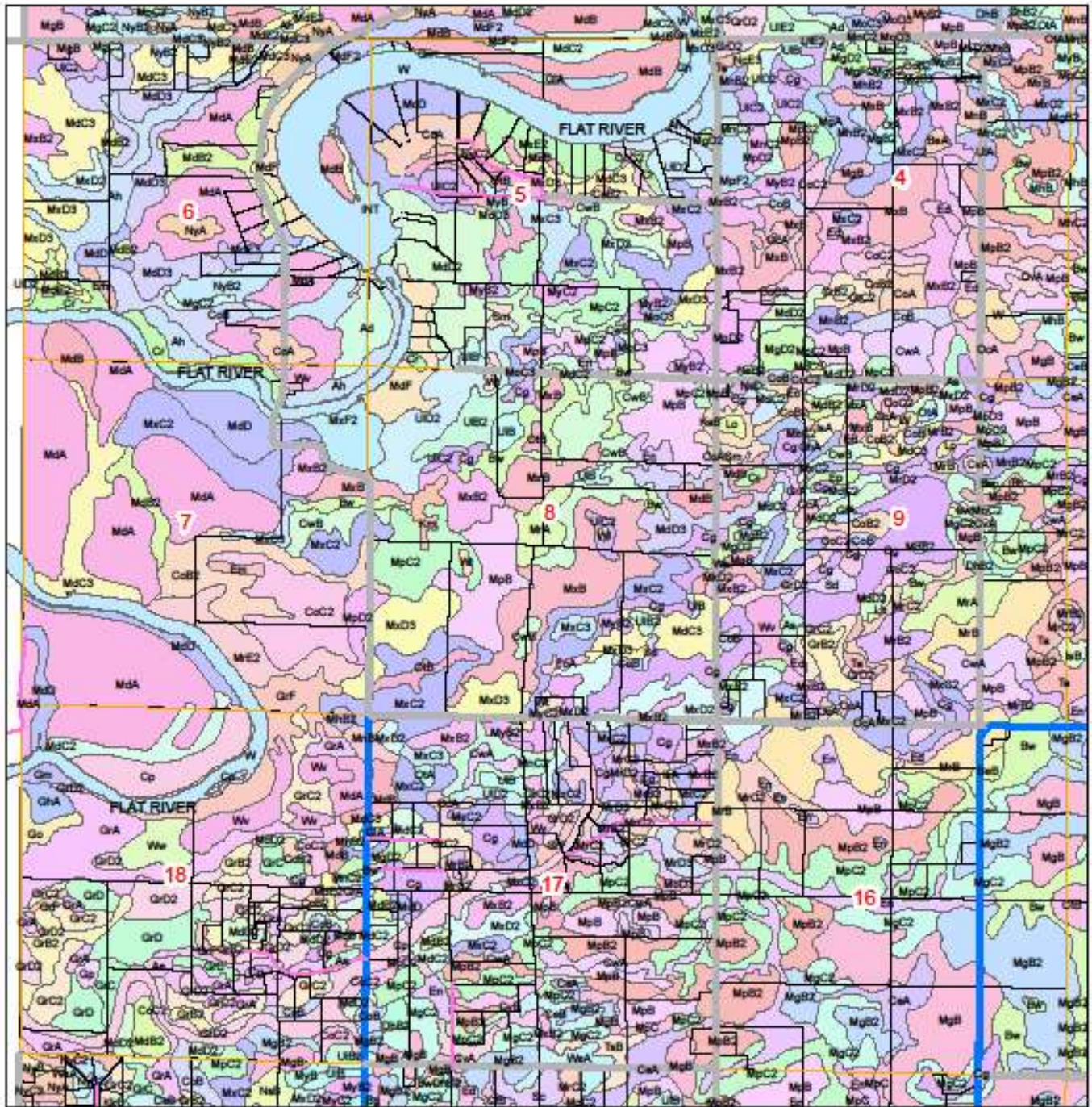
Keene Township
Ionia County, Michigan.



1 inch = 2,083 feet

SW 1/4

Keene Township Soils NW 1/4



Soils Map

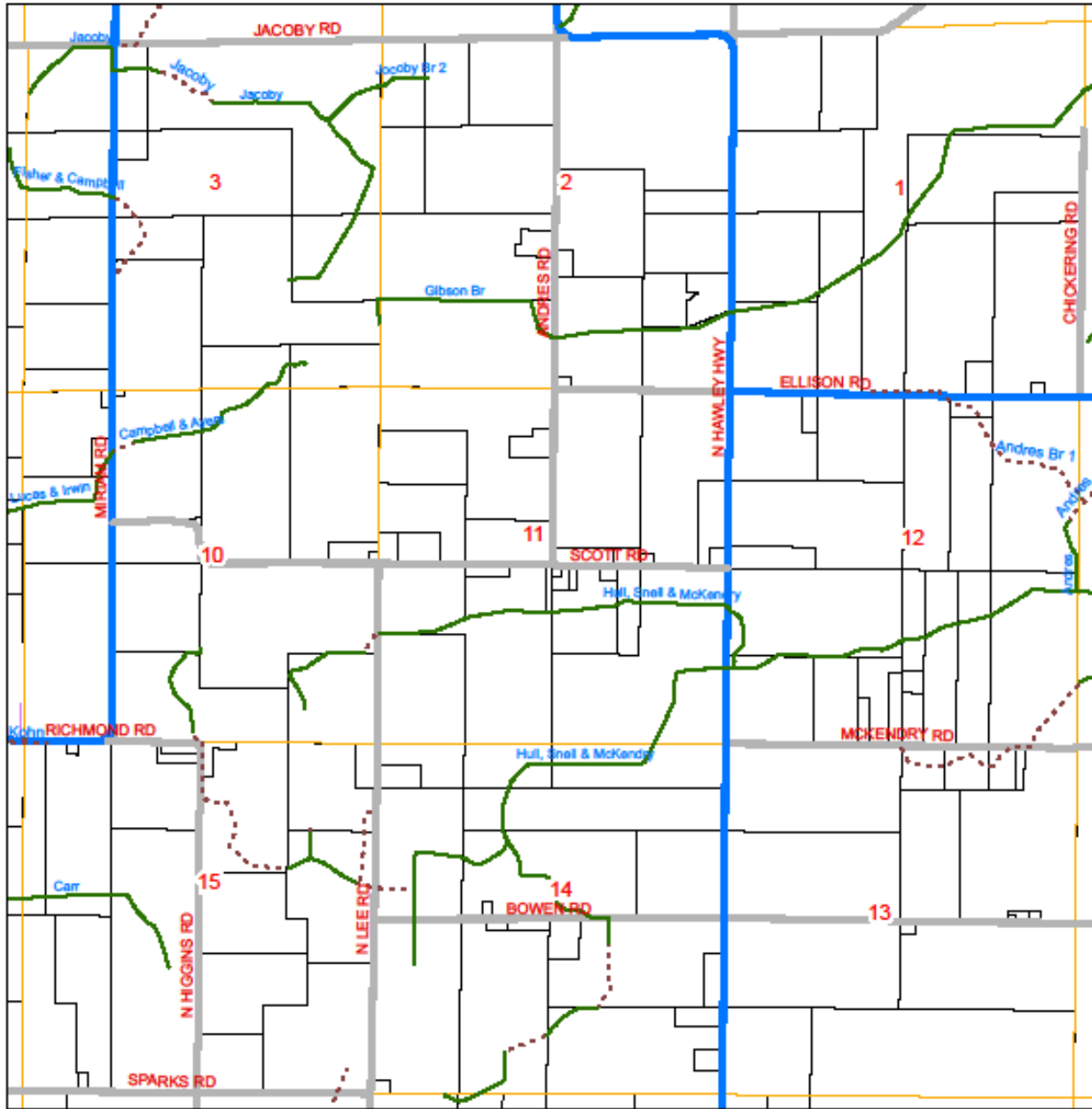
Keene Township
Ionia County, Michigan.
NW 1/4



1 inch = 2,083 feet

County Drains

Keene Township Drains



Drain Map

Legend

- OpenDrain
- TileDrains

Keene Township
Ionia County, Michigan.
NE 1/4



1 inch = 2,083 feet

Keene Township Farmlands

The Important Farmlands Map is part of a national program in which the Soil Conservation Service is to make and keep current an inventory of the prime and unique farmlands of the nation. The objective is to produce food, feed, forage, and oilseed crops. Below are the definitions of prime and unique farmlands.

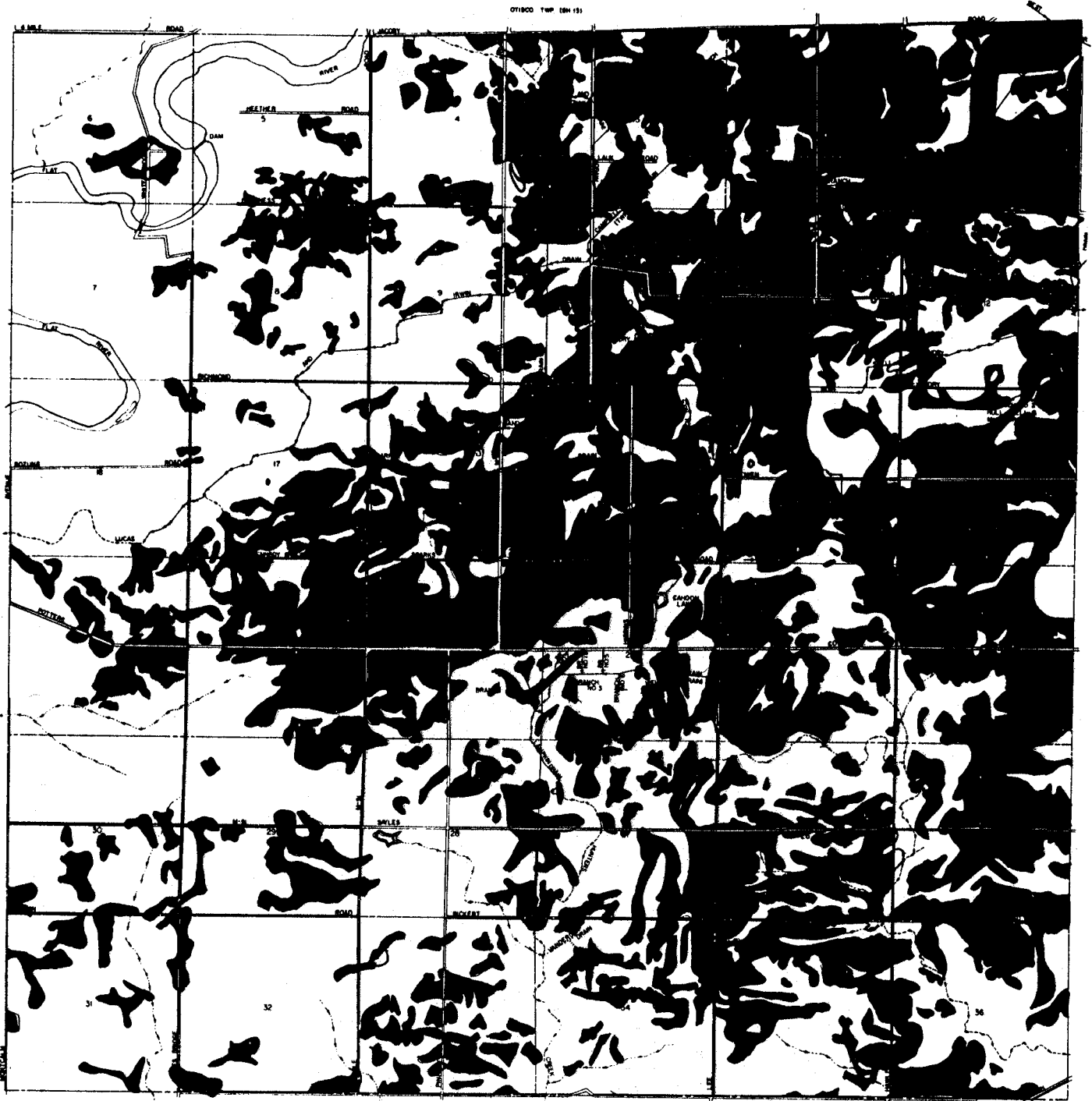
Prime farmland has the best combination of physical and chemical characteristic for producing food, feed, forage, fiber, and oilseed crops, and is available for these uses. It has the soil quality, growing season, and moisture supply needed to economically produce sustained high yields of crops when treated and managed, including water management, according to accepted farming methods.

Unique farmlands is land other than prime farmland that is used for the production of specific high value food and fiber crops. It has the special combination of soil quality, location, growing season, and moisture supply needed to economically produce sustained high quality and/or high yields of a specific crop when treated and managed according to accepted farming methods. Examples of such crops are fruits and vegetables.

Map 3-5 indicates the location of prime and unique farmlands as defined above for Keene Township. Preservation of these lands in agricultural use will be of primary importance given the significance of agriculture to the Township economy.

Important Farmlands Map

Map 3-5
Prime and Unique Farmlands



 PRIME AND UNIQUE FARMLANDS

Section 4 Land Use Plan

Important land use planning issues have been identified through the use of a community survey conducted in conjunction with the preparation of this plan. Following is an analysis of the results of that survey. The survey questions with results presented in both numbers and percent are included in the Section 6 of this plan.

Goals and Policies

Planning goals are statements, broad in scope, that express the community's long range desires and serve to provide direction for related planning activities. Each goal's accompanying policies indicate a more specific strategy that will be pursued to attain it's goals. These goals and policies should be viewed as part of the plan in the same way as future land use districts are designated on a map. The support and commitment to their achievement are the same. The following goals and policies were developed by the Keene Township Planning Commission after much study and with the deepest concern for citizen opinion.

General Goal

Thorough planning achieves a coordinated, adjusted, and harmonious development of the Township and its environs which will, in accordance with present and future needs, best promote health, safety, morals, order, convenience, prosperity, and general welfare, as well as efficiency and economy in the process of development.

Township Character

Goal

Preserve the rural character of the Township by promoting the preservation of agricultural land and open spaces while encouraging any future residential growth to take place on lands that are marginal for agricultural uses.

Policies

- 1 Retain the preference of residential growth to single family homes.
- 2 Provide for adequate buffer zones between commercial/industrial uses and residential/farming uses.
- 3 Through zoning and site plan review process, develop regulations that will preserve prime and unique farmlands for agricultural purposes.

Environment

Goal

To insure that new development takes place in an environmentally consistent and sound manner and that the potential for flood hazard, soil erosion, and disturbances to the natural drainage network and surface

and groundwater contamination is minimized, thereby protecting natural resources and preserving scenic and environmental quality, as well as minimizing the public burden.

Policies

- 1 Retain and enhance regulations within a zoning ordinance that will restrict land use along the Flat River in a manner that is consistent with the Natural Rivers Act, P.A. 231 of 1970, as amended.
- 2 Through zoning and site plan review, encourage approaches to land development that take natural features such as soils, topography, steep slopes, hydrology, and natural vegetation into account in the process of site design such as planned unit development (PUD) and open space cluster development.
- 3 Promote measures that minimize surface and groundwater contamination including the use of filter strips and well-head closure procedures.

General Development

Goal

Through zoning and subdivision controls, regulate development to the extent possible using any available services to support development so that it is consistent with the present Township character.

Policies

- 1 Take no action to promote growth that is in conflict with the rural environment and character that currently exists within Keene Township.
- 2 Since industrial, commercial and other uses would place a substantial burden on the Township's limited capacity to provide public utilities and services; these uses should be considered only when it is feasible to provide the needed water, sewer, police protection, fire protection, paved roads, and street lighting. Industrial, commercial, and other public utility or service intensive uses could locate more advantageously in the cities of Lowell, Belding, Saranac, Ionia, or in the Grand Rapids metropolitan area. The community survey also establishes the fact that there is no need or desire for these uses in the Township. Past survey concludes that if industrial uses locate in the Township, they should be sited within an industrial park that is screened from farms and residential areas. Commercial businesses should be located in dedicated commercial districts.
- 3 Due to the rural/agricultural character of the Township, the lack of a municipal water or sewer system and a large number of unimproved roads, new residential development should be limited to single-family housing.

- 4 Farming and single-family homes should be the only developmental use in U.S.D.A. designated prime and unique farmland.
- 5 Be active in adopting flexible development ordinances that preserve agriculture, the Flat River area, natural features, rural character and open space.
- 6 Adopt and provide necessary resources and expertise to enforce the provisions of a zoning ordinance.
- 7 Discourage and avoid conflicts between incompatible land uses. Utilize appropriate buffer or screening techniques where conflicts are unavoidable.

Residential Development

Goal

Provide quality single family residential development on lands which are most suitable for development such as marginally or non productive farm lands and which will not encroach upon prime and unique farmlands.

Policies

- 1 Provide through zoning single family residential lot sizes which are consistent with a rural character and which are of sufficient size to safely accommodate on-site septic sewage disposal systems.
- 2 Concentrate residential development in locations where future public utilities and services can be most economically and efficiently provided.
- 3 Adopt regulations in support of sound subdivision practices such as Planned Unit Development, Open Space Development and Site Condominiums. They should use creative means to preserve natural features with permanently protected open space, cluster and vary lot sizes and provide alternate ways of enjoying rural living.
- 4 Through zoning regulations, make lands which are less suitable for agricultural use more attractive to develop than prime and unique agricultural land, thereby encouraging development to locate there and not within agricultural areas.
5. Sufficient manufactured home park sites existing within the county and the region and that the need for any additional manufactured housing can currently be met by these existing sites. Proposals for new manufactured home parks shall factually demonstrate that a market exists for such a land use within Keene Township.

Agriculture

Goal

Retain prime and unique farmlands as designated by the U.S.D.A in an agricultural use.

Policies

- 1 Support the Farmland and Open Space Preservation Act, P.A. 116 of 1974, as amended, by encouraging use of preservation agreements by Township farmers and approving such agreements that are consistent with the land use plan.
- 2 Maintain two agricultural districts within the Township zoning ordinance based on the importance or percentage of U.S.D.A designated prime or unique farmland contained within each. Adopt regulations compatible to farming and development within these two districts to a degree relative to the agricultural importance of each district.
- 3 Through zoning regulations, encourage development on lands that are less suitable for agricultural uses.
- 4 Support and encourage efforts to compensate the owners of prime productive farmland through farmland preservation programs.

Transportation

Goal

To provide adequate access for all land uses and maximize the efficiency, safety, and ease of maintenance of the road system.

Policies

- 1 Make provisions for road improvements that will allow growth in a way that is consistent with the adopted goals and policies contained in this plan.
- 2 Require sufficient setback requirements for all types of development along all arterial and collector roads to allow for road widening or residential service streets should they become necessary in the future.
- 3 Encourage the development of and maintain minimum standards for local private roads.
- 4 As financing permits, pave all arterial and major collector roads as needed.
- 5 Continue working with the Ionia County Road Commission to remove brush and trees, cut back hills, cut roadside vegetation and widen and repair roads for safety and County specifications.
- 6 Work with the Ionia County Road Commission to establish a ditching program which will facilitate drainage and help prevent roadway erosion.

- 7 Pursue funding that can be used to upgrade roads that are experiencing increased residential growth.

Recreation

Goal

To support citizen efforts to develop public recreation that does not interfere with existing farms and residences.

Policies

- 1 To support the efforts of community groups who wish to establish public recreational areas for camping, picnics, family activities, and similar uses.
- 2 When general support for public recreation has been demonstrated, the Township will apply for federal, state, community, and private grants that may be used for these public recreation developments.
- 3 To support efforts to preserve hunting and fishing areas within the Township.

Land Use Categories

The biggest challenge for Keene Township in the future will be how to accommodate a growing pressure for residential growth while retaining their important agricultural base.

The approach used in this plan was to balance those lands which were optimal for development with those that were optimal for agricultural production.

Lands with the greatest potential for development were identified by evaluating several key development factors through the use of a point system. All land within the Township was evaluated on a quarter section or 160 acre parcel basis.

The development factors used and the number of points allocated to each are as follows:

Keene Township Land Use Analysis

1. Existing Residential Development

New residential development should be located in close proximity to existing concentrations of residential development.

4 or more residences per 1/4 section	4 points
2 or 3 residences per 1/4 section	2 points
0 or 1 residences per 1/4 section	0 points

2. Prime Farmland

Prime and unique farmland should be preserved.

75 percent or more prime agricultural lands	0 points
25-75 percent prime agricultural land	2 points
less than 25 percent prime agricultural land	4 points

3. Transportation Access - County Primary

New development should be located adjacent to the county primary system.

Quarter section with access to county primary	1 points
Quarter section without access to county primary	0 points

4. Transportation Access – M-21

Residential development should be located in close proximity to the M-21 corridor.

Located within 2 miles of M-21	1 Point
Located beyond 2 miles	0
points	

5. Soil Suitability

Residential development should be located on land best suited to support building activity.

Great limitations	0 points
-------------------	----------

Moderate and great limitations	1 points
Moderate limitations	2 points
Great and slight limitations	3 points
Great, moderate, and slight limitations	3 points
Moderate and slight limitations	4 points
Slight limitations	5 points

6. Access to Urban Areas

New residential development should occur in close proximity to adjacent urban areas.

Within 2 miles of Saranac or Lowell	4 points
Within 3 miles of Saranac or Lowell	2 points
Beyond 3 miles of Saranac or Lowell	0 points

Township Quarter Section Evaluation

Each of the 144 quarter sections contained in the Township was evaluated with regard to the above stated factors and assigned a point total. Quarter sections were numbered beginning with the northeast quarter section and proceeding counter clockwise. Those quarter sections receiving the highest number of points had the best development potential consistent with the goals and policies stated in this plan. The results of this evaluation process are listed in the following Table.

A point range of 0 to 16 was obtained. The distribution of quarter sections by point total is as follows:

**Table 4-1
Keene Township Quarter Section Summary 2015**

Points	Total Quarter sections
0	1
1	3
2	1
3	2
4	11
5	8
6	11
7	20
8	11
9	16
10	10
11	9
12	10
13	7
14	5
15	8
16	1

Three categories of residential potential were created based upon point totals. The greater number of points the better potential for development. These categories are:

- Category 1 - 11 or greater points
- Category 2 - 10 points
- Category 3 - 9 points

All quarter sections falling within these categories are shown on Map 4-14, and all are considered suitable for development.

In order to best delineate a line between residential and agricultural districts and to ensure agricultural preservation, each quarter section within the Township was also evaluated as to agricultural potential. Two categories were created for consideration as agricultural districts, they are:

Category 1 - quarter sections with 75% or greater prime agricultural land.
Category 2 - quarter sections with 25% up to 75% of prime agricultural land.

Quarter sections falling into these two agricultural categories are shown on Map 4-15.

Map 4-15 identifying agricultural potential and Map 4-14 identifying development potential were then prepared as an overlay. This overlay was analyzed and became the principle basis upon which the proposed land use districts in this plan were delineated.

Other factors influencing the future land use map districts were environmental concerns associated with lands in close proximity to the Flat River, a plan policy to retain existing state game areas for recreational use, public input, and professional planning standards.

**Table 4-02
Keene Township Quarter Section Analysis (Section 1 to 3)**

Section Number	1				2				3			
Quarter Section	1	2	3	4	1	2	3	4	1	2	3	4
Prime Agricultural Land	0	0	0	0	0	0	0	0	0	0	2	2
Soil Suitability	0	1	1	1	3	1	1	3	4	4	1	1
Proximity to Urban Areas	0	0	0	0	0	0	0	0	0	0	0	0
1987 Res Development	0	0	2	0	2	0	0	2	0	4	0	0
2015 Res Development	0	0	2	2	2	0	0	2	0	2	0	0
Transportation Access	0	1	1	1	1	0	0	1	0	1	1	0
2015 Total Points	0	2	4	4	6	1	1	6	4	7	4	3
1987 Total Points	0	2	4	2	6	1	1	6	4	9	4	3
Difference	0	0	0	2	0	0	0	0	0	-2	0	0
4 or more houses per quarter												

**Table 4-03
Keene Township Quarter Section Analysis (Section 3 to 6)**

Section Number	4				5				6			
Quarter Section	1	2	3	4	1	2	3	4	1	2	3	4
Prime Agricultural Land	2	2	4	2	4	4	4	2	4	4	4	4
Soil Suitability	5	3	3	4	3	3	0	5	3	3	3	5
Proximity to Urban Areas	0	0	0	0	0	0	0	0	0	0	0	0
1987 Res Development	0	2	0	2	0	0	0	0	4	2	0	2
2015 Res Development	2	2	2	2	4	4	4	0	4	2	0	4
Transportation Access	0	0	0	0	0	0	0	0	1	0	0	1
2015 Total Points	9	7	9	8	11	11	8	7	12	9	7	14
1987 Total Points	7	7	7	8	7	7	4	7	12	9	7	12
Difference	2	0	2	0	4	4	4	0	0	0	0	2
4 or more houses per quarter					8	6			8			6

**Table 4-04
Keene Township Quarter Section Analysis (Section 7 to 9)**

Section Number	7				8				9			
Quarter Section	1	2	3	4	1	2	3	4	1	2	3	4
Prime Agricultural Land	4	4	4	4	2	2	4	4	2	4	4	2
Soil Suitability	3	5	5	3	3	3	3	3	3	3	3	4
Proximity to Urban Areas	0	0	0	0	0	0	0	0	0	0	0	0
1987 Res Development	0	0	0	0	2	0	0	0	0	0	4	2
2015 Res Development	0	0	0	0	2	2	0	2	0	0	4	2
Transportation Access	1	0	0	1	0	1	1	0	0	0	0	1
2015 Total Points	8	9	9	8	7	8	8	9	5	7	11	9
1987 Total Points	8	9	9	8	7	6	8	7	5	7	11	9
Difference	0	0	0	0	0	2	0	2	0	0	0	0
4 or more houses per quarter												

**Table 4-05
Keene Township Quarter Section Analysis (Section 10 to 12)**

Section Number	10				11				12			
Quarter Section	1	2	3	4	1	2	3	4	1	2	3	4
Prime Agricultural Land	0	0	0	0	0	0	0	2	0	0	2	2
Soil Suitability	2	3	3	4	3	2	2	3	1	2	3	3
Proximity to Urban Areas	0	0	0	0	0	0	0	0	0	0	0	0
1987 Res Development	2	2	2	0	2	2	2	4	2	4	0	2
2015 Res Development	2	2	2	0	2	4	2	4	2	4	4	2
Transportation Access	0	1	1	0	1	0	0	1	1	1	1	0
2015 Total Points	4	6	6	4	6	6	4	10	4	7	10	7
1987 Total Points	4	6	6	4	6	4	4	10	4	7	6	7
Difference	0	0	0	0	0	2	0	0	0	0	4	0
4 or more houses per quarter						4		4		5	5	

**Table 4-06
Keene Township Quarter Section Analysis (Section 13 to 15)**

Section Number	13				14				15			
Quarter Section	1	2	3	4	1	2	3	4	1	2	3	4
Prime Agricultural Land	0	2	0	0	2	0	2	0	0	0	0	0
Soil Suitability	3	4	4	1	1	3	1	4	1	2	2	2
Proximity to Urban Areas	0	0	0	0	0	0	0	0	0	0	0	0
1987 Res Development	2	2	2	0	2	2	2	2	2	2	0	2
2015 Res Development	4	2	2	0	2	3	2	2	4	2	2	2
Transportation Access	0	1	1	0	1	0	0	1	0	1	0	0
2015 Total Points	7	9	7	1	6	6	5	7	5	5	4	4
1987 Total Points	5	9	7	1	6	5	5	7	3	5	2	4
Difference	2	0	0	0	0	1	0	0	2	0	2	0
4 or more houses per quarter	6								4			

**Table 4-07
Keene Township Quarter Section Analysis (Section 16 to 18)**

Section Number	16				17				18			
Quarter Section	1	2	3	4	1	2	3	4	1	2	3	4
Prime Agricultural Land	2	2	0	0	4	4	2	0	4	4	4	4
Soil Suitability	2	4	4	2	3	3	3	4	3	3	3	3
Proximity to Urban Areas	0	0	0	0	0	0	0	0	0	0	0	0
1987 Res Development	2	0	0	0	4	2	4	0	0	0	2	4
2015 Res Development	2	2	0	0	4	4	4	2	0	0	0	4
Transportation Access	1	0	0	1	0	1	1	0	1	0	0	1
2015 Total Points	7	8	4	3	11	12	10	6	8	7	7	12
1987 Total Points	7	6	4	3	11	10	10	4	8	7	9	12
Difference	0	2	0	0	0	2	0	2	0	0	-2	0
4 or more houses per quarter					21	12	10					19

**Table 4-08
Keene Township Quarter Section Analysis (Section 19 to 21)**

Section Number	19				20				21			
Quarter Section	1	2	3	4	1	2	3	4	1	2	3	4
Prime Agricultural Land	2	2	4	2	0	2	4	0	0	0	0	2
Soil Suitability	4	4	3	4	2	2	5	2	2	2	4	3
Proximity to Urban Areas	0	2	2	2	0	0	2	0	0	0	0	0
1987 Res Development	2	4	0	2	0	2	0	2	0	2	2	0
2015 Res Development	2	4	0	0	4	4	4	2	2	2	2	4
Transportation Access	1	1	0	1	1	1	1	1	1	1	1	1
2015 Total Points	9	13	9	9	7	9	16	5	5	5	7	10
1987 Total Points	9	13	9	11	3	7	12	5	3	5	7	6
Difference	0	0	0	-2	4	2	4	0	2	0	0	4
4 or more houses per quarter		25			4	4	12	10				4

**Table 4-09
Keene Township Quarter Section Analysis (Section 22 to 24)**

Section Number	22				23				24			
Quarter Section	1	2	3	4	1	2	3	4	1	2	3	4
Prime Agricultural Land	2	2	2	2	2	0	0	2	2	0	2	0
Soil Suitability	1	2	3	2	2	2	2	2	1	2	1	2
Proximity to Urban Areas	0	0	0	2	0	0	2	2	0	0	2	2
1987 Res Development	0	0	0	2	2	2	2	2	2	2	2	2
2015 Res Development	2	2	2	4	4	2	4	2	4	4	4	4
Transportation Access	1	1	1	1	1	1	1	1	1	1	1	1
2015 Total Points	6	7	8	11	9	5	9	9	8	7	10	9
1987 Total Points	4	5	6	9	7	5	7	9	6	5	8	7
Difference	2	2	2	2	2	0	2	0	2	2	2	2
4 or more houses per quarter				4	4		5		6	5	4	10

**Table 4-10
Keene Township Quarter Section Analysis (Section 25 to 27)**

Section Number	25				26				27			
Quarter Section	1	2	3	4	1	2	3	4	1	2	3	4
Prime Agricultural Land	0	2	2	0	2	2	0	0	2	2	2	2
Soil Suitability	2	2	4	4	1	2	1	4	1	1	3	1
Proximity to Urban Areas	2	2	4	4	2	2	4	4	2	2	2	4
1987 Res Development	0	2	2	2	2	2	2	4	2	2	2	0
2015 Res Development	2	4	4	2	4	2	4	4	2	2	4	4
Transportation Access	0	1	2	1	1	0	1	2	0	0	1	1
2015 Total Points	6	11	16	11	10	8	10	14	7	7	12	12
1987 Total Points	4	9	14	11	8	8	8	14	7	7	10	8
Difference	2	2	2	0	2	0	2	0	0	0	2	4
4 or more houses per quarter		7	10		12		4	8		7	4	

**Table 4-11
Keene Township Quarter Section Analysis (Section 28 to 30)**

Section Number	28				29				30			
Quarter Section	1	2	3	4	1	2	3	4	1	2	3	4
Prime Agricultural Land	2	4	4	2	2	4	4	2	4	4	4	2
Soil Suitability	1	3	3	3	3	3	3	3	3	3	4	3
Proximity to Urban Areas	2	0	2	2	2	2	2	2	2	4	4	4
1987 Res Development	4	0	4	0	2	4	4	2	2	0	2	2
2015 Res Development	4	4	4	4	4	4	4	4	2	2	4	2
Transportation Access	1	1	2	2	1	1	2	2	1	1	2	2
2015 Total Points	10	12	15	13	12	14	15	13	12	14	16	15
1987 Total Points	10	8	15	9	10	14	15	11	12	12	14	15
Difference	0	4	0	4	2	0	0	2	0	2	2	0
4 or more houses per quarter	10	5	23	5	8	17	5	15			16	

**Table 4-12
Keene Township Quarter Section Analysis (Section 31 to 33)**

Section Number	31				32				33			
Quarter Section	1	2	3	4	1	2	3	4	1	2	3	4
Prime Agricultural Land	2	2	4	4	4	4	4	4	2	4	2	2
Soil Suitability	3	4	3	1	3	3	3	3	3	3	3	5
Proximity to Urban Areas	4	4	4	4	2	4	4	2	2	2	2	2
1987 Res Development	0	0	0	2	0	4	2	2	0	0	4	4
2015 Res Development	2	0	0	4	2	4	4	4	4	2	4	4
Transportation Access	1	1	1	1	1	1	1	1	2	2	2	2
2015 Total Points	12	11	12	14	12	16	16	14	13	13	13	15
1987 Total Points	10	11	12	12	10	16	14	12	9	11	13	15
Difference	2	0	0	2	2	0	2	2	4	2	0	0
4 or more houses per quarter				8		6	4	13	7		6	12

**Table 4-13
Keene Township Quarter Section Analysis (Section 34 to 36)**

Section Number	34				35				36			
Quarter Section	1	2	3	4	1	2	3	4	1	2	3	4
Prime Agricultural Land	2	2	4	4	2	2	2	2	2	2	2	4
Soil Suitability	2	3	3	3	3	2	4	4	3	3	4	3
Proximity to Urban Areas	4	4	4	4	4	4	4	4	4	4	4	4
1987 Res Development	0	0	2	4	2	2	4	2	0	0	0	0
2015 Res Development	2	4	4	4	2	4	4	4	2	0	0	4
Transportation Access	1	1	1	1	2	1	1	2	1	2	2	2
2015 Total Points	11	14	16	16	13	13	15	16	12	11	12	17
1987 Total Points	9	10	14	16	13	11	15	14	10	11	12	13
Difference	2	4	2	0	0	2	0	2	2	0	0	4
4 or more houses per quarter		6	9	16		5	13	13				4

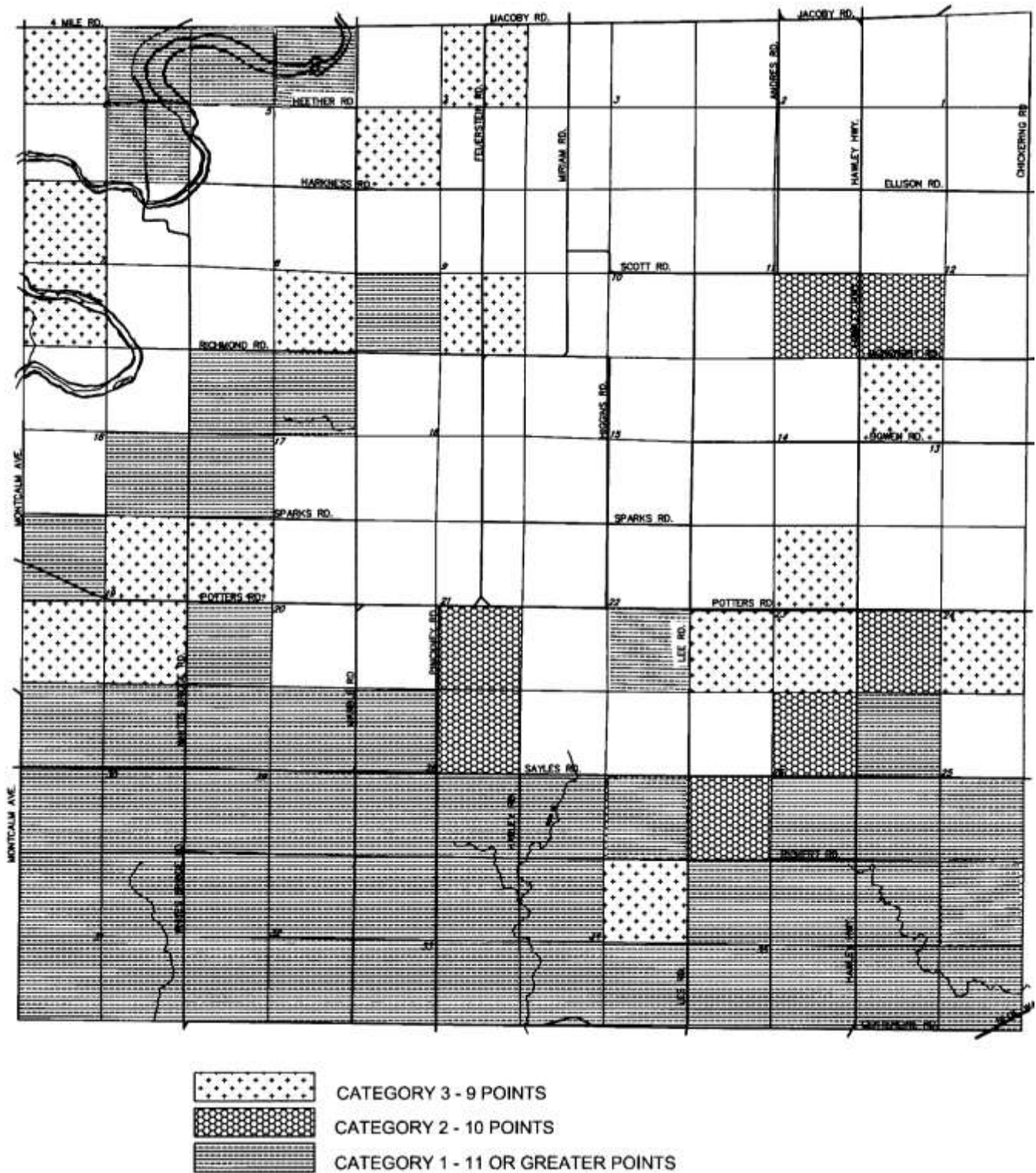
Land Use Categories

The designation of future land use districts are a logical extension of the goals and policies stated in this plan. They are designed to promote orderly development, limit land use conflicts, and ensure that appropriate areas are designated for all anticipated uses within the Township. Eight land use categories have been established for Keene Township based on anticipated future demand for property by land use type and also in recognition of the need to have varying degrees of intensity within specific land use types. Land use categories for Keene are described as follows:

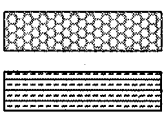
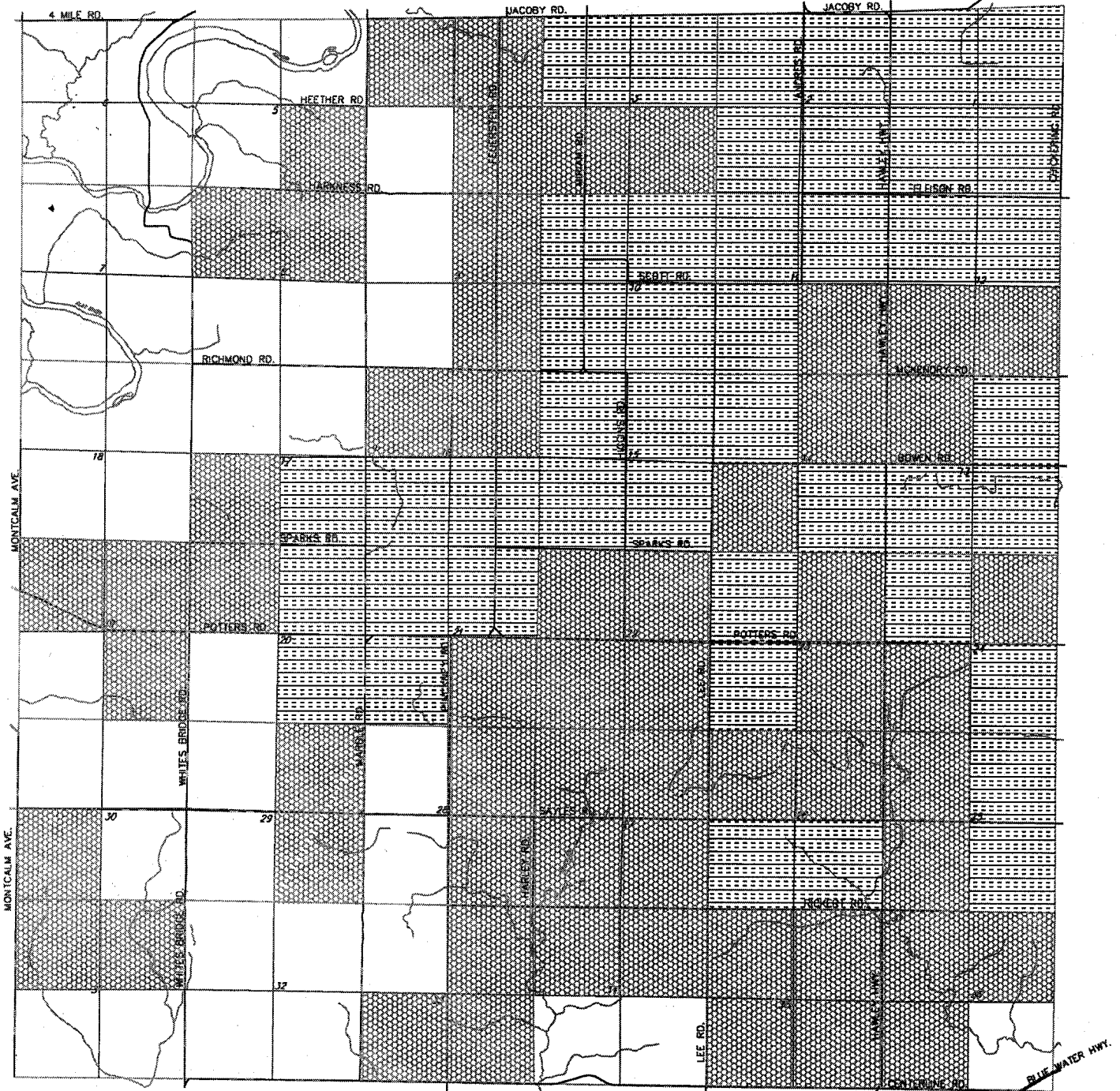
LDR	Low Density Residential
RR	Rural Residential
AG	Agricultural
AR	Agricultural Residential
NR	Natural River
RD	Resource Development
C	Commercial
I	Industrial

Residential Development Rating by Quarter Section

Map 4-14



Agricultural Rating by Quarter Section Map 4-15



CATEGORY 2 - QUARTER-SECTIONS WITH 25% UP TO 75% OF PRIME AGRICULTURAL LAND

CATEGORY 1 - QUARTER-SECTIONS WITH 75% OR GREATER PRIME AGRICULTURAL LAND

Low Density Residential

As discussed earlier in this plan, Keene Township has entered into a growth trend, primarily the result of growth beginning to extend outward from the Grand Rapids metropolitan area. The Low Density Residential District is intended to be the district which receives the more concentrated residential growth. Site condominiums, planned unit developments, open space developments and other developments with private roads are the most suited for this district.

Land within this district represents those areas of the Township having the greatest potential for residential development while offering minimal encroachment upon prime agricultural land.

This district will be developed at relatively low densities because of the larger lot sizes which will be required to accommodate on-site septic sewage disposal systems. The minimum lot size for this district is two and one-half (2 ½) acres.

Rural Residential

Land within this district is not well suited for more intense agricultural purposes. This district is designed to be a transitional area between the Agriculture Residential and Low Density Residential District. Limited agricultural uses and a livestock number formula are permitted to encourage and retain small agricultural uses and 4-H projects. In recognition of the fact that some lands within this district may not be suitable for agriculture, single family residential development should be encouraged on these marginal lands. Site condominiums and planned unit developments should be located on land that will not interfere with farming operations on prime agricultural lands. Appropriate distance and site barriers should exist between site condominiums and planned unit developments and active agricultural operations. This district also contains a significant amount of environmentally sensitive and forested lands in the northwest quadrant of the Township. Land use within this district has potential to impact upon the Flat River which has been designated as a "Natural River" pursuant to the Michigan Natural River Act, P.A. 231, of Public Acts of 1970. Access from the rest of the Township to lands north of the Flat River are restricted because of the only bridge facility being a historic one lane covered bridge.

The minimum lot size for this district is two and one-half (2 ½) acres. It is also the intent of this district to provide a buffer use between the Natural River District and other use districts which may negatively impact the Flat River and thus meet the intent of the Flat River Natural River Plan prepared by the Michigan Department of Natural Resources in 1978.

Additional areas on the western and southern sides of the Township are zoned and planned for Rural Residential because of the desire of the residents to enjoy living on parcels with the option of raising limited numbers of livestock or horses. Crop land for sale or lease is also permitted in this transitional district.

Primary Agriculture

Lands within this district are those which consist of 75% or greater U.S.D.A. designated prime and unique farmlands. The intent of this district is to create an agricultural district as a valid and economically important permanent use district. This district is intended to be used for predominantly agricultural purposes with residential development being limited to those dwellings which are farm related or in spot areas not suited for farming. Lots for residential use must front on the public road to encourage farming back and behind. Private roads are prohibited unless there it can be proven that an area is not suited for farming. As this district contains the most productive agricultural land in the Township, all unnecessary non-agricultural development should be discouraged.

Agriculture Residential

Lands within this district generally contain 25% up to 75% of U.S.D.A. designated prime and unique farmlands. The main objective of this district is to actively preserve agricultural activities as the priority land use within the district; however, in recognition of the fact that some lands within this district may not be suitable for agriculture, single family residential development should be encouraged on these marginal lands. Site condominiums and planned unit developments should be located on land that will not interfere with farming operations on prime agricultural lands. Appropriate distance and site barriers should exist between site condominiums and planned unit developments and active agricultural operations. Under no circumstances should residential development be allowed to the extent that it would become the dominant use or pose serious obstacles in pursuit of agricultural activities. Any development which is permitted in this district should only be allowed on land which has been specifically shown to be suitable for on site septic systems.

Natural River District

This district is comprised of that area of the Flat River within the Township and all lands lying within 300 feet of the River.

The objectives of this district are to prevent economic and environmental damages due to flooding or intensive development patterns; to preserve the value and scenic character of the river system; to protect local flood retention and runoff capability, fish and wildlife, and water quality; to retain historical and recreational value. Development within these areas should be limited to primarily recreational, open space and low density residential uses.

Resource Development

The intent of this district is to preserve forested and open areas within the Township which are important for the provision of active and passive recreational opportunities on a long term basis.

Commercial

The Township has one commercial district and has the potential central location and a paved primary road for a commercial district expansion area in the future.

Industrial

The Industrial District contains six (6) acres. The Township does not have public water and sewer so the district is limited to uses that are appropriate for on site septic and wells. Under no circumstances should industrial development be allowed to the extent that it would become the dominant use or pose serious obstacles in pursuit of agricultural activities in the area.

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 corresponding zoning districts and discusses features and factors to be considered in reviewing requests to rezone lands in the Township consistent with this plan.

Future Land Use Categories	Corresponding Zoning Districts	Explanation and Comparison
Agriculture	AG - Agricultural	This district is intended to preserve and provide for large areas of land used for farming, dairying, forestry and other rural activities including vacant or fallow lands. The lands in this district are well suited for growing crops due to climate, soil types and terrain suitable for farming activities. It should be discouraged to develop residential or commercial uses in areas highly suitable for farming uses.
Agricultural Residential	AR – Agricultural Residential	This district is primarily intended for a mixture of farming, dairying, forestry and other rural activities along with single family dwellings located on public roads or typical private roads. The existing farming uses should be encouraged to continue and dwellings should be encouraged in the areas with less suitable soils for farming and wooded areas.
Resource Development	RD – Resource Development	This district is primarily intended for preservation of forested and open lands to promote wild animal and bird habitat along with some farming uses. The current State owned lands are within this district and they also promote hunting activities. The uses are

		and should remain low in number for the protection of these natural habitat areas.
Rural Residential	RR – Rural Residential PUD – Planned Unit Development	This district is designed as a transitional area between the Agriculture Residential District and the Low Density District. It contains some farming uses, forests, the Flat River in the northwest part of the Township and more heavily developed areas of dwellings. The keeping of farm type of animals have more restrictions due to more dwellings. A PUD is allowed as an optional district for a home development that promotes creativity in design and can incorporate multiple related uses.
	PUD – Planned Unit Development	This is a flexible district where mixed uses in LDR and RR can be put together in a creative home development. In the CC and I districts, a PUD can also be created for a development of similar uses in one complex. There can be some mixed uses put together in one development. There currently are no PUD districts in place.
Low Density Residential	Low Density Residential PUD – Planned Unit Development	This district is primarily intended for single family dwellings within subdivisions and other types of home developments with typical private roads and dwelling covenants. There are limitations due to the lack of public water and sewer systems. A PUD is allowed as an optional district for a home development that promotes creativity in design and can incorporate multiple related uses.
Natural River	NR – Natural River	This district was created after the State designation of the Flat River as a Natural River. It has specific shore line preservation with larger setbacks and protection for the river. The district extends 300 feet out from the river shoreline and overlays the district underneath it. The uses in the district should be highly protective and violations enforced to keep the river and shore areas as natural and vibrant as possible.
Light Industrial	I – Industrial PUD – Planned Unit Development	The Industrial District will allow uses that are not offensive or debilitating to surrounding property from effects such as noise, smoke, odor, dust or noxious gases, vibration, fire hazards, wastes or high traffic. Permitted and special uses all require site plan review. Uses should be limited due to the lack of public water and sewer. A PUD is allowed as an optional district for an industrial park development that promotes creativity in design and can incorporate multiple related uses.
Commercial	CC – Convenience Commercial PUD – Planned Unit Development	This district encourages the local concentration of business uses, retail and service uses to serve the residential area of the Township and nearby areas. Permitted and special uses all require site plan review. Commercial areas should be kept small in area due to keeping the Township rural in nature. A PUD is allowed as an optional district for a commercial development that promotes creativity in design and can incorporate multiple related uses

Factors to be considered in reviewing requests to rezone lands in the above districts should be used to compare the proposed and future district, their permitted and special uses and the compatibility to the surrounding lands. The following questions can be used for evaluation of a rezoning application:

Does the proposed new land use meet the criteria for the land use designations, as noted in the appropriate section of the Master Plan?

Are the zoning districts and their uses which may apply to the new classification compatible and appropriate in the vicinity of the property under consideration?

Have any conditions changed in the area since the plan was adopted which may justify this change?

Will there be any community impacts which should be considered, such as increased traffic or other factors that might create a need for additional services or improvements?

Are there any environmental considerations that may be contrary to the intent of the existing or proposed classification of that land use?

Was the property improperly classified when the plan was adopted or amended?

Are the qualities of the property or area different than those that are described in the Plan?

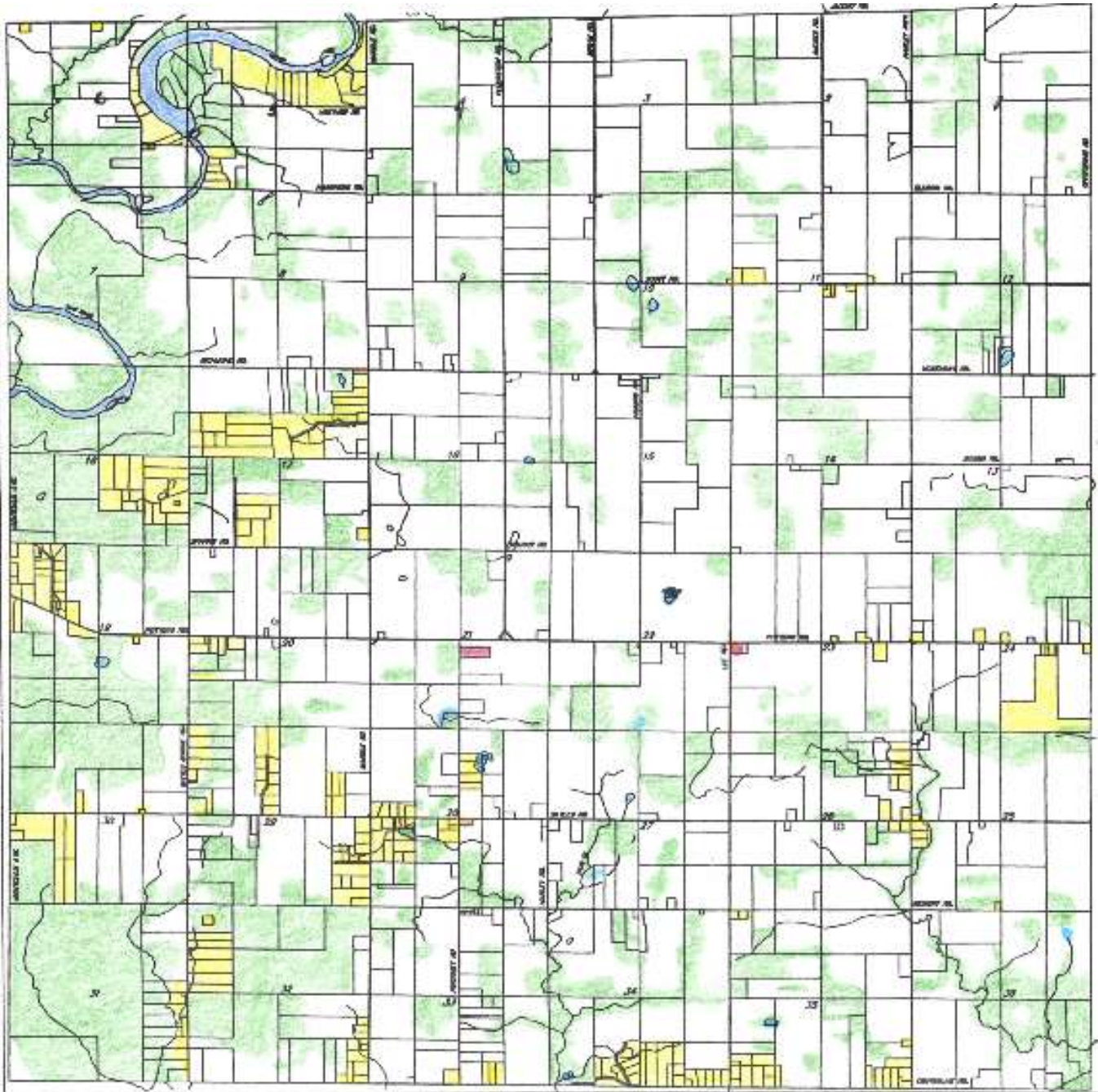
Will there be any adverse effects on adjacent properties as a result of the proposed land use change?

Will there be any impacts on public health, safety, and welfare?

Future Land Use Map

The future land use map is located separately in the back of the book.

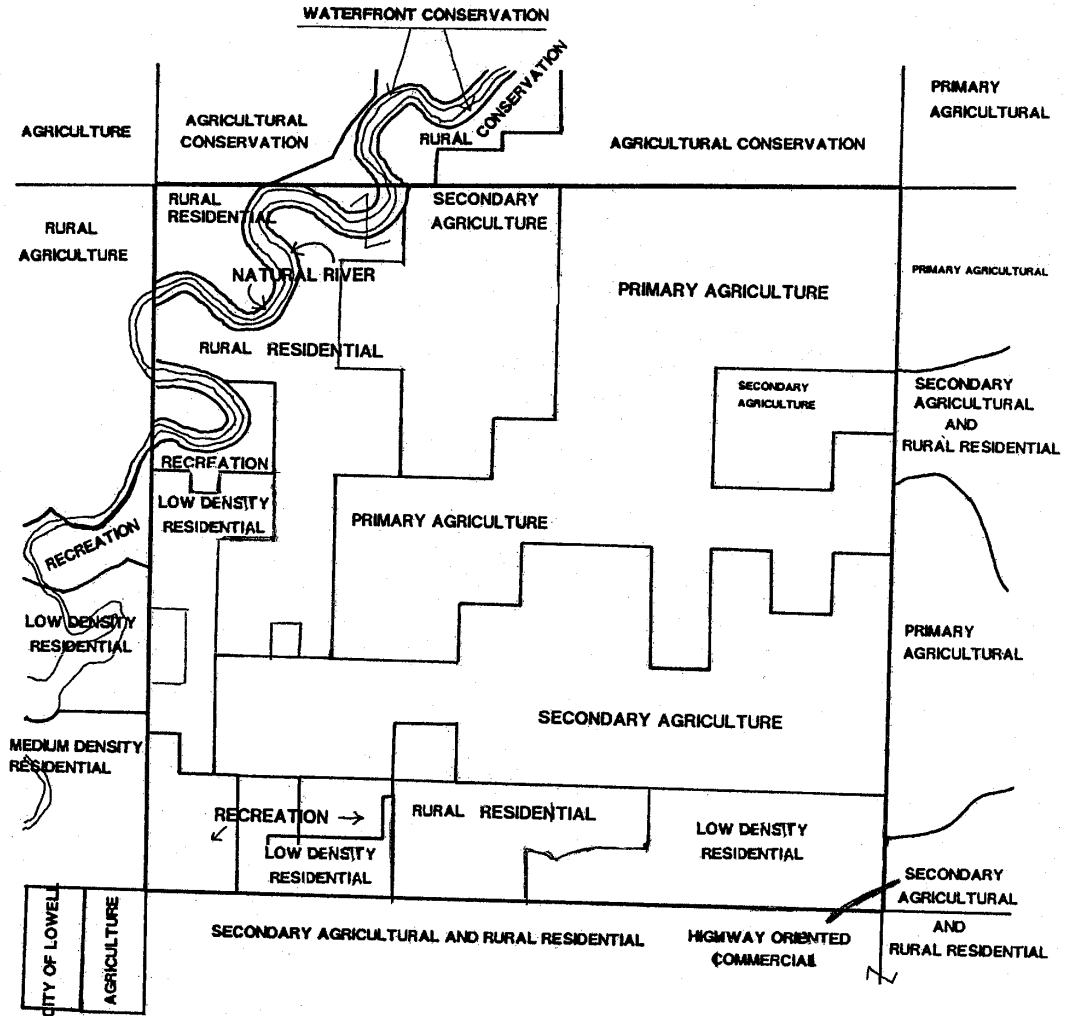
Keene Township Existing Land Use Map



- | | | | |
|---|----------------------|---|------------------|
|  | Cropland and Pasture |  | Forest and Woods |
|  | Commercial |  | Industrial |
|  | Cemetery |  | Residential |

Surrounding Communities Future Land Use

This map shows future land use districts for communities which border Keene Township. There appears to be no land use conflict between these districts and those designated for Keene.



Section 5 Implementation Recommendations

The completion of a land use plan should be considered as only having completed one phase in an ongoing planning process. Constantly changing social and physical trends will require periodic updating or amendments to the land use plan. The interval at which these revisions should be made will largely be determined by the intensity and quantity of change within the community. Revisions to the land use plan should be made whenever the plan no longer serves as a useful guide and justification for land use decision making within the Township. The Michigan Planning Enabling Act 33 of 2008 now requires a review be completed of the land use plan every five (5) years to determine if amendments are applicable.

The land use plan by itself has no legal regulatory force, but rather, serves as a foundation upon which regulatory measures are based. The two primary land use regulatory documents, which are also the principle means of implementation of the land use plan, are the zoning ordinance and subdivision control regulations. These regulatory documents are described below.

Zoning Ordinance

Keene Township prepared and adopted a zoning ordinance pursuant to the Township Zoning Act, Public Act 184 of 1943 in March 1989. The State Legislature rewrote and combined the Township, City and Village and County zoning acts into one Michigan Zoning Enabling Act 110 of 2006. From that effective act all municipalities must adhere to the new act requirements. The intent of the ordinance is to regulate the use of land to provide for orderly growth and development within the Township and allow the integration of land uses without creating nuisances. Zoning represents a legal means for the Township to regulate private property to achieve orderly land use relationships. It is the process most commonly used to implement community Master Land Use 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 which are permitted and establishes regulations to control densities, height, bulk, use, setbacks, area of lot to be covered, lot sizes, open space to be preserved within each district and accessory uses.

Because the zoning ordinance is based upon the land use plan, the zoning ordinance is designed to reflect the plans, goals, policies, and land use districts from the plan.

In connection with the administration of the zoning ordinance, the Township has implemented a formal site plan review process. Through this process, applicants, in order to obtain zoning approval, must submit plans which clearly indicate how their development proposals will change and affect both the parcel of land being developed as well as surrounding properties.

The zoning ordinance provides for all commercial and industrial development, as well as subdivisions, multiple family housing, planned unit developments, private roads and other developments to undergo site plan review.

The present zoning ordinance and map should be reviewed and updated, as necessary, to reflect the proposals and recommendations contained in this Plan. Since a zoning ordinance is the primary implementation tool for carrying out the Plan, it is mandatory that it be relevant and strictly enforced. To insure this process is upheld the Planning Commission will observe the activity on a regular basis and look at this for continuous improvement.

Conditional Zoning Amendment: is a land use regulatory tool which allows the Township to “lock in” or “contract” for specific land use and/or site plan features for a proposed development if voluntarily offered by the applicant. These specific land use and site plan features are reduced to a written agreement, reviewed and approved by both the Township and the applicant, recorded with the property, and become the specific zoning and site plan limitations for the site. The Conditional Zoning process has been found to be a very effective way to reduce the impact of new development on adjacent properties as well as limit the range of land uses permitted in any zoning district.

Subdivision Regulations

Keene Township has adopted a land division ordinance regulating metes and bounds parcels pursuant to the Subdivision Control Act amendments that became effective on March 31, 1997. The Township has also adopted a site condominium ordinance to regulate that type of development option.

Keene Township will continue to consider the adoption of subdivision regulations. The enabling legislation that permits the Township to enact such regulations is Public Act 288 of 1967, also known as the Subdivision Control Act of 1967. The general purpose of this Act is to promote and secure the public health, safety, and general welfare of the community. More specifically, the Act allows a community to set requirements and design standards for streets, blocks, lots, curbs, sidewalks, open spaces, easements, public utilities, and other associated subdivision improvements. With the implementation of a subdivision ordinance there would be added assurance that development would occur in an orderly manner.

The Township could consider adopting a conditional rezoning ordinance section to the zoning ordinance if the need arises. The State has added legislation into the Michigan Zoning Enabling Act where an applicant can volunteer to provide a site plan that will be tied to a rezone request. The site plan would then be part of the rezone approval and only that use will be permitted to be constructed at that property. It cannot be required but only volunteered by an applicant if they so choose.

Building and Property Maintenance Codes

The adoption and enforcement of a building code is important in

maintaining safe, high quality housing and in minimizing deteriorating housing conditions which contribute to blight within neighborhoods. Ionia County has adopted the standard building code known as BOCA (Building Officials and Code Administrators International Inc.) and building permits and inspections pursuant to that code are implemented by the County Building Department.

The Township could consider adopting a basic property maintenance code to regulate blighting influences which result from failure to properly maintain property and structures. The Township can adopt a standard code such as the BOCA Basic Housing Property Maintenance Code or develop their own local code or blight ordinance.

The Township has adopted a basic ordinance to regulate unlicensed and junk vehicles and various types of junk, scrap and trash items.

Michigan State Housing Development Authority (MSHDA) Programs

To help preserve Michigan's older existing housing, Public Act 130 was passed in 1977 to allow MSHDA to begin a home improvement loan program that offers reduced interest rates to eligible low and moderate income families. MSHDA has created the Home Improvement/Neighborhood Improvement and Community Home Improvement Programs (HIP/NIP/CHIP). To get a loan, residents should apply to one of the banks, financial institutions, or credit unions that take part in HIP/NIP/CHIP.

Land and Water Conservation Fund

The Land and Water Conservation Fund (LWCF) grant program was authorized by Public Law 88-578, effective January 1, 1965. The purpose of the program is to provide federal funds for acquisition and development of facilities for outdoor recreation. The LWCF Program is administered jointly by the National Park Service, U.S. Department of the Interior, and the Michigan Department of Natural Resources.

All political subdivisions of the state, including school districts, are eligible to participate in the program. Eligible projects include:

- 1 Acquisition of land for outdoor recreation, including additions to existing parks, forest lands, or wildlife areas.
- 2 Development, including, but not limited to, such facilities as: picnic areas, beaches, boating access, fishing and hunting facilities, winter sports areas, playgrounds, ball fields, tennis courts, and trails.

For development grants, the applicant must have title to the site in question. The minimum grant allowable is \$10,000 and the maximum grant allowable is \$250,000.

For all grant proposals, the amount of the grant cannot exceed more than 50 percent of the total project cost.

Michigan Natural Resources Trust Fund

The Kramer Recreational Land Trust Fund Act of 1976 (Public Act 204) was passed by the Michigan Legislature and signed by the Governor on July 23, 1976. This Act created the Michigan Land and Trust Fund. The purpose of the program was to provide a source of funds for public acquisition of recreational lands. Funds accrued from the sale of oil, gas, and mineral leases and royalties from oil, gas, and mineral extractions on state lands.

On November 6, 1984, Michigan residents cast their vote in favor of Proposal B. This state constitutional amendment created the Michigan Natural Resources Trust Fund (MNRTF) and requires that oil, gas, and other mineral lease and royalty payments be placed into the Fund, with proceeds used to acquire the land or rights in land for recreation uses or for protection of the land because of its environmental importance or its scenic beauty, and to develop public recreation facilities. The Michigan Legislature passed the Michigan Natural Resources Trust Fund Act of 1985 (Public Act 101) to implement the amendment. The MNRTF officially replaced the Michigan Land Trust Fund on October 1, 1985.

Any individual, group, organization, or unit of government may submit a land acquisition proposal, but only units of government can take title to and manage the land. Only units of government can submit development proposals. All proposals for local grants must include a local match of at least 25 percent of the total project cost. There is no minimum or maximum for acquisition projects; for development projects, the minimum funding request is \$15,000, the maximum is \$750,000.

Waterways Fund

The Waterways Division of the Department of Natural Resources offers grants for the purpose of developing public boating facilities; emphasis is on creating boat access sites and supporting facilities.

Public Works Financing

In addition to using general fund monies, it is often necessary for a community to bond to raise sufficient funds for implementing substantial public improvements. Bonding offers a method of financing for improvements such as water and sewer lines, street construction, sidewalks, and public parking facilities. Common municipal bond types include:

- 1 General Obligation Bonds - full faith and credit pledges; the principle amount borrowed plus interest must be repaid from general tax revenues.
- 2 Revenue Bonds - require that the principle amount borrowed plus interest be repaid through revenues produced from the public works project the bonds were used to finance (often a water or sewer system).
- 3 Special Assessment bonds - require that the principle amount borrowed plus interest be repaid through special assessments of

the property owners in a special assessment district for whatever public purpose the property owners have agreed (by petition or voting) to be assessed.

Tax Incentives

There are two state laws which permit communities to provide property tax incentives. Act 255, when reactivated, allows for commercial property incentives and Act 198 allows incentives for industrial firms which want to renovate existing or build new facilities.

Capital Improvements Program (CIP)

In its basic form, a CIP is a complete list of all proposed public improvements planned for a 6 year period (the time span may vary) including costs and operating expenses. The CIP outlines the projects that will be necessary to serve current and projected land use development within a community.

Advanced planning for public works through the use of a CIP assures more effective and economical capital expenditures, as well as the provision of public works in a timely manner. The use of capital improvements programming can be an effective tool for implementing the land use plan by giving priority to those projects which have been identified in the Plan and being most important to the future development and well-being of the Township.

At this time there is no need for such programs. In the case of such need there will be a dialogue between the Board of Trustees and the Planning Commission regarding the desirability and benefit of a CIP process for the Township.

Farmland and Open Space Preservation Public Act 116 of 1974

Under this program, the State provides potential tax benefits to landowners who voluntarily agree to keep their land in farming use or open space for at least 10 years. While the main intent of the program is to slow the rate of conversion of farmlands to other uses, it has recreation benefits as well. The preservation of farmland maintains important wildlife habitat and, in some cases, keeps land available for possible future use for public recreation. Some farmlands enrolled in the program may be open to public hunting with permission of the landowner. In addition, privately owned open space lands such as wetlands, shorelands, and forest lands are eligible for the program. Preservation of these lands creates current recreation value to the public in many cases, and preserves our options for the future.

Whites Bridge DEQ Contamination Cleanup

Approximately in the 1960's era, a local septic tank cleaner obtained a state permit to dump residential wastes and chemical waste on a 40 acre parcel located in the northwest quarter of section 29. It was thought at that time that the soils would clean all wastes. New information has concluded that contamination seeps through the soil layers and does dissipate and but

does not disappear. By the 1970's, the parcel had been split into 4 ten acre parcels and sold to people who built houses there. After discovery of the pits of chemicals was brought to the attention of the Michigan Department of Environmental Quality, they were brought into the site for testing in the 1980's. Two major soil clean up removals were done in the 1990's. Water wells that had chemicals in them were dug deeper and many test wells have been placed in the area and are checked yearly for content and monitoring. Any future proposed home developments in this area should be carefully examined for potential water well contamination potential. The DEQ office and their test data should be included in considerations for home developments.

Public Information

In order to gain the support, acceptance and input of the residents of Keene Township for all future planning, efforts should be made to provide information to them, and to involve them in the planning process. The importance of their role in that process should be emphasized. Public acceptance by the residents will make the implementation of plans much easier.

In early 2016 the Township has begun the process of creating a website for the public to be able to obtain all necessary information.

Revisions to the Land Use Plan

The Land Use Plan should be updated periodically (reviewed every 5 years) or as needed, in order to be responsive to new growth trends and current Township attitudes. As growth occurs over the years, the Land Use 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 for the growth of the Township.

Implementation

In order for the Land Use Plan to serve as an effective guide to the continued development of Keene Township, it must be implemented. Primary responsibility for implementing the Plan rests with the Keene Township Board and the Planning Commission. This is done through a number of methods. These include ordinances, programs and administrative procedures which are described in this Plan.

In order for the Land Use Plan to serve as an effective guide to the Township, it must be kept current with changing conditions, laws and trends. This implementation must come from the decisions of the Board and Planning Commission to provide needed public improvements and to administer and establish regulatory measures relative to the use of the land.

The private sector is also involved in fulfilling the recommendations of the Land Use Plan by the actual physical development of land uses. The authority for this, however, comes from the Township. Cooperation between the public and private sectors is therefore important in successful implementation of the Land Use Plan.

Section 6 Keene Township Community Opinion Surveys

Keene Township has conducted 2 community opinion surveys; one 1985 and again in 2003. The results of both surveys are presented here in order to show changes or patterns in community opinions and attitudes by the citizens of the Township.

1985 Community Survey

In March of 1985 the Keene Township Planning Commission entered into an agreement with the West Michigan Regional Planning Commission for technical assistance in preparing a future land use plan. As a preliminary step in preparing such a plan, public input was sought in the form of an Opinion Survey, developed by the Keene Township Board and the West Michigan Regional Planning Commission. The latest assessment records available at the Ionia County Courthouse were consulted and 290 surveys were mailed to every property taxpayer that lived in Keene Township. With a response time of 3 weeks, 84 surveys were returned by the due date of June 15, 1985, for a rate of return of approximately 29 percent. The following analysis reviews the results of the survey in broad terms and identifies dominant thoughts and feelings regarding land use issues.

Note: Care should be taken not to overrate the significance of this survey in terms of total population numbers. Reference to percentages relate only to the 84 surveys which were returned which represents only about 29 percent of Keene Township property taxpayers. The first subject covered on the survey is population growth.

1985 Community Survey Interpretation

A majority of respondents (62 percent) indicated that they would like to see the population stay the same. Consistent with that response, 56 percent of the people thought no action should be taken by the Township to either encourage or discourage population growth.

On the subject of agricultural land use, a protective attitude was clearly evident as 76 percent of the people agreed or strongly agreed that all productive agricultural land should be kept permanently in agricultural uses. One of the reasons for this protective attitude is probably that 40 percent of the respondents indicated that they were already aware of conflicts between agricultural and other land uses in Keene Township.

Concerning residential land use, a majority consisting of 54 percent of those responding disagreed or strongly disagreed that more housing would be desirable. Given that more housing units would be built in Keene, 87 percent preferred the type to be single family homes, with large rural lots being the preferred development method. Given that more mobile homes were to be added in the Township, 74 percent felt that they should be restricted to rural mobile home parks or large rural lots. Rural mobile home parks being selected by 42 percent of the people was the preferred choice.

The convenience of having shopping and service establishments close to home is clearly outweighed by the negative impacts that also go with them as 75 percent of the respondents disagreed or strongly disagreed that more

shopping and service areas would be desirable in Keene. Response as to where shopping and service areas should be located if they were added revealed no overriding preference although a central community area was selected by 35 percent of the people.

More industrial development is also a land use that doesn't have much support among those surveyed as 74 percent disagreed or strongly disagreed that industrial development were to occur, light industry would be the preferred type and specified industrial parks the preferred location.

The effect of Keene's overall agricultural-undeveloped character on reducing the need for additional recreational development is evident in that 70 percent of the people disagreed or strongly disagreed that more recreational development would be desirable in the Township. Concerning reserving unique or sensitive lands for public recreation, the response was fairly evenly split with 46 percent in favor and 44 percent opposed.

Despite an anti-growth sentiment, 56 percent of the responding property taxpayers felt that both land use planning and zoning were needed now in Keene Township. On a related issue 68 percent of the people indicated that land use patterns have some effect or considerable effect on the costs of providing public services.

The last two questions on the survey are about the survey respondents and were asked to gain further insight into the answers that were given. In terms of acres held in family ownership, 58 percent have tracts of land 21 acres or greater with only 7 percent having 1 acre or less. In response to the last question on residency, 60 percent reported residency of 10 years or longer and 43 percent 20 years or longer, indicating a very stable population.

1985 Community Survey Citizen Comments

Following the survey questions, an additional 35 comments were expressed. Three main areas of concern receiving the most comments were:

Mobile Homes - Seven statements were made in either opposition to additional mobile homes being added or for more restrictions on their location;

Maintaining Keene Township's Current Character - Seven comments were made expressing the desire to keep Keene Township the way it is today; and

Protection of Agricultural Land - Five statements were made in favor of preserving all productive agricultural land in the Township.

Comments for or against land use planning or zoning were evenly split with 4 in favor and 4 against. Feelings of too much government regulation prompted 4 responses.

Other expressions of concern were: there should be a minimum residential acreage requirement (2 comments); planning shouldn't exclude specific uses (1 comment); and zoning should only be implemented if voted in by

the people (1 comment).

1985 Community Survey Summary

In summation, the dominant feeling of Keene Township property taxpayers responding to this survey on land use issues was one of maintaining the status quo. The majority of people do not want either additional people or housing. The idea of introducing a significant amount of either commercial or industrial businesses also did not receive a favorable response. Due to a relatively small population and large amount of rural-undeveloped land, additional recreational development was viewed as not being desirable. The primary concern expressed through the survey is to maintain Keene's rural character and preserve all suitable lands for agriculture. If development of undesired uses is to occur, then it should be restricted and adverse impacts reduced to the extent possible.

Despite an anti-growth sentiment, a majority of survey respondents felt land use planning and zoning are needed now. Contributing to this view could be an awareness indicated in the survey that conflicts between agriculture and other land uses is already occurring or that development to some degree is inevitable.

2003 Community Survey

Enclosed are the results from the Keene Township Master Plan Update Community Opinion Survey taken in 2003. As the results are entered, the percentages of each response are tabulated.

The numbers are rounded to the nearest whole number and may not add up to 100 percent because of rounding errors and the fact that not all people chose to answer every question. The percentages are calculated on the number of surveys and not the number of answers to each question. Over 90 percent of the returned surveys were completely filled out. Some responses were checked more than once or responders added their own words and then checked that option.

Each survey that was returned is given a reference number. The numbers do not reflect the order in which the surveys were received.

2003 Survey Summary:

- (1) No action should be taken to promote growth.
- (2) Efforts should be made to keep productive agricultural land permanently dedicated to agricultural purposes.
- (3) Efforts should be made to discourage additional residential development.
- (4) Keene Township should promote single-family, stick-built homes in future home construction that are located on small rural lots and sub-divisions.
- (5) Keene Township should not promote commercial and industrial development, but any such developments should be in dedicated districts.
- (6) Keene Township should take measures to encourage the development of public recreation and preserve state hunting and fishing areas.

Overall goal: Preserve the rural character of the Township by promoting the preservation of agricultural land and open spaces while encouraging any future residential growth to take place on lands that are marginal for agricultural uses.

2003 Specific Survey Results:

1. Do you think any definite action should be taken by the Keene Township Board or Planning Commission to encourage or discourage population growth?
12% Action to Encourage
28% Action to Discourage
60% Take no action
00% Do not care
2. There are conflicts between agricultural and other land uses in Keene Township.
16% Strongly agree
18% Agree
59% Don't know
05% Disagree
01% Strongly Disagree
3. Attempts should be made to keep all productive agricultural land permanently in agricultural uses.
33% Strongly agree
48% Agree
08% Don't know
11% Disagree
00% Strongly Disagree
4. Agricultural activities should be protected and encouraged in Keene Township.
39% Strongly Agree
46% Agree
08% Don't Know
04% Disagree
01% Strongly Disagree
5. More housing would be desirable in Keene Township.
05% Strongly Agree
15% Agree
12% Don't Know
43% Disagree
24% Strongly Disagree
6. If more housing units were added in Keene Township, what kind would you most prefer?
66% Single Family Stick-Built Homes
00% Apartments/Duplexes
05% Single Family Mobile/Modular Homes
19% Do not care
08% Don't Know
00% Other _____
7. If more single-family, non-farm housing was built in Keene Township, where would you most prefer that they be located.
08% No Restrictions
23% Large Rural Lots
35% Small Rural Lots
12% Rural Subdivisions
13% Open Space Development
04% Don't Know
8. More shopping and service areas would be desirable in Keene Township.
04% Strongly Agree
12% Agree
11% Don't Know
52% Disagree
19% Strongly Disagree
9. If more shopping and service areas were added in Keene Township, where would you prefer they be located?

- 13% No Restrictions
- 31% Shopping Center
- 29% Central Area
- 11% Other
- 13% Don't Know

10. More Industrial development would be desirable in Keene Township.

- 00% Strongly Agree
- 08% Agree
- 16% Don't Know
- 52% Disagree
- 23% Strongly Disagree

11. If more Industrial development were to occur in Keene Township, what kind would you most prefer?

- 05% Heavy Industry
- 63% Light Industry
- 13% No Preference
- 15% Don't Know

12. If more Industry were added in Keene Township, where would you most prefer it to be located?

- 08% No Restrictions
- 71% Industrial Parks
- 01% Township Center
- 05% Other
- 07% Don't Know

13. More public recreational development would be desirable in Keene Township.

- 04% Strongly Agree
- 47% Agree
- 04% Don't Know
- 36% Disagree
- 08% Strongly Disagree

14. More private recreational development would be desirable in Keene Township.

- 02% Strongly Agree
- 22% Agree
- 25% Don't Know
- 44% Disagree
- 07% Strongly Disagree

15. The Flat River is a State designated Natural River with special regulations for preservation and use by the State and Keene Zoning Ordinance. It is important to preserve and protect the Natural River area by zoning compliance procedures.

- 43% Strongly Agree
- 49% Agree
- 03% Don't Know
- 01% Disagree
- 04% Strongly Disagree

16. Do you currently live in Keene Township?

- 83% Yes
- 13% No

17. How many years have you resided in Keene Township?

- 01% 1 or less
- 12% 2 to 5
- 12% 5 to 10
- 19% 10 to 20
- 43% 20 or more

18. How many acres does your family own in Keene Township?

- 05% 1 or less
- 43% 2 to 5

- 12% 6 to 20
- 29% 21 to 99
- 07% 100 or more

19. How many miles do you drive to work each day going in one direction?

- 28% 0, work at home
- 04% 1 to 5
- 07% 6 to 15
- 33% 16 to 30
- 15% More than 30 miles

20. The Keene Township zoning ordinance states: It is the intent and purpose of this Zoning Ordinance to be interpreted and construed in a liberal and broad sense, and not unnecessarily and unreasonably applied so as to prevent property owners from having some reasonable use of their property. This wording should stay in the ordinance.

- 32% Strongly Agree
- 57% Agree
- 01% Don't Care
- 07% Disagree
- 01% Strongly Disagree

21. The current Keene Township Master Plan states that: The Township take no action to promote growth of any type within Keene Township. This policy should stay in the Master Plan.

- 40% Strongly Agree
- 44% Agree
- 03% Don't Care
- 13% Disagree
- 00% Strongly Disagree

22. Please indicate your priorities for the following kinds of current or future recreation that you would like to see developed.

	Very Important	Somewhat Important	Not Important	No Opinion
State hunting areas	40%	20%	32%	08%
Fishing areas	40%	27%	25%	08%
Hiking trails	19%	33%	41%	07%
Biking trails	19%	32%	39%	10%
Golf course	00%	20%	65%	15%
Park	32%	24%	32%	12%
Picnic area	25%	32%	31%	12%
Tennis court	09%	21%	59%	11%
Baseball/Softball fields	04%	24%	61%	11%
Soccer fields	51%	33%	13%	11%
Snowmobile trails	04%	23%	61%	09%

23. How concerned are you about the following.

	Very Concerned	Somewhat Concerned	Not Concerned	No Opinion
Development in open lands and natural areas	52%	33%	11%	6%
Conversion of farms into home lots	64%	24%	12%	00%
Ground water quality	75%	19%	03%	02%
Lack of public water/sewer	13%	03%	83%	00%
Zoning enforcement	28%	34%	33%	00%
Lack of recreation facilities	09%	26%	64%	00%
Cost of new housing	08%	36%	56%	00%
Preservation of rural character	46%	41%	12%	00%
Loss of private property rights	45%	41%	12%	00%
Crime	31%	33%	36%	00%
Lack of commercial and industrial tax base	04%	16%	68%	00%
Lack of a sense of community	21%	27%	40%	12%
Growth impact on streams and river areas	44%	40%	16%	00%
Future industrial development	33%	09%	53%	05%
Future commercial development	29%	20%	43%	08%

24. In terms of Township priorities, how important are the following.

	Very Important	Somewhat Important	Not Important	No Opinion
Preserving farmlands	72%	21%	01%	01%
Expanding commercial development	04%	16%	78%	00%
Expanding Industrial development	04%	16%	78%	00%
Establishing walking and bicycle trails	15%	37%	40%	08%
Improving police protection	16%	62%	15%	07%
Improving fire protection	36%	51%	09%	04%
Improving EMS protection	33%	59%	04%	04%
Enforcing zoning rules	35%	33%	28%	04%
Maintaining rural character	56%	39%	04%	00%
Conserving open/natural areas	58%	38%	03%	01%
Encourage open space in new residential developments	37%	49%	14%	00%
Increasing housing opportunity for young families	20%	36%	39%	04%
Increasing housing opportunity for seniors	20%	32%	35%	12%

2003 Community Opinion Citizen Comments

We moved to this area to get away from the city. We hope it will always stay rural.

Offer unused open farmlands for housing and pave more of the gravel roads. With paved roads comes better hosing and a service tax base for the Township. With more tax money comes more improvements that we struggle with now.

Housing in marginal land not in the middle of a productive farm field.

No trailer parks – they are a drain on school systems. Road systems without their fair share of taxes.

Snow removal on the old 91 needs to be improved. Seem like second class citizens on that road. Know when you hit Kent County.

I'm upset with some of the farmers who drive down the road with manure spreaders, . I feel they should drive in their fields when possible. Manure is often all over the road.

I would like to see Keene Township maintain its rural character. At the same time, I do not feel that we should discourage residential growth – I think others should have the same opportunity I had when I moved into the Township. I agree with the current master plan statement referenced in question #21 “no action to promote growth in”

As per #10 I own the land + pay taxes I have exclusive use of my own property.

My opinion on farm land should be on every priority. Someone – some time and realize where is the food. Without farmers we will get hungry. Local state /Fed better wake up – before it's to late.

My wife and I love the open areas, farm fields and woods in this fine Township. We enjoy seeing the tractors and horse back riders that frequently travel our road. We did have concerns about the widening of our road to relation of traffic speed, but understand the Township safety concerns. I would like to add that the road commission did a wonderful job in conserving the integrity of our country road. Thank you

Need more parking area at hall – dangerous on street – plan for future new hall and land too many junk cars – beautiful twp looking trashy Protect agricultural activities – freedom to have animals etc Provide home businesses activities freedom

Improve on what we already have. We need to keep our farmlands & clean water. Increasing housing only brings the need for police enforcement & zoning. Just leave the community the way it is. Improve what we have.

Keep family farms – check large farms for pollution and order. Large farms should have to own enough land to handle manure.

Keep it rural and limit new housing that absorbs farming land.

We need a gas station closer to Sayles & Marble.

We feel the Township board is doing a good job and deserve a big thank you!

I moved to the country for the country, not to have industrial or commercial development around me.

I live on Whites Bridge Rd and I am happy with the way this area and surrounding areas are maintained. I however, see an increase in traffic as people go to the river under Whites Bridge to launch canoes in the summer. This seasonal increase in traffic is bothersome but not as bothersome as if it would be permanent traffic from an increase in land development on this road. I am very happy and proud the way the area is now and would be very unhappy if development is encouraged.

There are enough laws on the books already to limit the rights of individuals. Obviously we are to protect the safety of others, however all to often laws are written with good intent only later to be misused against individuals rights. As I have witnessed in other Townships 80% of the people who own 20% of the land end up dictating to 20% of the people who own 80% of the land what or what not they can do with their land. Thank you.

Trails for hikers, bikers and snowmobiles, what about horses. If you look around there is a backyard horse at a lot of homes.

Maintain natural river designation setbacks from river for buildings and limit commercial development along the river.

Having some of the recreational things would be nice but it all costs money, which means higher taxes (no thanks)

Stop trying to zone out space for young family and senior housing by eliminating space and requiring oversized housing. The zoning changes seem to be only to benefit the farming members of the community.

People move to the country to live in just that the country. When too many homes are developed the country's peace and quiet, are disturbed. Most people who now move to a country setting don't seem to have this understanding of what country life has to offer, or don't have the respect of those that do. Country living has a lot to offer, and I would really hate to see Keene Township lose that quality of life. Over development of homes, and industries would certainly take the country out of the country.

Aside from trailer parks and sites, the property owner must have freedom of use of such and certainly not less than what present codes and/or regulations now impose

Need to keep country like atmosphere and natural beauty and big concern and stop major development like large housing sub-divisions

I want to see the Township stay a farming community. We have a great place to live. Don't change it. We need to keep Grand Rapids in Grand Rapids, not here. I would like to see the Township have a no growth policy. I have lived in Keene Township for 30 years. I love it here. Centerline Rd west of Hawley is getting too crowded; please don't let the rest of the Township look like that. I don't want to move.

Regardless of the peoples opinion stated on this survey, regardless of plans for the future money counts – If Wal-Mart wanted to build a super store on the south east corner of Pinckney & Sales Rd it would happen regardless of any plans.

Better maintenance of Township dirt/gravel roads is very important. Use of natural fertilizers (manure) on fields should tilled in the soil within 24 hours and not left to stand.

It is nice to come home to green space & a comfortable country. I don't want the city feel out here. If a person needs stores and shopping and bright lights they can go to town where life is faster and busier. I hope we can keep the close housing and trailer parks in town. When so many people live close together we would need more police protection and bigger roads. Lets keep the rural country area. Thank you!

The more subdivision comes in the more these people will want to tell you what to do on your own property.

I think this area has a special quiet rural character. We should value and protect this character as much as possible. There are plenty of places within a short drive where people can go to enjoy shopping opportunities and organized recreational activities. The more heavily populated Western Michigan becomes the more important it will be to preserve areas like Keene Township. I think we owe it to ourselves and to our children to see that it doesn't become just another conglomeration of shopping centers and subdivisions. I would not want to see trailer parks in the fields or dumps and old cars in the woods even if it is someone's private land. I think we owe it to our children to take better care of where we live.

Before cutting brush on side roads lets survey and make sure your not cutting private property 33 feet from center of road.

Re question # 20 – the ordinance should be written without “the need to interpreted and construed in a liberal and broad sense”. If written with the above intent the statement is moot. The second part of the statement contains the words “some reasonable use” implies that some reasonable use will be denied – I would hope not!! Not a good statement.

Have better law enforcement on people who have quads digging up the roads. I feel very strongly that people who dig up the roads with quads should repair them with money out of their own pockets. I have turned these people in but NOTHING gets done with them.

Growth is always good when and where it best serves all the Township. Housing and industry in areas that will not now or in the future because conflict with agriculture can be a benefit to improving Township roads and bring new ideas as well.

I would like to keep river area free from excessive development.

The number one concern for me is to preserve the agricultural base in our twp. Farmland preservation will become more and more frictional and urgent. Again I encourage the twp to be proactive in its zoning and planning to “discourage” a Cannon/Grattan twp legal/costly

showdown. Zoning language should aggressively discourage such development. Thank you for the survey.

Question # 15: No restriction; (if state or any other government body, should purchase property from owners) before empower rules and restrictions on said property. Question # 20: No government body or other property owners should prevent property owners from having reasonable use of their property. Question # 23: Free enterprise Question # 24: Keep free enterprise, Township should received County monies for police and road work (County does not work or care about Keene).

Mo public access to the Flat River; bicycle and hiking trails, not mechanized vehicles. No mobile home parks! They are an eyesore and the taxes generated would not balance with the new services requirements.

Too much farmland is being split for housing too many trees cut down and not replaced. Seeing more litter on road ways. Neighborhoods need to get to know one another and work together. Everything you hear is I this and I that instead of we. How can raise our children to show respect and compassion when your neighbors don't. Lets break our Township into neighborhoods and have neighborhood meetings to make this a happier place to be.

Growth is coming but zone to keep it slow.

We must preserve farm lands and keep our rural status.

Maintaining the rural character – I drove to Grand Rapids for 30 years to live out in the open and close to nature – I feel the board will do the right job and make good decisions.

I do not wish to have a trailer park across the street from my house. I came her for the quiet rural area. My land value is high as well.

I think all is for all road should be graded at a set amount of time. I mean every so many days. The County is raping the Township by collecting funds and not doing there job as promised. All farm land should be kept farm land and mass building should be done in city subs. If a rule for one party is to follow all ordinances everyone should have too.

Keene Township is primarily a rural community and should be maintained as such. Attracting business or high density housing consumes resources others of us in the community do not want to support. The more you spend the more you tax. Quit taxing existing residents to attract potential residents or business. By all means designate those areas that logically should be zoned appropriately (existing infrastructure) don't build infrastructure for potential. There is nothing here to support it.

1. The condition of our roads is ridiculous 2. The large tractors hauling manure and liquid fertilizer should be fined for spilling on the roads 3. The smell from the area around has to be polluting the air, something should be done about it 4. The intersection at Potters, Marble and 91 (by schoolhouse) is very dangerous and to make it worse corn is planted every year. We live in the N part of Twp – drive 91 to work in Ada everyday – It's a beautiful area too bad it smells so bad Isn't there any law about tractor and farm equipment taking two lanes of traffic?

No restrictions on land usage

Please make a greater effort to obtain federal funding for road improvements. Road improvement should be based on population and usage, not geographical (re. central) location. Good roads promote growth. Growth increases tax base.

Give more power back to us

Just so you know, I purchased an existing home.

We do need growth. But what kind? I don't want big industrial parks here. We could use more jobs. Then what about housing. we could use young/senior affordable rental/starter homes. Saranac is a great place to raise my children. The schools are great, people are friendly.

37 years ago I moved to Keene Township because of the pleasant rural area. Over the years I have seen the rural area and farm lands being destroyed by new housing. I strongly believe that the farmlands should be protected. The smaller parcels of land that are being split up and put into housing developments should have very strong ordinances placed on them to discourage the sale of the property for housing reasons.

Every year my land assessments seems to go up but my property value is going down because of the fact that I live by what is becoming a JUNKYARD. It is an eyesore that I have to see every day. These people don't seem to care; they keep hauling in more and more junk.

I do not want to see the growth of the Township forced to go fast. Let it grow naturally with a guiding hand to control it from going to fast and out of control. Preservation of the rural character is very important.

Property owners should have the right to do with or develop their own property.

I'm concerned about putting residential house in the center of large tract of land – more homes should be put on poor land, sand and preserve farm land to feed future generations of people if possible. It's a decision that are farmers should call

We feel strongly that property owners (taxpayers) should be able to develop their property as they see fit!

Improving road surfaces with tar and pea gravel.

Don't believe we need these (#22) in Keene Twp – enough are available close by.

I hope to see the farmland stay Housing developments are popping up all over I hope to keep them out. I like the Township the way it is right know.

There is sufficient recreational activates in Belding, Lowell and Ionia. Adding them in Keene Twp would be redundant and compromise character of Twp. This is also thru for shopping and industrial development within the Twp.

This is a farming community and I would like to see it stay that way. However, if people would like to run a small business out of their home/garage I feel their ideas should be evaluated and considered and not just denied. Of course, their should be some guidelines to keep environment safe and area looking pleasing to the eye. Thank you!!

Keep developers out

As possible improve gravel roads by paving

Better access to rivers for boating – ramps etc

As you can see by my answers I enjoy living in rural small town where you know your neighbor but not see there houses.

We don't want to see Keene Twp become a rural suburb. Keep it country!

*We have a sound ordinance, but do not enforce it! So why have it? Let us attempt to keep ordinances as simple and as few as absolutely possible. Let us encourage options, freedom, and personal responsibility and accountability. *I am very concerned about the group "Rails & Trails) and caution all in the Township that in the Ann Arbor area they have tried to invade the Townships there to gain access, they are also in the Grand Rapids area. They are hostile, invasive, and costly! *We might consider a volunteer neighborhood watch group to reduce crime.

I feel that a person who may own land for agriculture use should be able to keep it agricultural if they can find someone to purchase it if they plan to retire, if unable to keep it agriculture then they have the right to change tax status from agriculture to residential and sell it in small lot for stick built home or prefabricated homes. But with the zoning we have right now I feel it doesn't matter zoning will always rural?? the way people live in this Township and some of the freedom we use to have is gone if you want to improve your property in small way you need permission first from the Township which I feel is very governing.

Why have county zoning and also Township, sounds like a waste of money and time

Neutral on whether more housing is needed. But feel strongly that any added housing should be other than mobile homes. Southwest end of Township has poor accessibility for Fire and EMS. Fire has to come from Saranac which is far enough away but also has to take dirt roads. At least one paved corridor to this area would help matters a lot.

Use land well – Ag areas for Ag uses – non-farmable areas for housing - minimum intrusion on property owners Use of land & zoning – no mobile home (non tax base) developments. How can I help?

Please keep this a rural agricultural area. No housing developments No industry. Leave the country – country

Zoning is never an easy thing to have in our Township, but we have to have it, otherwise we will have mobile home parks and no farm land at all. Preserving farms and open land is the most important issue for me. I don't farm full time but I work enough land to make it worth my time.

My concern of new homes built is they can't keep up with care of these roads now, you can't enjoy outdoors because of DUST flying!! Springs broke on vehicles drive down Sayles Rd between Pinckney and Marble if you like flying road dirt

You can't drive without Bump, Bump, Bump. You need better maintenance on this road. It's a main RD out to 91 Thanks

I will be moving back into Keene Twp in May. A few concerns are – keep the country the country – we choose to live there because we want the quiet – country air. Another is property values – A certain standard needs to be kept for property values to remain and increase. Small communities and the country have a strong appeal – let's keep it that way!

Resident or agricultural I believe there's always room for improvement. We all need to clean up our act. Finger pointing and condemning should be done to all of us. It is our responsibility to line in a safe Township/neighborhood etc. If I can clean my "back yard" then the rest of the community can do it too! Dump day comes once a year. I also feel the zoning rule book is a farce. Do we actually have the manpower, time energy, money to enforce all these pages? We all need a reality check, its past time to use the short addition and get on with it. Who has 3 weeks to read before they can make an improvement to tiers property? Just pay the fine.

Keep improving roads. All things change

Property owners should be allowed to do what they want on or with their property within reason and the law

We must keep the agriculture make up of our Township. Let the cities take in the growth where it should be! We don't need people complaining about the smell, the noise and other things that go along with farming.

Leave industrial and commercial development for cities – Iona Belding Portland. Encourage public hunting where available to help control deer herds No more large scale agriculture type animal business. Encourage biking and hiking on back roads through Township. Establish at least one park as base for this with soccer fields ball diamonds, picnic grounds, Leave farmland where possible. Discourage public snowmobile use snow shoeing, cross county skiing are ok. No mobile home parks. 2 ½ acres to build any home.

Build all new houses in Grand River. Then they will float away if they make big bucks in town let them live in town.

Road quality and road services could be improved. Our road (sparks rd) is barely a step above a 2 track though it looks like trees next to the road may be taken out soon. More paving would save on grading and filling holes in gravel. As land is sold for development my biggest concerns are that lots are kept large and houses be build not rolled in. This area is so beautiful it could one day be considered a "high end" or very desirable "neighborhood"

I feel it would be wise to have smaller land discussions so as to not to "eat up" the farmland. One acre lots are sufficient for most homes. Larger sites are most of the time un-kept. If you can have 10 homes on 10 acres the Township would be much better of then have 10 home on 100 acres. Zoning takes away a proposed use of a property owner's property she should be compensated for the taking.

I moved to Keene Township 5 years ago because it is the rural America. Keeping it that way is an should be a main concern for every body who is lick enough to live here a few new home here and there is natural growth the sway it should be. Not mobile home parks nor large sub division so from the improvement that have been make in Keene have only helped to beautify our community let keep it that way

Keep up the good work.

I really think and hope wooded areas will remain as such. Hold off Housing developments, in these area. Natural area are important public or private.

The more people the more problems. The more people the more rules and regulations. The more rules and regulation the more it costs to enforce them. We need our farm land. It too bad we cant control the size of the farm. The big farms aren't doing us any favors either.

We moved here for the piece and quiet of the country. If rural areas like Saranac's Keene Township are not preserved – soon the entire area will be like Chicago with no farms in sight. It is my hope that the area stay just the way it is.

This has always been a farming community. I think that the people that have lived here 20 yrs or more moved here have been here for a couple different reasons 1. farming 2. Too get away from the big city and the crowds. It would probably be nice to have more tax dollars. But I don't think that's why the people that have lived here and farmed here are here for. You can come out here and buy a piece of property to better yourself and your life. I also think that people move out here to raise there families. Too get away from the problems of the bigger cities. I know we might have our problems out here but I think they are 3 fold in bigger cities.

We have great opportunities for land use with our closeness to Lowell, Ada and GR. But what worries me and any potential land buyer is the condition of our roads and our building codes that allow mobile homes and pole barns anywhere. There is little to move here and build a quality home not knowing what your equity will be in the future. Thank you.

I would like to see the farmland stay as farm land.

We are concerned about keeping Keene's rural character. Were still worried about the proposed trailer park on Sayles. Also, Keene Twp needs to enforce zoning rules more i.e. junk/garbage and abandoned vehicles. We love living out here because its rural and private.

Keene Twp is unique in that it is rural with no town or city on its perimeter. That uniqueness needs to be preserved. Growth is good for tax base, but keep it under control or we'll look like a suburb of GR. Please continue to fight proposed trailer park. We haven't heard anything lately.

I believe it is very important to maintain the rural and agricultural nature of Keene Twp. I believe that if growth occurs, it should be well thought out and controlled.

1. It and when Whites Bridge is replaced there will be an opportunity to have a Twp park. This would be nice for nature walk and picnic areas. 2. If Twp officers feel need, possibly should consider new Twp hall site on primary road. Room for parking, softball and community activities would be nice, but plan for the future now by purchasing land.

I am concerned about the adverse effects of "mega farms" as opposed to family farms.

The zoning that we have was thrown together from another place and doesn't represent our Township. If someone is well thought of they can get their way, and the rules can be changed. The Johnny Come Latelays want to move in and change rural living. We should remain rural and not encourage growth. Some parts of the ordinance are too strict so that it takes three complaints to get enforcement. Just get rid of the parts that are too strict.

There are too many people now I would prefer less development! Save the Farmers!

Farmers should be encouraged to keep their land as farmland. More roads in the area need to be paved.

I feel that if you own your own property – that this bring a free country that no one should tell me what I can & can't do to my property, but keep it clean & nice looking.

Rather have regular housing as opposed double wide because of tax base and property values.

Decisions made by Twp should not be based on who resident is. Rules apply to all and in the past this has happened in what an individual wants to do with his or her property. Also Township Hall is owned by the Township people therefore shall be available for use – if damage has been done to stop the above why isn't rental fee increased to cover in the event someone misuses. **NO MOBILE HOME PARKS OR SUBDIVISIONS**

My main concern is the effect of other properties trash reducing the value of my property including farmers. Something should be done to clean up the Township, not to mention the County; it is somewhat of a joke to people of Kent County. I agree something to encourage cleanup should be done.

Road care and maintenance is very poor and is need of a serious review. New road construction planning must take a higher priority.

Thanks to all of you that serve in our Township. Since we don't get the newspapers it would be nice to get a quarterly newsletter of upcoming events. Do you have a website?

I would like to see Keene Twp stay rural and not develop industrial parks or buildings. I would also like to see the farmers till under the animal waste used as fertilizer – as is law. In my neighborhood it never happens. Fields are fertilized on days on end and never tilled under. As a good neighbor I have not reported to the state but enough is enough. The farmers need to comply and the Township should help to enforce this and make sure farmers understand that just because a single family home is built they don't have the right to stink us out and leave it.

Keene Twp does a great job in keeping our Township zoning ordinances in check. I like the rural setting. I realize that to grow you need population to get tax money but I hate to think of the negative sides of that such as crime and traffic. Saranac Fire does an excellent job and EMS protection is quite good. Our police do a good job considering the area they cover.

The purpose of zoning is to regulate the growth of the Township in a prudent manner. Zoning will help to reduce conflicts by locating similar development in adjacent areas. We must also relies these will be borders to these areas that put contrasting land used nearby and this is not a reason to prevent land development unless there is a overwhelming evidence that a proposed use is detrimental to the Township as a whole private property rights must be honored.

I would request to keep agricultural and no industrial. Township seems fine as it is. The board has done well so far, keep it the way it is.

I believe that most of us live here because we enjoy the country, rural lifestyle. I see no point in trying to bring in business and having projects to change this.

I just moved to Keene Township from b--- County Pa and one key reason for selecting Keene Township was the rural charter of the area. I would like to see that character maintained.

I would like to see S. Marble rd widened and ditches put in. Our children either have to walk home from the bus stop or get picked up. When they have to walk I am very concerned about there safety. There is no side of the road it is so narrow, they have to walk in the road and one of these days a car will come over the hill going fast I have seen cars doing 50 mph down marble and they will strike on or more of our children and kill them. I the road was widened either the children could walk on the side or the bus could make it down the road.

Preserving the rural character of the Township is important. Maintaining the land for agriculture or open space should be the priority of prime importance. Zoning ordinances that require reasonable standards in housing or mobile home domiciles to prevent slums kike conditions need to be established and enforced.

When we voted for zoning it was explained to us that if we wanted to have things stay the same as it was in our grandfather's day we should vote for zoning. We have seen many changes since them and our agricultural Township should remain as that The Housing developments must stop. Only a certain few in the Township I have better opportunities than the average resident.

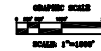
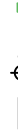
My greatest current concern is groundwater contamination and any changes in underground water tables. I also respect and admire the hard work and education of area farmers but would like the see and smell an implementation of quickly turning over manure on fields in both solid and liquid forms, this would encourage people to live in the county (rural areas) and appreciate farming while increasing the tax base. For single family dwelling I'm not dismayed that we live in a second poorest county in the state. I rather see houses and commercial development along with framing please no industrial.

I want to urge the recognition that some kind of development is inevitable. We should try to influence the kinds of development that we receive and to influence the locality of that development. The preservation of rural character is important. However plans for open space, parks, trails and natural areas should be in place now before intense development pressure. If we wait it will be too late. Finally I consider high density housing to be undesirable.

KEENE TOWNSHIP

T.7N. - R.8W.
IONIA COUNTY, MICHIGAN

FUTURE LAND USE MAP

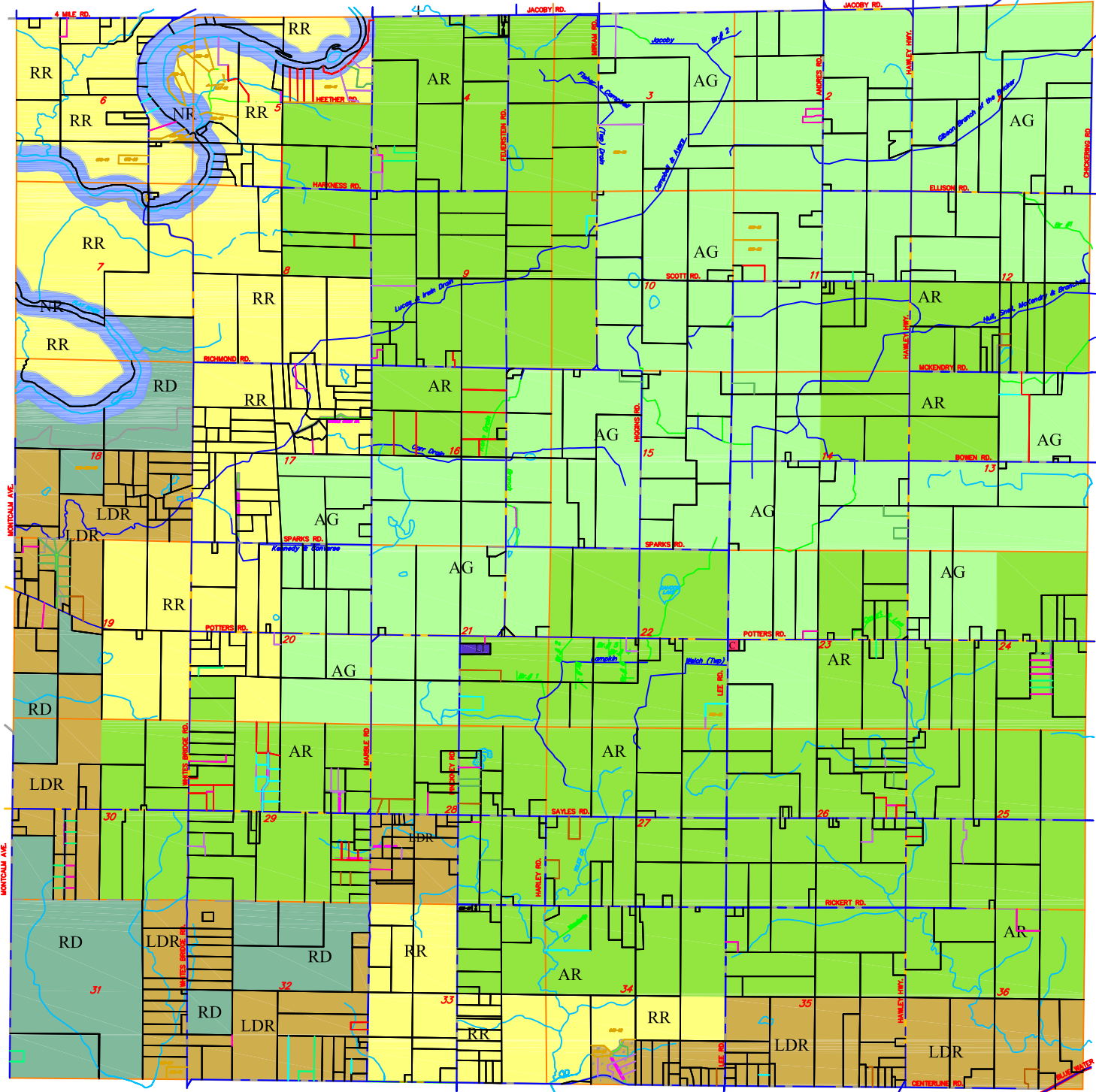


LEGEND

- STATE HIGHWAYS
- ALL SEASON ROADS
- PAVED ROAD
- GRAVEL ROAD
- RIVER COURSES
- COUNTY COURSES
- COUNTY TILE DRAINS
- RED PARCEL LINES & TEXT ARE NEW FOR 1998
- CYAN PARCEL LINES & TEXT ARE NEW FOR 1999
- PURPLE PARCEL LINES & TEXT ARE NEW FOR 2000
- GOLD PARCEL LINES & TEXT ARE NEW FOR 2001
- GREEN PARCEL LINES & TEXT ARE NEW FOR 2002
- BROWN PARCEL LINES & TEXT ARE NEW FOR 2003
- PINK PARCEL LINES & TEXT ARE NEW FOR 2004
- LIGHT GREEN PARCEL LINES & TEXT ARE NEW FOR 2005
- SECTION LINES
- CITY & VILLAGE LIMITS

Districts

- | | | |
|--|-------------------------|-----|
| | Resource Development | RD |
| | Natural River | NR |
| | Agriculture | AG |
| | Agriculture Residential | AR |
| | Rural Residential | RR |
| | Low Density Residential | LDR |
| | Light Industrial | LI |
| | Commercial | C |



IONIA COUNTY DRAIN COMMISSIONERS OFFICE

COURTHOUSE
100 W. MAIN
IONIA, MI - 48846
TEL. 616-527-5373
FAX: 616-527-5323
DESIGNED BY: JMB
CHECKED BY: JN
DATE: 3/28/05
JOB NUMBER: 03-108

**KEENE TOWNSHIP
MASTER PLAN UPDATE 2016
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 Keene 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, Keene 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 Keene Township Planning Commission held a properly noticed public hearing on the draft Master Plan Update on June 7, 2016, in accordance with the requirements of Act 33 and other applicable State statutes; and,

WHEREAS, at the public hearing held on June 7, 2016, the citizens of Keene 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,

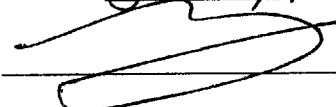
WHEREAS, the Keene Township Planning Commission has adopted a motion by a majority vote of its membership, adoption of the Master Plan Update;

NOW, THEREFORE, BE IT RESOLVED, that the Keene Township Planning Commission does hereby adopt the updated Keene Township Master Plan, to be dated as adopted this date of June, 7th 2016.

CERTIFICATION OF ADOPTION:

Motion Offered by: Erica Larsen
Motion Supported by: Corey Wojcik
Yeas: 7
Nays: 0
Absent: 0

I, Erica Larsen, Secretary of the Keene Township Planning Commission, hereby certify that the foregoing resolution was adopted by the Keene Township Planning Commission at a regular meeting held on June, 7th 2016 in compliance with the Open Meetings Act.


Erica Larsen, Secretary of the Keene Township Planning Commission
Keene Township, Ionia County, Michigan