

WHITEHALL TOWNSHIP LAND USE PLAN SUPPLEMENT



2008 -2013

FOREWORD

This is a supplement to the full 2004 Land Use Plan and is not intended to be a stand alone document.

Since the 2004 Land Use Plan, Whitehall Township has grown in population, experienced additional changes, and is on the cusp of notable changes in land uses in the coming years. This supplement is intended to address those changes while maintaining the current policy direction of the Township. Additionally, Section 125.329(2) of the Michigan Township Planning Act states “at least every 5 years after the adoption of the plan, the planning commission shall review the plan and determine whether to commence the procedure to amend the plan or adopt a new plan.” This supplement satisfies that requirement.

The scope of this supplement is limited to particular sections of the 2004 Plan that are outdated or inadequate to address the pending changes. This document is a reflection of the desires of the Township Planning Commission, the goals of the recently completed Whitehall Township Community Recreation Plan, and the 2004 Whitehall Zoning Ordinance.

It should be noted that this document is only a supplement to the full 2004 Land Use Plan. It is not intended to be a stand alone document, but should be read in conjunction with the existing plan. Unless indicated in this supplement, the text within the 2004 Land Use Plan is to remain in effect.

There are no changes or updates within Chapter 1- Executive Summary. For this Chapter, Please see the 2004 Land Use Plan for text.

CHAPTER 2 COMMUNITY PROFILE

A. GEOGRAPHIC CONTEXT

No changes recommended within this section. Please see the 2004 Land Use Plan for text.

B. TRANSPORTATION

No changes recommended within this section. Please see the 2004 Land Use Plan for text.

C. HISTORY

No changes recommended within this section. Please see the 2004 Land Use Plan for text.

D. NATURAL RESOURCES

No changes recommended within this section. Please see the 2004 Land Use Plan for text.

E. POPULATION CHARACTERISTICS

No changes recommended within this section. Please see the 2004 Land Use Plan for text.

F. HOUSING CHARACTERISTICS

No changes recommended within this section. Please see the 2004 Land Use Plan for text.

G. TOWNSHIP GOVERNMENT

No changes recommended within this section. Please see the 2004 Land Use Plan for text.

H. RECREATIONAL FACILITIES AND PUBLIC OPEN SPACES

Recreation facilities in the surrounding areas of Whitehall Township are a combined effort of public and quasi-public entities. Whitehall Township has numerous outdoor active and passive recreation areas available for use. They consist primarily of bodies of water, as well as the Manistee National Forest and the Muskegon

Conservation District, which owns 400 acres within the Township. It is open for public use that can be utilized as recreational facilities in the form of trails. The Township also has three lakes, one river, and four creeks that run throughout its jurisdictional boundaries.

The Township owns Hiltz Landing, located east of US-31 immediately south of the Whitehall River. The park occupies 232 acres of unimproved forest land. This natural recreation area is accessed from Durham Road and provides scenic areas along the White River



The disc golf course on Lorenson Road Provides for recreational activity within a scenic forest.

Whitehall Township owns an additional 192 acres of land scattered in the southern portion of the township. The land encompasses forestland, the Township Hall, and a cemetery. The Township Hall, located at 7644 Durham Road, has a playground, a picnic pavilion, and tennis courts adjacent to it. Whitehall Township developed a disc golf course on its property on Lorenson Road to provide recreational activities while preserving the natural environment. The small inactive Township cemetery is known as the Old Sprague Cemetery and is located on the north side of White Lake Drive west of its intersection with Whitehall Road.

The privately owned Hickory Knoll Golf Course provides 36 holes of golf for the area's golf enthusiasts. It is open to the public and is located off Alice Street. All the aforementioned parks, recreational facilities, and open spaces make Whitehall Township an extremely attractive focal point for recreational activities for both residents and visitors.

The 2008 Township Recreation Plan, provides guidance for the recreation facilities and areas for the next four years. This plan provides an overview of the existing facilities, deficiencies when compared to the benchmarks set by the Michigan Department of Natural Resources, and future expectations for recreational facilities within the Township.

I. CURRENT LAND USE / COVER

Whitehall Township is largely forested and has several lakes, streams, and a river. Forest and small lakes and ponds dominate the northern and the eastern portion of the Township. The White River, with its accompanying wetlands, cuts a wide swath through the Township from the northeast to the northwest. In addition, there are small pockets of agriculture on the Township's western edge. The amount of publicly owned land in Whitehall Township is significant. Whitehall Township, Muskegon County, the Muskegon Conservation District, and the federal government combined own approximately 1,100 acres in Whitehall Township. Large land uses such as the former sanitary landfill, golf course, and U.S.-31 occupy more land.



Whitehall Township strives to protect the rural community character.

Much of the residential development in the Township is located within a rough triangle formed by Benston Road to the south, Durham Road to the west, and the U.S.-31 expressway to the east. There has been residential development occurring in several areas of the township, but most notably around Crystal Lake in sections 25 and 36.

Commercial and Industrial uses are concentrated primarily along Colby/Holton-Whitehall Road between the City of Whitehall's municipal limits and the interchange with U.S.-31 expressway. There are a few such uses scattered elsewhere in the Township.

Whitehall Township fits well into the regional land use pattern. Montague, Blue Lake, and Fruitland Townships have land uses suited to Whitehall Township in the areas where they are adjacent to Whitehall Township. The land uses adjacent to Whitehall Township's western edge are expected to be found in urbanizing areas. The City of Whitehall has forest, agriculture, a cemetery, commercial and industrial land uses adjacent to Whitehall Township's western edge.

J. ZONING IN WHITEHALL TOWNSHIP

Whitehall Township has been a zoned community since July 23, 1959. The original ordinance was replaced on April 27, 1978, on

March 20, 1989, and again on August 21, 1995, by more comprehensive ordinances. The current Ordinance was adopted on June 8, 2004 and amended on January 29, 2006.

When the 2004 Zoning Ordinance was being developed, great care was taken to provide rationale for zoning decisions and the geographic context within which they are to be made. Therefore, to the greatest extent possible, the Whitehall Township Zoning Ordinance was used to guide the process of developing future land use districts by matching the Future Land Use Map within the 2004 Land Use Plan.

The amended 2004 Whitehall Township Zoning Ordinance provides for eight zoning districts. They are as follows:

- “OC” Open Space and Waterbody Conservation
- “M” Limited Industrial
- “F” Small Farm Residential
- “A” Low Density Residential
- “AA” Higher Density Residential
- “AM” Mobile Home Residential
- “FR” Forestry Recreational
- “B” Business

These districts provide for a land use pattern which predominately fits the current character of the Township by limiting development to low densities in the majority of the Township. The areas, which are allowed higher densities, are those that have partially developed in a dense pattern, which are near transportation facilities.

The residential zoning districts (except the Mobile Home Residential District) provide for lot sizes ranging from 15,000 square feet (0.3 acre) in the Higher Density Residential District to 40,000 square feet (0.92 acres) in the Lower Density Residential District. In certain instances, residences are allowed in the Open Space and Waterbody Conservation district with a minimum lot size of 5 acres. In general, the level of density set in each zone is appropriate to the level of development capable of being supported.

CHAPTER 3 GOALS AND OBJECTIVES.

INTRODUCTION

No changes recommended within this section. Please see the 2004 Land Use Plan for text.

A. PRESERVATION OF NATURAL RESOURCES

No changes recommended within this section. Please see the 2004 Land Use Plan for text.

B. TOWNSHIP ECONOMIC GROWTH

GOAL

Whitehall Township's economic vitality will be secured through a rational and sequential pattern of land uses that promote clean and desirable development. An on-going commitment to quality development and infill will assure a stable economic (and tax) base and the formation of a strong core identity for the Township within the regional context of Muskegon County and Western Michigan.

An on-going commitment to renew and develop will assure a stable economic base and the formation of a strong core identity for the Township within the regional context of Muskegon County and Western Michigan.

OBJECTIVES

1. Develop and design an inventory of important economic assets and mechanisms to strengthen them.
2. Evaluate, amending if necessary, zoning designations for their impact on economic development and develop appropriate ordinances to foster desired investment.
3. Develop and implement procedures to evaluate the impact of planned and proposed development on the economic health of the community.
4. Define the community's core and develop and implement mechanisms to establish and strengthen that core area.
5. Encourage commercial development that will enhance the walkability and promote mixed uses along Colby Road.
6. Diversify tax base with a range of commercial and industrial business in locations where they will complement the surroundings and uses.
7. Encourage commercial uses that will focus on serving the population of Whitehall Township and maintain the rural character of the community.

C. PARKS, RECREATION, AND COMMUNITY CENTER

GOAL

The quality of life for Whitehall Township's residents will be enhanced through a combination of public and private recreation facilities, and activities that serve the social, cultural, and recreational needs of all while maintaining the rural character of community.

OBJECTIVES:

Explore the need for a community center providing additional places for social activities, recreational facilities, and programming to meet the needs of all residents in the Township and surrounding areas.

1. Improve the usability of parks by enhancing pedestrian access with paths and sidewalks, new activities such as play grounds, sand volleyball courts, a skateboard park, and amenities including public restrooms.
2. Maintain and update the Township's Recreation Plan to prioritize needs, mark progress towards full implementation, and to position the Township for available financial support.
3. Develop and implement a plan to establish a system of bike and pedestrian paths, public access points to the area's natural features, and a community wide network of parks and open spaces.
4. Develop techniques to build and strengthen the community consensus concerning recreation and the public's role in providing the necessary facilities.
5. Continue to increase the amount of land dedicated to recreation to provide for new park space, pedestrian corridors connecting the parks to the commercial and residential areas, or enhance the enjoyment for all Township residents.
6. Develop standards to require sidewalks and bike paths to connect residential or commercial development to recreation areas and schools for all new development or redevelopment projects.
7. Explore opportunities to establish a mixed-purpose community center, for educational programs and recreational opportunities, which will serve the needs of all township residents.

D. PLANNING, ZONING, AND GROWTH MANAGEMENT

GOAL

Land uses in Whitehall Township will be arranged to protect open and green areas, to foster an appropriate measure of commercial and industrial development and/or expansion within defined areas, to encourage a diverse range of housing types and cultural backgrounds; and to continually improve and enhance the aesthetic qualities of the Township. Land use decisions will be made in accord with a current and continually reviewed Land Use Plan and will be reached with broad community involvement and support.

The Township will arrange land uses to protect open and green areas, to foster an appropriate measure of commercial and industrial expansion within defined areas, to encourage a diverse range of housing types and cultural backgrounds.

OBJECTIVES

1. Evaluate and amend as necessary the Whitehall Township Zoning Ordinance to further the goals of the Land Use Plan as they arise.
2. Establish incentives for development patterns that support the Township's goals and disincentives for patterns that encourage sprawl or development outside the future plans of the Township.
3. Develop an inventory of infill opportunities and create tools to encourage investment and reuse of underutilized properties, including mixed uses, architectural and site design standards, and pedestrian access, while protecting or increasing open space.
4. Create a community that is informed and educated concerning the advantages of managed/controlled growth.
5. Foster and maintain a community commitment to continuous improvement and to re-energize the Land Use Plan.
6. Create a Brownfield Authority to oversee future use of the former wastewater and land fill sites.
7. Confine commercial development to appropriate locations to prevent sprawl.
8. Establish regulations to require the availability of municipal water and sewer for higher density, platted, or site-condominium residential and commercial developments.

E. ADEQUATE INFRASTRUCTURE/COMMUNITY PROTECTION

GOAL

Minimize unnecessary public expenditures for infrastructure and services by controlling the location, density, pattern, and type of future development. Continue to promote water quality, septic planning, and future sewage planning to ensure the health, safety, and welfare of Township residents. Continue to develop and maintain roadway priorities through a working relationship with the Muskegon County Road Commission and other transportation agencies. Explore programs or expend resources that will allow the Township to continue to provide a PINS officer within the Township limits. This will help to deter criminal activity and increase the safety of Township residents.

Minimize unnecessary public expenditures for infrastructure and services by controlling the location, density, pattern, and type of future development

OBJECTIVES

1. Develop and implement programs to improve infrastructure, maintain roads, sidewalks, and high-tech communications, and incorporate streetscape improvements for both business owners and community members.
2. Develop and implement a program exploring long-term possibilities for the development of a municipal water and sewer system.
3. Develop and implement a subdivision ordinance, to include provisions for developers to help bear the financial burdens of municipal infrastructure cost and installation.
4. Develop and implement a plan that balances maintenance of existing roads with the development of new roads. Building and improving existing roadways should only be undertaken if adequate funding or demand exists.
5. Develop regulations to permit clean alternative energy facilities such as wind energy conversion systems (WECS), bio-fuel, and similar facilities in former brownfield sites.
6. Develop and implement a program of community involvement in public safety and service activities to strengthen neighborhoods and communication channels.

7. Develop regulations to require the installation of sidewalks for new developments, and explore funding options to install sidewalks connecting residential and commercial areas to recreation uses.

F. REGIONAL/ JURISDICTIONAL COOPERATION

No changes recommended within this section. Please see the 2004 Land Use Plan for text.

G. HOUSING, NEIGHBORHOODS AND COMMUNITY

No changes recommended within this section. Please see the 2004 Land Use Plan for text.

H. GOVERNMENT AND FINANCE

No changes recommended within this section. Please see the 2004 Land Use Plan for text.

CHAPTER 4 DEVELOPMENT CONCEPTS

A. BASIC ASSUMPTIONS

No changes recommended within this section. Please see the 2004 Land Use Plan for text.

B. GROWTH MANAGEMENT

Growth, in terms of population and employment, changes land use patterns and the character of a community. The open spaces, lack of traffic congestion, and general rural settings found in and around low residential density, entices people to move to such areas. However, as growth occurs, the very things that were enticements can be lost. The results of growth can be expensive (cost of infrastructure, school facilities) and potentially harmful to environmental resources.

Orderly development, which provides for the protection of environmental resources, will encourage walkable neighborhoods, promotes infill residential development, and commercial developments with a town center feel. The character of the Township should be also be promoted through responsible growth management strategies and “smart growth”¹ techniques, including architectural and site design standards for commercial development to create a traditional town square development. The Township should additionally incorporate standards to encourage the development of alternative and clean energy development within former brownfield uses. Finally, regulations to restrict higher density residential or commercial development to areas serviced by municipal water systems would prevent the degradation of the rural character that the residents have come to enjoy.

Growth management refers to the systematic attempt, by a community, to guide the type, rate, location, timing, public cost of, and often the quality and character of land re-development (Michigan Department of Natural Resources, Michigan Coastal Management Program 1). The Whitehall Township Planning Commission supports this concept as a means of controlling future development.

¹ Smart Growth is a planning concept that seeks to identify a common ground where developers, environmentalists, public officials, citizens, and financiers can find ways to accommodate growth. It promotes compact, mixed-used development that offers a high-quality living and working environment and encourages a choice of travel mode— walking, cycling, and transit, while protecting environmental features and resources.

C. SETTLEMENT PATTERNS

No changes recommended within this section. Please see the 2004 Land Use Plan for text.

CHAPTER 5 RECOMMENDED FUTURE LAND USE DISTRICTS

A. FUTURE LAND USE CATEGORIES

The following recommendations should be used as a guide for future growth and development in Whitehall Township. The following describes the Recommended Future Land Use Districts that are the narrative explanations of the districts contained on the Future Land Use Map.

It is important to understand the interrelationships and difference between a Future Land Use Plan and a Zoning Ordinance. A Future Land Use Plan is a development guide for what the township would like to become in the future. It is often used as a basis for updating the zoning ordinance, rezoning, and to provide guidance for Planning Commission decisions. A future land use plan may be thought of as a blueprint for the future. The zoning ordinance on the other hand offers the tools to realize the blueprint. Therefore, it is also important to realize that a future land use map and a zoning map are not necessarily the same thing. For example, the use of the term 'Commercial' on a future land use map does not necessarily translate into specific numbers in terms of lot sizes and other elements of zoning. In some cases, a future land use category might not 'convert' to a particular zoning district. The map should not be confused with the Township's zoning district map, which is a current (short-term) mechanism for shaping development. The plan categories should correspond generally to zoning districts, but there is some overlap to allow for specific site conditions. The Future Land Use Map is intended to serve as a guide for land use decisions over a longer period of time. The following recommended future land use categories will have some overlap in purpose and implementation. Also, see the discussion on the Zoning Ordinance under the section titled *General Implementation Tools and Techniques*, on how to use this Plan and its Recommended Future Land Use Districts.

As a part of this planning process, nine future land use categories have been recommended. These are the result of an analysis of current land uses, environmental suitability, the existence of, or ability to, provide services, and the compatibility with goals and objectives previously identified in the Plan. The nine categories are:

- F - Small Farm
- A Single Family Residential
- AA Single Family Residential
- AM Mobile Home Residential
- B Business/ Multiple Family
- M Limited Industrial
- FR Forestry-Recreational
- OC Open Space
- BR Brownfield Redevelopment

A. Future Land Use Categories

F Small Farm: This designation identifies that this area shall either remain in agricultural use, or for development of intensive farming operations. As these areas currently do not have public sewer systems, nor are there any immediate plans to offer such services, they can only support a low-density residential development and will consist of very low density residential patterns, generally of parcels of at least five (5) acres.

A Single Family Residential: This designation identifies that this area shall develop as single family residential located on large lots along the fringe between the rural areas and the more dense residential areas of the Township. Many of the areas have natural limitations, such as woodlands, rolling hills, wetlands, or severe soil limitations, and are not planned for sanitary sewer.

AA Single Family Residential: This designation refers to small lot, single-family residential homes. This designation is found within areas currently served, or those that are planned to be served, by sanitary sewer. Development will be at a density consistent with the infrastructure and land capabilities. Public water or a community well generally serves developments in these areas well.

AM Mobile Home Residential: This designation refers to manufactured housing/mobile home parks located within Whitehall Township. This designation is found within areas currently served, or those that are planned to be served, by sanitary sewer. Development will be at a density consistent with the infrastructure and land capabilities. Public water or a community well generally serves developments in these areas well. These locations should be conveniently located near shopping and transportation.

B Business / Multiple Family: The commercial designation is intended to include retail, office, and service establishments, as well as, accessory residential use including medium density duplexes, attached condominiums, apartments, live/work units and other multiple dwelling units above or behind commercial uses. This category is best served when densely grouped, due to the large generation of vehicular traffic and to minimize the effects on adjacent districts. Businesses that serve the requirements of the community at large, including neighboring municipalities and pass-by traffic, are anticipated in this category.

M Limited Industrial: The intent of this designation is to develop industrial uses such as research, wholesale, and warehouse activities and light industrial operations which manufacture, compound, process, package, and assemble and/or treat finished or semi-finished products from previously prepared material.



Forestry and Recreational areas protect land while providing enjoyment for the residents

FR Forestry-Recreational: The intent of this designation is to protect and preserve suitable land for recreational purposes and forested areas. It is designed to regulate and limit the location of buildings and structures to protect the natural resources, including, but not limited to, natural habitats of wildlife, waterways and water bodies, to support forestry operations; to offer public and private recreational uses. Uses anticipated include, golf courses, parks, playgrounds, sports fields, camping, and sustained forestry uses.

OC Open Space: The preservation of open space within the Township is the intent of this designation. It includes areas that are not able to be developed, including lands that have unique characteristics, are environmentally sensitive, and/or perform important natural functions. Open spaces provide scenic views, groundwater recharge areas, and erosion protection. This area includes the White River and its river bottom flats.

BR Brownfield Redevelopment: The intent of this designation is to redevelop industrial brownfield sites such as the former wastewater site and former landfill when utilities service these sites. Desired uses include mixed-use developments including environmentally sensitive alternative energy creation such as bio-fuel, wind energy conversion systems, or solar farms; as well as related industrial, accessory commercial, agriculture; or residential where appropriate.

B. GENERAL IMPLEMENTATION TOOLS AND TECHNIQUES

No changes recommended within this section. Please see the 2004 Land Use Plan for text.

CHAPTER 6 RECOMMENDATIONS

A. NATURAL RESOURCES RECOMMENDATIONS

Protection of Whitehall Township's natural and cultural resources is an essential element of the overall Plan. Therefore, it is recommended to take steps to address runoff and pollution as part of a long-term strategy to improve water quality in Whitehall Township's lakes, river, creeks, and wetlands, in addition to the source of its drinking water. It is also recommended to take steps to encourage alternative clean energy production such as wind energy conversion systems or bio-fuel production in former brownfield sites.

B. OPEN SPACE AND SMALL FARM RECOMMENDATIONS

The open space and small farm sections outline a multi-pronged protection strategy that includes:

- Retaining currently owned Township property.
- Working with the Muskegon Conservation District to preserve the natural attributes of Township-owned property.
- Protecting significant amounts of land in the rural areas by seeking the involvement of nonprofit trusts and other private parties.
- Containing significant wildlife habitat.
- Preserving the pastoral character of the Township's rural sections.

C. ECONOMIC DEVELOPMENT RECOMMENDATIONS



The township should establish standards to regulate the architectural styles and site design of commercial developments.

The most important step that Whitehall Township can take to promote desired economic development is to ensure an appropriate quantity and location of commercially and industrially zoned sites. To encourage developers to build in Whitehall Township's general commercial or industrial areas, the Township should streamline its zoning requirement to eliminate unnecessary obstacles to appropriate economic development. This does not mean that the Township should allow environmentally destructive or high-impact developments, but rather that it should allow a certain amount of flexibility so that developers can propose projects that benefit both themselves

and the Township. The Township should target future infrastructure development (water, sewer, and communications) to areas that are zoned for such uses. In order to retain its ability to attract *desired businesses*, the Township should continue enlisting the aid of Muskegon Area First (the Muskegon County economic development organization). Finally, the Township should establish site development and architectural design standards to assure that the commercial development reflects the desired character of the community.

D. HOUSING RECOMMENDATIONS

Whitehall Township has traditionally had a range of housing options, as many family units were developed in the Township during the 1970's and 1980's. Whitehall Township has also experienced a significant number (91) of new homesteads being built from 1996 through 2002 (Whitehall Township building permit records). Of these new homesteads, 26% were mobile or modular homes, while 74% were "stick built". This has resulted in a diversified housing stock within the Township. Like much of the region however, the Township has experienced much slower growth recently. In 2006 and 2007, only 12 zoning permits were issued for new homes, and of those, four (33%) were mobile homes. This shows that the Township, while slowing in growth, continues to offer a range of housing types. To maintain the existing rural character, the Township should limit multiple family uses to areas of higher building density such as within commercial areas, and in brownfield redevelopment sites, when appropriate.

E. PUBLIC FACILITIES AND SERVICES RECOMMENDATIONS

To prepare for future growth, the Township should examine the potential need for public facilities such as water and sewer and possibly perform a feasibility study to determine the cost/benefit and the approximate time frame over which implementation of such may be necessary. Limiting the expansion of utilities could aid in the control of growth to preferred areas, preventing larger developments from occurring in rural areas of the Township.

It should continue participation in the PINS program and develop new recreational venues, as they are needed.

CHAPTER 7 CONCLUSION

Value of a Land Use Plan

The aspirations for change included in a land use plan will occur as a result of cumulative private and public decisions about such things as opening a business, locating a residential development, and installing a public park. That is, the interworkings of investments by private actors, individual entrepreneurs, as well as development decisions by public and quasi-public agencies, bring about physical change to a municipality. If properly used, the Land Use Plan can inform government about where public development, such as playgrounds, should go. It can give potential investors a general sense of where the community would prefer residential, commercial, and industrial development to be located. In short, the purpose of a land use plan is to offer guidance to any and all actors whose decisions affect land. In more particular terms, this land use plan offers several suggestions for achieving commonly held aspirations for the Township's future development.

This Land Use Plan Supplement provides a clear vision for Whitehall Township's future growth and development. It locates various future land uses, through the Future Land Use Map, defining where development should be situated. It provides clear guidance as to the form and characteristics desired for future development. However, the vision embodied by this Plan is but the first step in making those visions a reality.



The Future Land Use Plan will act as a blueprint for future development decisions within the Township

The Whitehall Township Land Use Plan presents agreement about ways to steer change in the Township, based on modes of development, which sustain and support the community in a sensible and responsible manner. The magnitude of expected change is relatively small. The rate of population increase is expected to continue with the number of residents increasing over the next few years throughout the Township. Throughout the Township, the average household income will increase moderately. The long term economic growth projection is for slow but steady growth, meaning that dramatic land use changes may or may not occur in a very few areas and that if these come, these dramatic changes will require several years to be completed. Therefore, the most direct objectives of the

Whitehall Township Comprehensive Land Use Plan are improvement in the quality of life for residents and the environment. These objectives are consistent with the goals and objectives identified and might best be summarized as planning to make the best of the assets that Whitehall Township has and wishes to retain.

Beyond this categorized list, is the need for a commitment by the Township to dedicate the necessary resources for review of this Comprehensive Land Use Plan a minimum of every five years. This will enable the Planning Commission to track progress of implementation, while taking the pulse of the community to determine whether the goals are still appropriate and if additional goals should be added.

Following are specific steps that are recommended following adoption of this Plan in order to ensure its implementation. The actions that are recommended will take effort and commitment on the part of Township Planning Commission, Township Board, and its residents.

Recommendations are not given in order of priority.

1. Amend existing zoning ordinances as so that they are consistent with the flavor of the land use plan.
2. Continue to increase cooperation and coordination between Planning and Zoning, and other Township organizations, committees, and residents.
3. Cooperate and coordinate with other White Lake area jurisdictions.
4. Develop and revise, as needed, internal review policies and procedures for site plan review to support the Comprehensive Land Use Plan.
5. Commitment to review the Land Use Plan a minimum every five years and make revisions or re-write the Plan to address new changes, further focusing on the desires of the community.
6. Renew enthusiasm for the historical significance of Whitehall Township. Whitehall Township exists in a

beautiful natural setting defined by the White River, Crystal Lake, forested areas, wetlands, and open spaces.

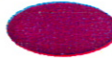





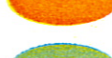
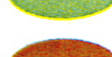
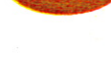
- 7 Continue to establish policies and practices to preserve community assets, natural resources, and environmentally sensitive areas, by guiding new development to the most appropriate locations.

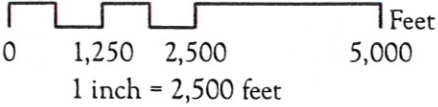
The plan should be consulted regularly, as it is a guide for land use decisions, and should be updated accordingly as the local situation warrants. It is important to note that change is inevitable, and managing that change will be the key to Whitehall Township's success in the control of development and the desired buildout of the Township.

Whitehall Township

Muskegon County, Michigan

Future Land Use Map

-  BR - Brownfield Redevelopment
-  B - Business / Multiple Family Residential
-  FR - Forestry Recreation
-  M - Limited Industrial
-  A - Single Family Residential
-  AA - Single Family Residential
-  AM - Mobile Home
-  OC - Open Space
-  F - Small Farm



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