



MEMORANDUM

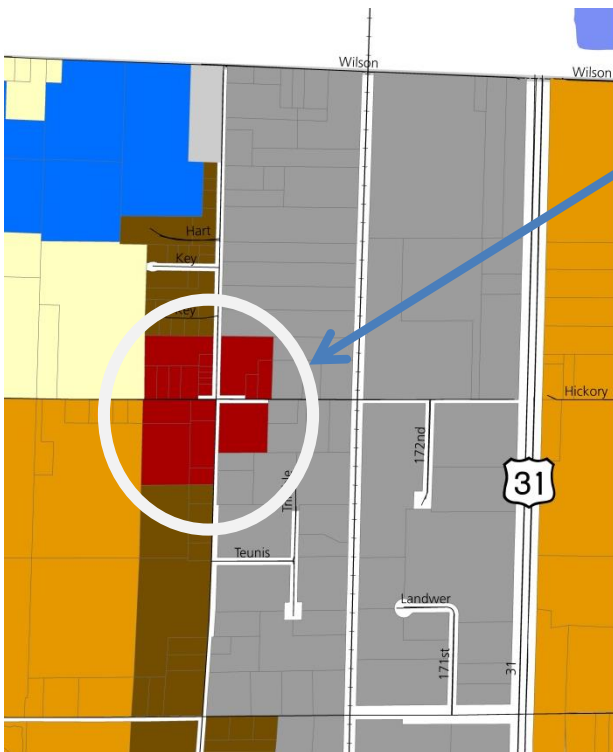
Date: September 6, 2016

To: Spring Lake Township Board of Trustees

From: Lukas Hill, AICP
Community Development Director

Subject: Master Plan Amendment

The Spring Lake Township Planning Commission has requested amending the Master Plan to remove the Mixed Use Commercial node at the intersection of Hickory and 174th Ave. It has been recognized that this area is not going to develop into a mixed use commercial area with the existing commercial areas in Ferrysburg to the south and the commercial center in Norton Shores to the north. It is recommended that the east side of 174th Ave be changed to Industrial and the west side be changed to High Density Residential. This would make the future land uses consistent with the surrounding vicinity. Below are maps of the existing future land use and proposed changes.



Existing Master Plan:
Red area is currently
Mixed Use Commercial



If the Township Board is satisfied with the proposed changes, it may approve distribution of the changes to the surrounding municipalities for review and comment. After a minimum 42 day review period, the Planning Commission shall hold a public hearing and may adopt the plan amendment. If desired by the Township Board, they may assert the right to approve or reject the final amendment.