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MAPS :

----- Exhibit A

----- Exhibit B

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What is a Master Plan ?

In a rural community such as Goodwell Township our plan is primarily a land use plan, A guide from which future zoning decisions can be made. The plan will contain a map as well as demographic materials supporting our future development goals.

Why have a Master Plan ?

There are many reasons for having an updated master plan. A consistency in decision making, strong legal support, preserving community character, and preserving choices for the future are some of the benefits to land use planning.

The Mandate: Michigan Zoning Enabling Act

Act 110 of 2006

These acts govern the makeup of the planning commission and contain the direction and requirements of land use plans. Our plan was designed along these guidelines. The function of the Master Plan is to provide an evaluation of the past, present and future of the Township. The Master Plan is a guide to help control the growth and development of the Township.

The Planning Process

A successful master plan must have community support. Without support the plan would not be credible and would have much conflict. We have gathered information by surveys, public hearings, census information and current land use maps. Analysis of the information has been the guide for this committee to formulate this land use plan. The degree of success this plan will have depends on the quality of input from the community and available resources.

TOWNSHIP PROFILE

LOCATION

Township 14 North, Range 11 West

HISTORY

Goodwell Township lies in the third tier of townships from the north of Newaygo County, Michigan, and is approximately 50 miles north of Grand Rapids. The Township's northern boundary is 6 Mile Road and Norwich Township. The eastern boundary is Newcosta Road and Mecosta County. The southern boundary is M-20 (Baseline Road) and Big Prairie Township. The western boundary is Pine Avenue and Wilcox Township.

Goodwell Township had its beginning during the logging days of the 1800s. The Township was organized at the January 1882 meeting by taking Township 14, North Range 11, west from Big Prairie Township. The supervisor for Goodwell Township that year was John Russell.

During the 1800s there were as many as ten schools in Goodwell Township. Today there are no schools in the Township and students attend White Cloud, Morley-Stanwood and Big Rapids public as well as other private institutions.

The change from a logging and lumbering Township to a farming Township started in the early 1900s as the land was cleared after logging. The lumber companies gave away or sold the land at very low prices to the farmers. During the 1980s full time farming gave way to a small number of part time farmers, hobby farming and rural residential housing. The future outlook for Goodwell Township is that of small part time farms and rural residential and recreational dwellings. As well as a modest commercial corridor.

POPULATION

Newaygo County has seen only 1.2% growth in population from the 2000 to the 2010 census. Statewide, Newaygo County ranks 34th in population growth, which is a slower rate of growth than previous decades. This is largely due to the overall economic downturn for the State of Michigan brought on with the nationwide recession in 2008. Goodwell Townships population decreased by 1.0% during this same period.

1960 - 307	1990 - 410
1970 - 374	2000 - 551
1980 - 388	2010 - 547

Goodwell Township has a population density of 16.2 people per sq. mi.

Goodwell Township can expect growth in the coming years as people decide to leave the cities in search of a rural setting for their families or a quiet place to retire.

According to the 2010 census, there are currently 547 residents in the Township with a median age of 44.0 yrs. There are 279 male and 268 female with 405 over the age of 21.

There are 322 housing units in the Township of which 207 are occupied as fulltime residences. There are 94 units that are considered seasonal or recreational. There are 21 rental units in the Township that housed 52 occupants.

POLICE / FIRE and EMERGENCY SERVICES

Primary police protection is provided by the Newaygo County Sheriff Department which is in White Cloud. Additionally, the Township is serviced by the Michigan State Police located in Newaygo. The Newaygo County Jail and Animal Control are in White Cloud and are under the supervision of the Newaygo County Sheriff.

Goodwell Township is serviced by the Big Prairie/Goodwell Fire Department located on Elm Avenue in Big Prairie Township. Additional department from surrounding communities may be called as needed to provide assistance.

Goodwell Township is serviced by EMS services located in White Cloud for emergency medical and ambulance service.

Goodwell Township's 911 emergency services are routed through the Newaygo County Sherriff's Department in White Cloud.

Newaygo County provides an Emergency Services Department for prevention and preparedness to response and recover from emergencies, disasters, and threat within the County of Newaygo with the goal of saving lives, preventing property damage and damage to the environment. The Emergency Service Department is under the direction of the Newaygo County Board of Commissioners.

Goodwell Township is serviced by the district 10 Health Department located in the Newaygo County Complex in White Cloud. They provide a wide variety of health-related services to residents of Newaygo County.

The nearest hospitals from Goodwell Township are the Spectrum Health Campus of Big Rapids and Spectrum Health Campus of Fremont.

Existing Land Use and Features

Lands:

There are two predominant land uses in the Township. These are agricultural and forest lands. Wetlands are also found throughout the Township. Five Mile Creek and Flinton Creek originate within Goodwell Township and there are also some other minor creeks. There are a few small lakes in the Township, but they are all located on privately owned property. Currently there are no public recreation facilities located in the Township.

Roads:

Goodwell Township has one state highway (M-20) located on the south Township boundary, also called Baseline Road. M-20 continues to the north for two miles on the east Township border, also called Newcosta Avenue. Baseline and Newcosta were designated by the state as M-20 in 2001. There is one county primary road, Elm Avenue which runs in a north-south direction across the entire Township, a distance of six miles. See Exhibit B

The balance of the roads in Goodwell Township are titled local roads. Fourteen miles of these roads are paved and the balance is a gravel or dirt roadway. The Township levies a two mill extra voted tax that is used to maintain and improve the local roads. See Exhibit C

The Future Character

Land Use:

It is the goal of Goodwell Township to maintain and enhance the present rural and low-density character of the Township. The Township is small and sparsely populated and it is the goal of the planning commission and citizens of the Township that it remains rural in character.

As reflected on the land use map, Goodwell Township is agricultural, rural residential, or forest land. Lands along the M-20 (Baseline Road and Newcosta sections) corridor shall be considered for mixed use zoning. Definition of mixed use zoning is on the reference page of this plan

Should existing public federal lands become available for private use they shall be required to be no less than 5 acres. Uses on these lands shall also be limited to rural residential or agricultural. Limited other uses shall be considered by Exceptional Use Permit. See Exhibit A

TOWNSHIP BUILDING

Goodwell Township maintains the Goodwell Township Hall located at:

2465 N. CYPRESS AVE.

This hall provides space for a public meeting room for various Township meetings, including the Goodwell Township Board and Zoning/Planning Commission. The building is used by the Township as the election polling place.

Goodwell Township Precinct 1

U.S Congressional 2nd

State Senate 34th

State Representative 100th

White Cloud Public School District

Morley-Stanwood School District

Big Rapids School District

ZONING

Goodwell Township zoning ordinance was adapted in 2011.

Goodwell Township maintains enforces, and regularly reviews its zoning ordinances to provide for the health, welfare and safety of its residents. Goodwell Township Zoning Administrator shall issue permits and enforce the zoning ordinances.

Reference Page

In this section of the plan, we would like to thank the Big Prairie/Goodwell Townships Fire and Rescue for the work that they do for our township. This is a volunteer dept that is commonly in need of help and can be contacted at (231) 689-1494.

Definition of mixed-use zoning: Land which is primarily used for residential land use with individual permissible uses of commercial/light industrial. With the commercial and light industrial land uses being permitted by the planning and township boards respectively.

Board Members currently:

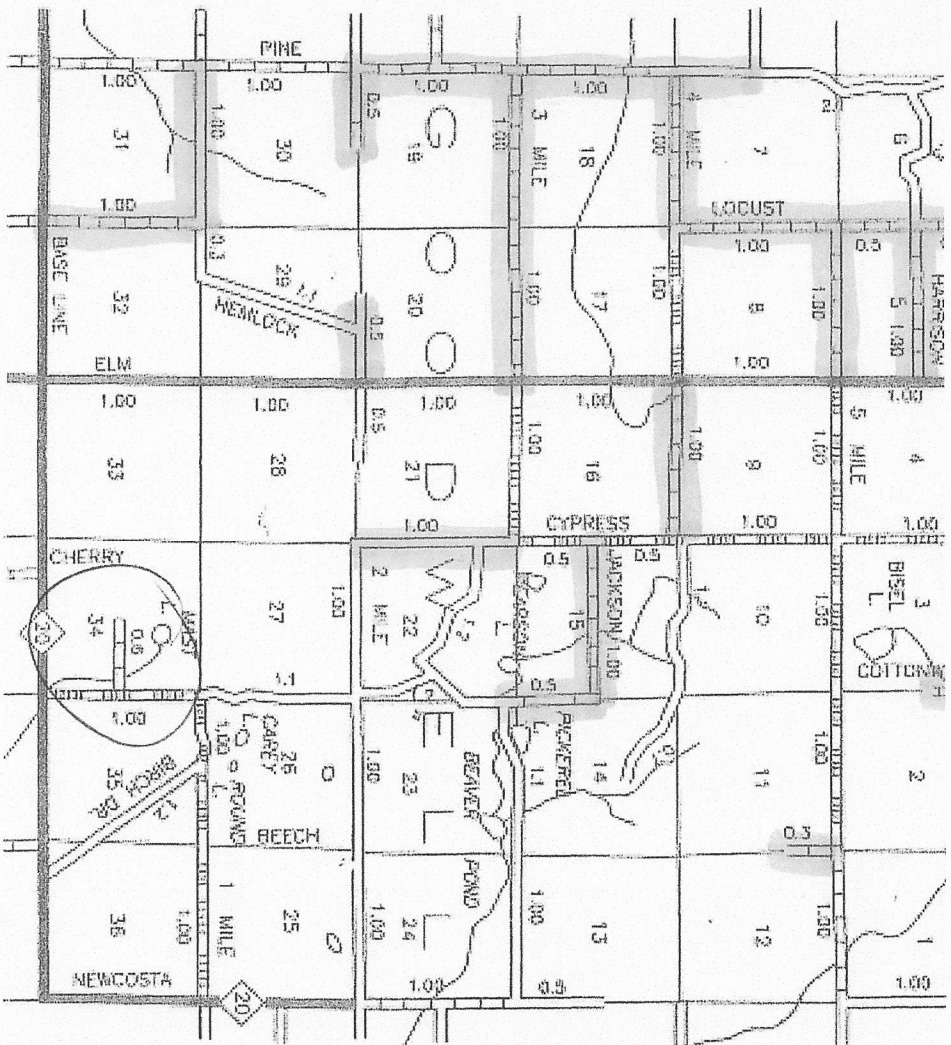
Donald Maxson

John Meidema

Joel Nichols

Jacob Tow

John Tow (Township Board liaison)



PRIMARY LOCAL

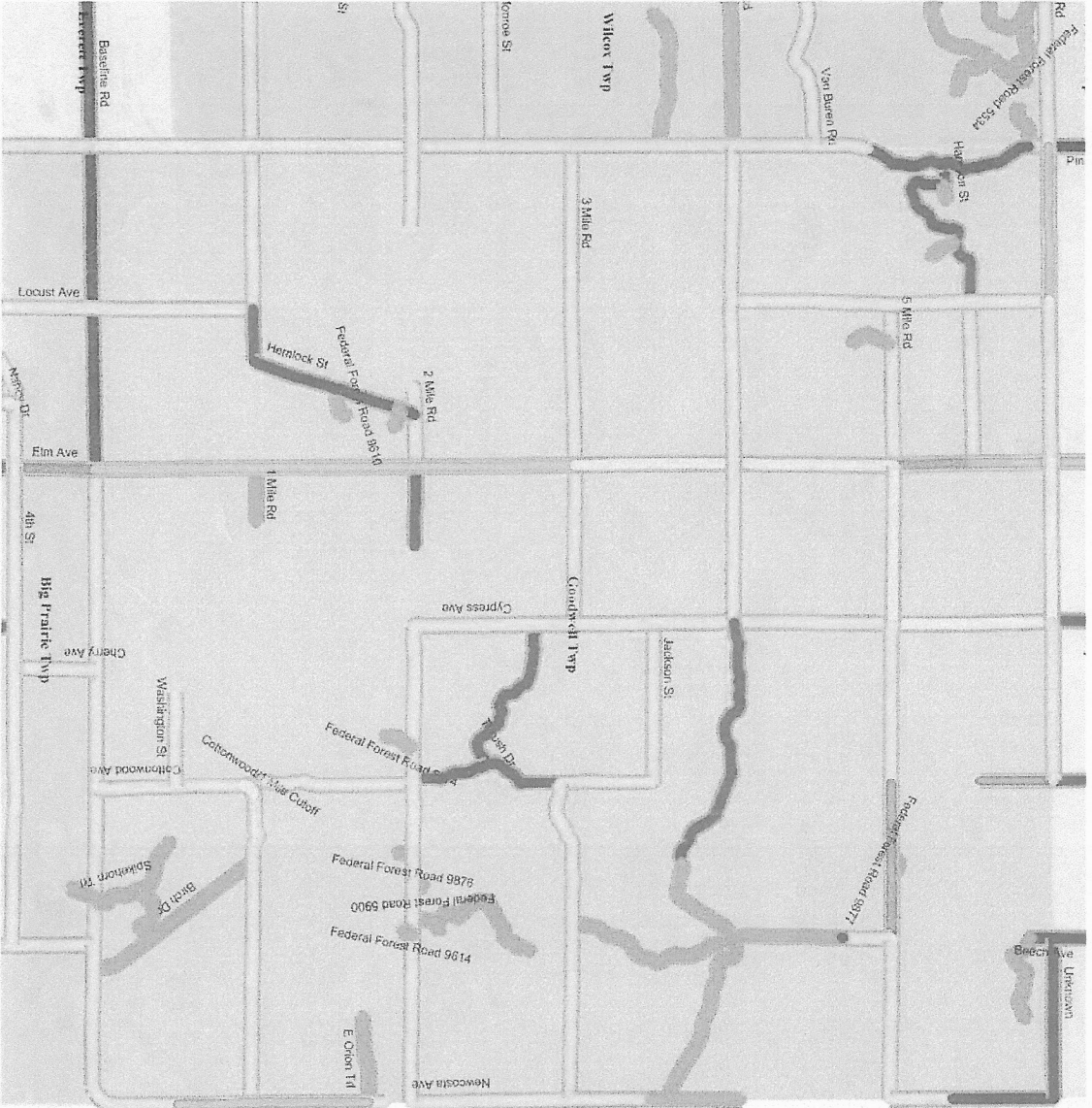
HEREBY SHOWN AS PRIMARY HEREON LOCAL THE JURY COMMISSION

CHAIRMAN

TOWNSHIP NEWARK

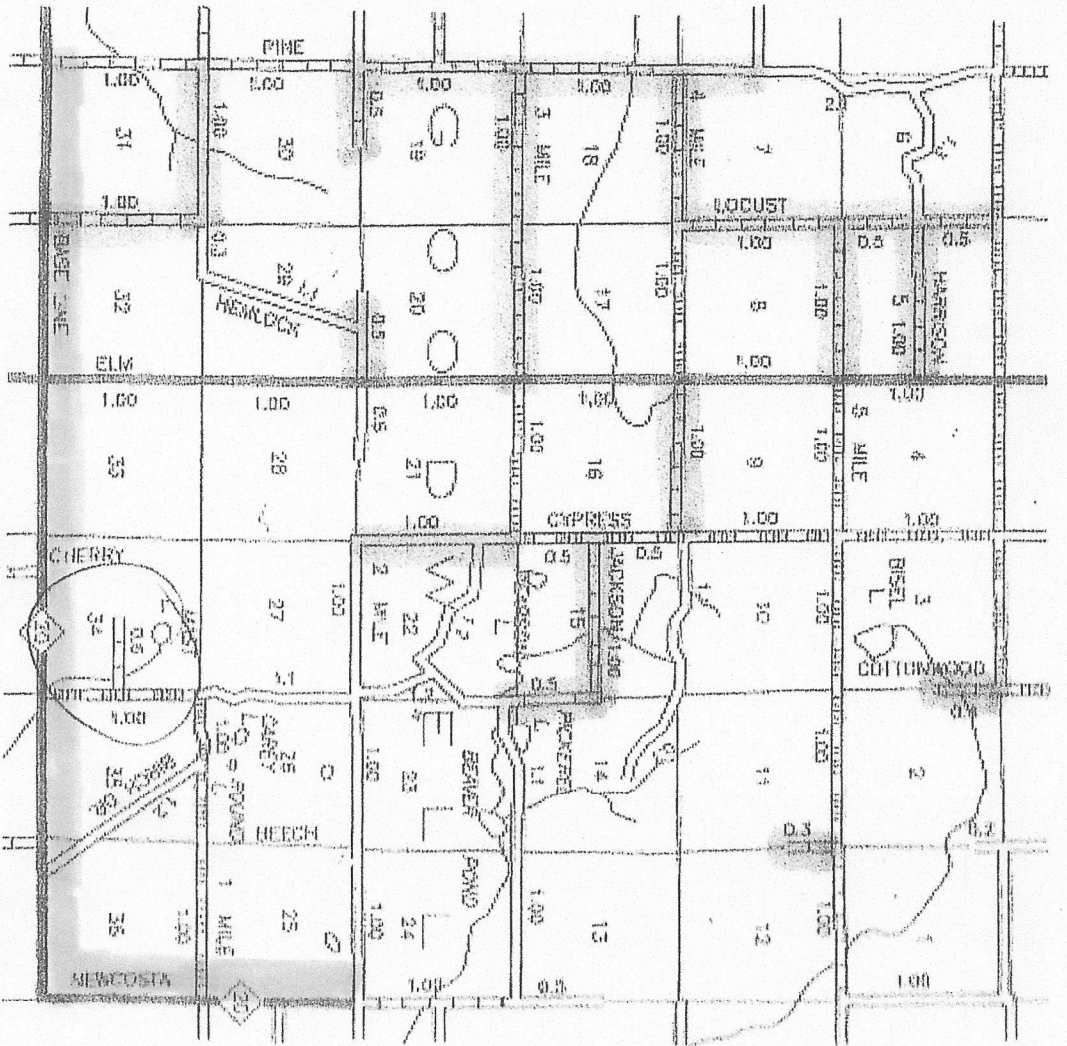
DUST CONTROL

17 MILES



Rating (surface) - Latest = 1
Rating (surface) - Latest = 2
Rating (surface) - Latest = 3
Rating (surface) - Latest = 4
Rating (surface) - Latest = 5
Rating (surface) - Latest = 6
Rating (surface) - Latest = 7
Rating (surface) - Latest = 8
Rating (surface) - Latest = 9
Rating (surface) - Latest = 10
Rating (surface) - Latest = 0

1-Failed
2-Very Poor
3-Poor
4-Fair
5-Fair
6-Good
7-Good
8-Very Good
9-Excellent
10-Excellent
0-Not Rated



The area in the shaded section is considered the M20 corridor.

The M20 corridor shall be a mixed use zone. The portion of these sections bordering M20 to the depth of 660ft from the property line along this corridor being exclusively the land to be considered for mixed use. With egress only on the corridor itself. This mixed use land is primarily residential with commercial and light industrial uses also allowed. These uses are permissible by individual approval of the planning and township boards with a published special public meeting required for this approval process to be considered.