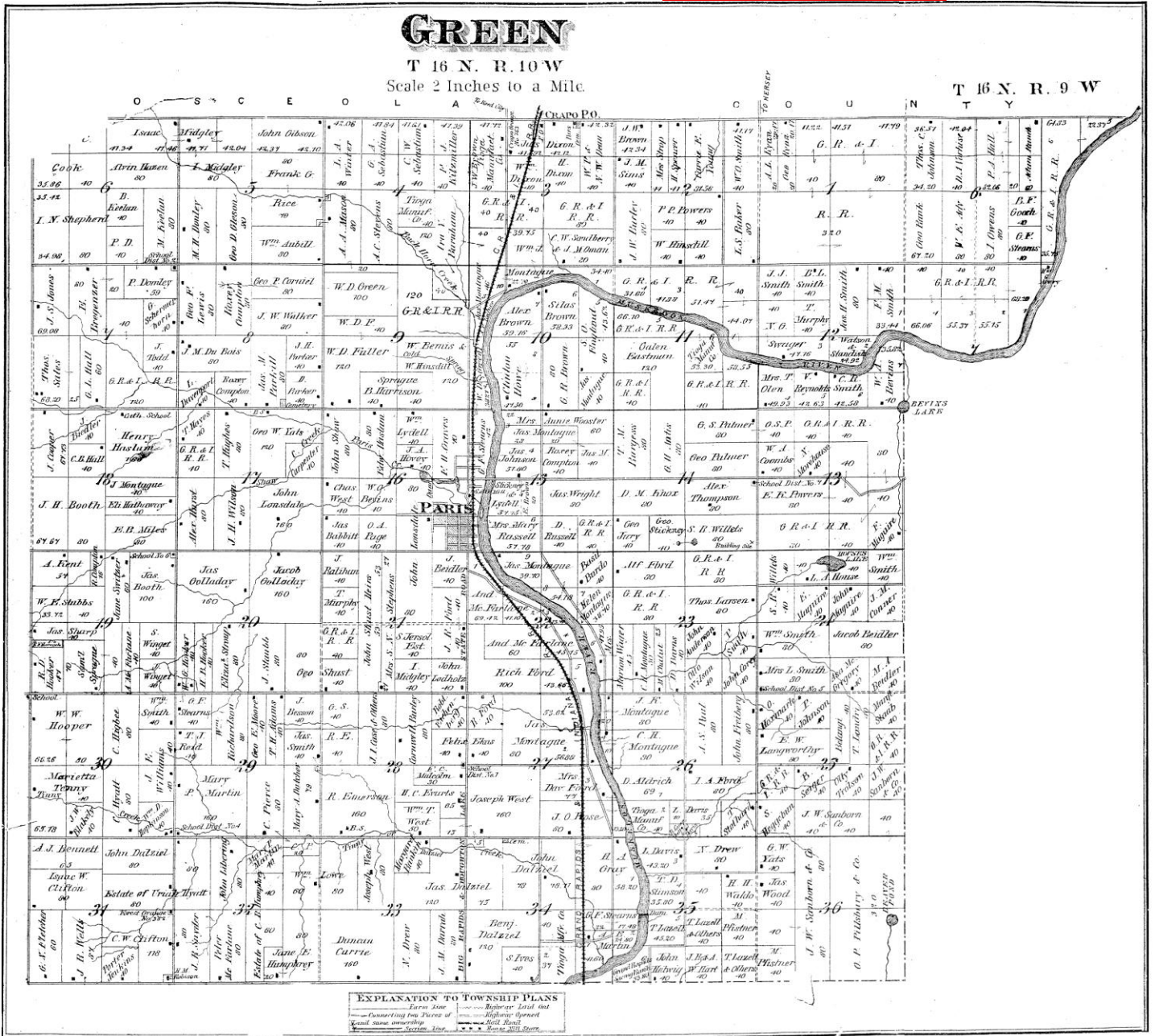


Green Charter Township Master Plan

JULY 2026 **DRAFT**



Green Charter Township
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Paris, MI 49338

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Vision and Guiding Principles

The Green Charter Township comprehensive master plan includes recommended actions, strategies and policies intended to improve and guide the community over the next 25 years. To ensure these are coordinated and effective, they are directed by an overarching vision and set of guiding principles that will help the Township determine what is most appropriate for the community. Future development should advance the community and achieve a broad vision for Green Charter Township. The vision and guiding principles reflect the most significant themes heard from residents throughout the course of the planning process. They provide the foundation for the recommendations in the comprehensive master plan and represent the aspirations of the community.

Vision

Green Charter Township will continue to be a welcoming and desirable rural and agricultural community — a relaxing and quiet location with the comfort and character that people call home. Green Charter Township will include safe and quiet neighborhoods, high-quality schools, community facilities and the unique character that defines Green Township. Green Township desires to be a healthy community that provides access to food, medicine, recreation and an environment that fosters healthy and active lifestyles. Together, these will cultivate a distinct sense of community that is cherished by Green Township's residents and embraces everyone. Green Township is a great community, however maintaining its desirability requires the community to adapt and evolve over time. The Township will consider opportunities for new development and work collaboratively with developers to ensure that these opportunities are desired by the residents and provide for the needs of the community. This approach will enable Green Charter Township to welcome growth and reinvestment that addresses local needs, is responsive to the context of the Township and helps the community achieve its vision.

Guiding Principles

Guiding principles reflect the significant themes that have shaped the Green Charter Township comprehensive master plan. These were identified by residents, business owners, public officials and other stakeholders during the outreach conducted throughout the planning process. They were also informed by analysis of existing conditions, trends and best practices. Together, they shaped the development and direction of each recommendation included in the comprehensive master plan and ensured the document reflects the community's aspirations for Green Charter Township.

- Continue to preserve agricultural properties and large open spaces for the ambient rural nature
- Ensure that housing is diverse, responsive to community needs and accessible to all
- Maintain neighborhoods that promote a sense of community and are safe, walkable and active
- Reinforce the vitality of the region's shopping areas to offer varied goods and services
- Preserve Green Township as a quiet and inviting rural community within the region
- Foster community pride and a greater sense of unity for everyone who calls Green Township home
- Protect Green Township's resources for future generations

In 2050 Green Charter Township, which surrounds the Village of Paris, has maintained much of its rural quality - while developing a recognizable suburban character in the areas between the City of Big Rapids and Paris, and along the 19 Mile Road corridor. A small number of medium density housing types exist to serve the needs of residents, who now include an increasing number of people commuting for employment in the Grand Rapids metropolitan area or working from home. The increased interest in condominium type housing, and the growth in retiree living have been supported through effective planning and zoning. Prudent land use planning has been instrumental in maintaining open space within the Township, with the land west of US- 131, many areas east of the Muskegon River, and areas north and northeast of Paris directed at low density residential and agricultural uses including hobby farming and equestrian uses.

The Township's strategic location along US-131 has encouraged some expansion of commercial and retail uses into a local shopping hub, as well as important growth in the area's limited industrial districts. Technological changes have continued to impact the entire state and have had an effect on Green Township as well. The ongoing development of FSU as a significant educational and cultural resource, the development of downtown Big Rapids, and the Muskegon River have been instrumental in making the Green Charter Township area attractive for tourism and recreation. A good working relationship between the surrounding governmental units has fostered effective planning and problem solving. Compatible zoning, land use, and increased sharing of local sewer and water systems have been a result.

A township population of approximately 3,500, a median household income above the regional average, and the potential increase in taxable property values could provide for the expansion of township services and the personnel needed to manage those services, if desired. Active community support and involvement reinforce effective Township government. Character, location, amenities, and affordability all contribute to the quality of life in Green Charter Township, making it a desirable place in which to live, work and visit.

COMMUNITY DESCRIPTION

Location

Green Township is numbered 16 north, range 10 west of the congressional survey, and lies in the northwest corner of Mecosta County. The township covers more than 37.5 square miles and includes almost two sections which naturally belong to Grant township, but are cut off from it by the Muskegon River, and therefore for convenience's sake attached to Green Township.

Green Township is bounded by Big Rapids Township on the south and Grant township on the east, Barton Township in Newaygo County on the west and Richmond Township in Osceola County on the north (see fig. 1).

History

Permanent settlement of Green Township dates back to the mid 1800's. Dairy and crop farming were practiced in the early years. An abundance of forestland, however, made lumber the primary economy for more than 30 years. A number of logging mills were established along the banks of the Muskegon River near Big Rapids. The river itself was used to transport the cut logs to Muskegon for shipment elsewhere.

The township was organized in 1858, while the county of Mecosta was still attached to Newaygo. It was one of two townships organized before Mecosta County was officially formed, in 1859. Jesse A. Barker was the first supervisor of Green Township.

The township was named after Andrew and Lewis H. Green, who erected the first frame building, a house, in 1857. The lumber for this house came from Big Prairie, a distance of 30 miles. It was reported that all the mortices were cut with a mallet and old chisel as there was no auger in the area. This house was located in section 9 and a barn built in section 4 in 1859. The Green family were the largest owners of land, owning some 1400 acres. They worked hard clearing this land and earning a profit on the lumber. The home they built was also the first building erected in Mecosta County. At that time, only one-half of an acre was cleared in the present city of Big Rapids by a man named Zerah French.

The first white family in the area was James Montague who settled on section 27 in 1854. The first baby was born to James and Laura Montague in 1855; her name was Helen. The first boy, Theophilus Humphrey, was born in the fall of 1857 to Charles and Jane Humphrey. The first death in the township was that of Mrs. Millard in 1859. John McFarlane and Betsey Turk took their wedding vows in front of the Justice of the Peace, Jesse A. Barker, and became the first couple to marry in Green Township in 1860. The first school built was a log building erected in May of 1858 in section 28. The first post office **in 1864, in Paris**. The census of 1860 gave Green Township a population of 246 and the one in 1880 listed a population 1,132. The equalized valuation in 1859 of Green Township was **\$144,306.60**.

No history of Green Township can be written without a brief mention of Paris. (A more complete history of Paris was written by Patricia Todd. A copy is available at the township office.) John Parish was the first white settler in present Mecosta County, building his hut **in present Green Township in 1851**. He bought the land in 1853 and founded the village in 1865 calling it Parish. This name was changed later to Paris. He was the first Postmaster of the Paris post office.

Many of our early settlers have descendants still living in our Township. I will not mention any for fear of leaving out some. This is a brief history of the founding of our township, but many items are not included in this report, such as the railroad in Paris which was the Northern stop for a while, and it was reported that the citizens of Green Township gave liberally to its construction cost. Our residents suffered and faced starvation in the wilderness. An item in the Pioneer of December 31, 1868, tells of the hardship of the families in Northern Osceola County.

In 1881 the State Board of Fish Commissioners established the Paris Fish Hatchery at the site of Cheney Creek, a tributary to the Muskegon River, and alongside the Grand Rapids and Indiana Railroad tracks. This was Michigan's second fish hatchery, the first having been established in 1873 at Crystal Springs, near Pokagon, in Cass County, in which salmon and trout fingerlings were artificially propagated and reared for transportation in specially equipped railroad cars to other hatcheries for implantation in streams. A hatchery, ponds, and overseer's residence were constructed on the west side of the highway. In 1887 a second hatchery building, 40 × 80 feet in plan, was built on the east side of the highway. Cram of Detroit designed both hatcheries. The design of the steeply pitched gable-roofed, board-and-batten structures was duplicated later in the hatchery built at Sault Ste. Marie in 1894. In 1937, as the fish hatchery program reached its peak in Michigan, and under the auspices of the Works Progress Administration (WPA), the hatch house of 1887 was expanded, renovated, and given its present Colonial Revival appearance. The white-painted clapboarded building has arched dormers in its steeply pitched intersecting gable roof, a cupola, and green-painted shutters.

On Paris Creek at Paris (west side of Northland Drive, 0.1 miles north of Water Street) is a cobblestone hatch house, well house, and retaining wall erected in 1933 to the plans of Ernest Batterson of Kalamazoo, under the sponsorship of the federal government (WPA or the Civilian Conservation Corps [CCC]). Because the water supply was insufficient, it was closed shortly after opening.

The fish-rearing ponds have always been the pride of the local citizenry. Since 1976 the Mecosta County Park Commission has operated the hatchery as a county park.

Writing Credits - **Author:** Kathryn Bishop Eckert

Construction of the north-south U.S. 131 expressway in the early 1980's and growth in student enrollment at Ferris State University have impacted local traffic patterns and surrounding land uses. Additionally, Green Township has begun to experience increased residential development as the population spreads outside traditional cities and the desire for rural living continues to grow.

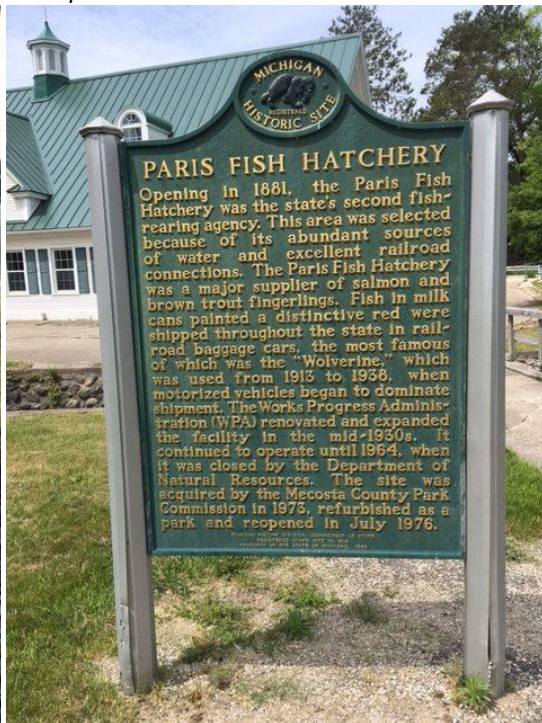
BIBLIOGRAPHY

PATRICIA TODD "PARIS, MICHIGAN" HST 230 FEB. 13, 1992 WALTER ROMING LHD "MICHIGAN PLACE NAMES"

PORTRAIT AND BIOGRAPHICAL ALBUM, MECOSTA COUNTY, MICHIGAN R. A. SANTER "THE 1974 GREEN TOWNSHIP ATLAS"

SPECIAL THANKS TO CLARKE HISTORICAL LIBRARY, CENTRAL MICHIGAN UNIVERSITY.

1881, A. B. Cram; 1887 second hatchery building; 1937 renovation and expansion. 22090 Northland Dr.



(Photographs by Balthazar Korab)

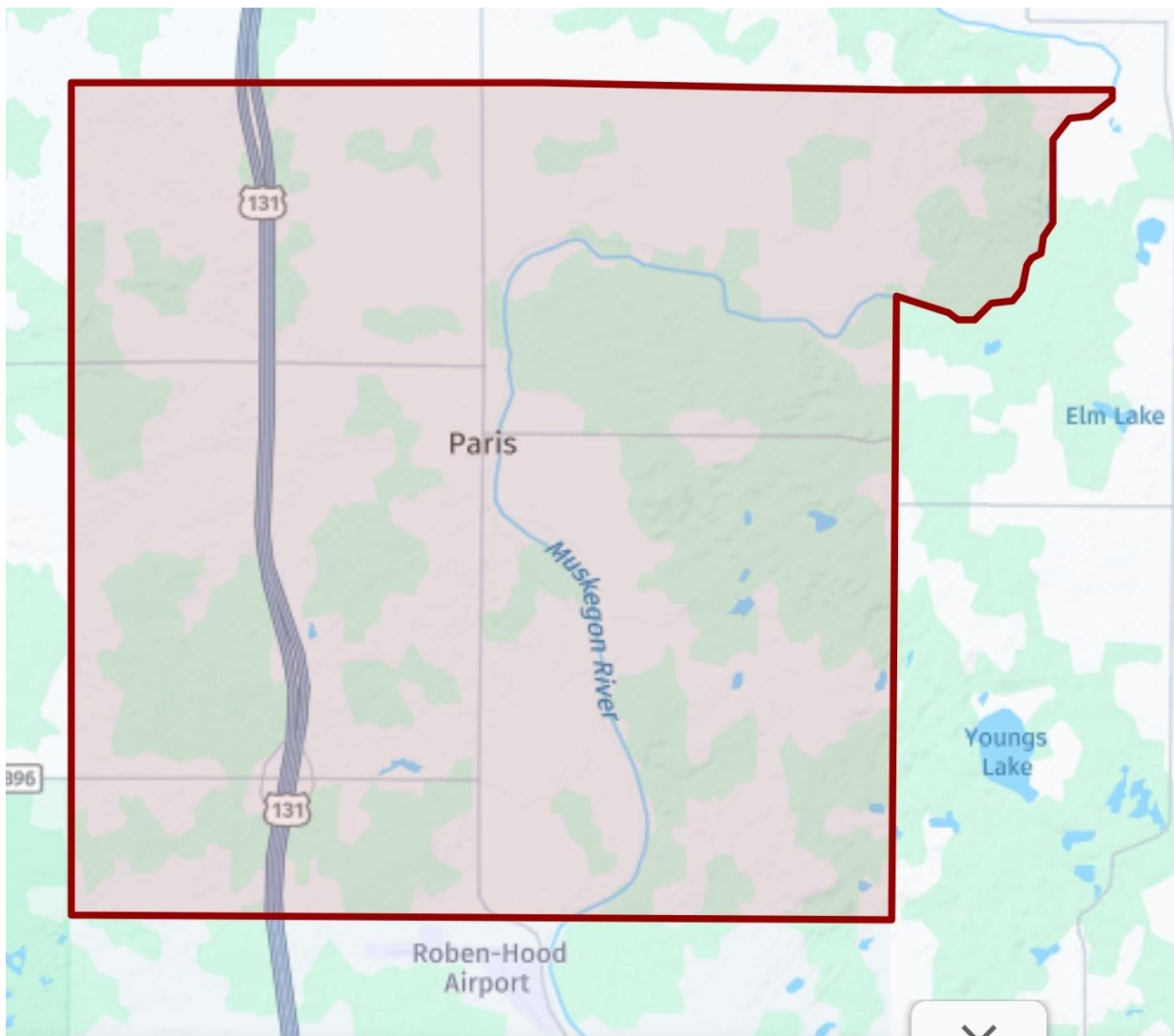
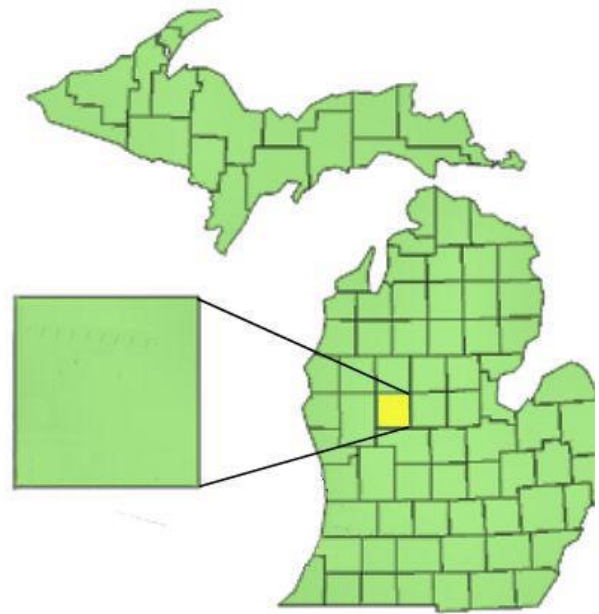
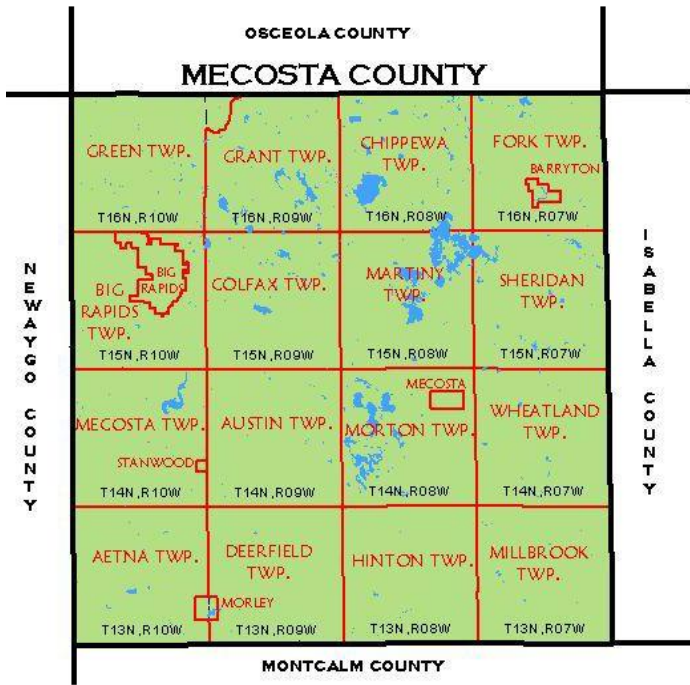


Fig. 1

Natural Features

The Muskegon River, a key natural resource, flows southward through the eastern side of the township. US-131, a major highway, carries north/south traffic and separates the central township area from township lands to the west. The central portion of the Township, between the river and the highway, has become the major growth area, particularly for commercial and industrial uses. Lands to the east of the Muskegon River and to the west of the highway have remained essentially rural in nature.

The central portion of the township contains the Township Offices, as well as available land for development. The lands to the east of the river present a challenge with respect to fire protection, as well as facilitating development, due to the existence of only one bridge crossing at Hoover Road. Two additional bridges are both in the City of Big Rapids. Expedious travel from the fire station to the east side is further complicated by the existence of only one north-south route through the City leading to the eastern side of the Township. The Township land west of the highway has adequate vehicle access across US-131 and the area is rural in nature. The barrier to extensive development near the highway is one of utility extension.

Climate

Green Township experiences a range of temperatures and weather throughout an average year. January is typically the coldest month, with an average temperature of 19.8°F. July is typically the warmest month of the year, with an average temperature of 69°F. September is usually the wettest month of the year, with an average of 3.95 inches of precipitation. February, with 1.72 inches, is typically the month with the least precipitation. Annually, the area receives nearly 37 inches of precipitation. Snowfall generally occurs in seven months of a year, with the heaviest snowfall occurring in January - an average of 17.6 inches fall. Annually, there is an average of over 60 inches of snow. (See Table 1)

Table 1: Climate Information (City of Big Rapids Water Plant) - NCDC 1981-2025 Monthly Normals													
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Mean Max. Temperature (F)	28.1	31.8	41.8	55.6	68	77	81.2	78.6	70.7	57.6	43.8	32.2	55.6
Mean Temperature (F)	19.8	21.9	30.4	43.2	55	65	69	66.5	58.4	46.4	35.3	24.9	44.8
Mean Min. Temperature (F)	11.3	12	19.1	30.8	43	52	56.9	54.5	46	35.2	26.8	17.5	33.9
Mean Precipitation (in.)	2.11	1.72	2.43	3.28	3.5	3.3	3.35	4.04	3.95	3.4	3.2	2.41	36.6
Mean Snowfall (in)	17.6	12.6	8.3	1.8	0	0	0	0	0	0.3	4.1	16.4	61.1
Heating Deg Days (base 65 deg F)	1401	1207	1071	655	324	93	27	52	225	578	891	1245	7768
Cooling Deg Days (base 65 deg F)	0	0	0	1	19	82	152	100	25	2	0	0	381
National Oceanic & Atmospheric Administration - www.ncdc.noaa.gov													

Surface Water and Groundwater

The Muskegon River flows south through Green Township. The water quality of the river is favorable for a growing sport fishing environment. Historically significant in the settlement and economy of the area, the Muskegon River continues to provide economic potential in the form of recreational opportunities.

Additionally, the area is water-rich due to its plentiful deep-water aquifers. Tributaries of the Muskegon River traverse Green Township and provide drainage to the surrounding area. Dalziel Creek extends from the river to the southwest quadrant of the Township, Paris Creek and House Lake are other natural water features located in Green Township. Land adjacent to these streams and lakes frequently sustains wetland habitats that serve as organic filtration systems. Although the Muskegon River is a major asset to the Township, seasonal flooding can occur in a few areas along its path with varying degrees of severity.

Topography and Soils

The topography of Green Township includes a two to three-mile wide plain that is now the Muskegon River basin. The Soil Survey of Mecosta County Michigan indicates the following soil associations within the Township.

- *Mecosta* — This soil association borders the Muskegon River. Mecosta soils are level to gently rolling, somewhat excessively Perrington-Coloma-Ithaca — The primary association in the Township is characterized by nearly level to steep, well drained, somewhat excessively drained, and somewhat poorly drained, loamy and sandy soils that formed in glacial till or outwash deposits.
- *Coloma* — This soil association occurs in the southwest corner of the Township and is nearly level to steep, somewhat excessively drained, sandy soils that formed in glacial till or outwash deposits. Woodlands predominate on soils of this association.
- Drained, sandy soils that formed in outwash deposits or glacial till. These soils are generally suited to construction and septic tank absorption, but slope and inadequate filtering capacity may be a factor to certain types of development.

Vegetation and Wildlife

Green Township provides a habitat to a variety of native vegetation and wildlife. There are many low-lying marshes that are home to several species of waterfowl. Broadleaf deciduous trees and needle leaf evergreens dominate this local landscape. Forest cover of this type is a native habitat to whitetail deer, upland mammals, and game birds. The abundance of natural wildlife makes the area a popular recreational destination for hunting and fishing activities. Natural areas to observe vegetation and wildlife can be found at the nearby Manistee National Forest, Pere Marquette State Forest and the Haymarsh State Game Area that border the Township. In addition to existing aquatic species of smallmouth bass, northern pike and walleye, the Michigan Department of Natural Resources stocks the Muskegon River with both brown and rainbow trout in an ongoing program to create an urban fishery.

DEMOGRAPHIC PROFILE

Synopsis

- In 2020 the Township's population was 3,219 and has fallen at a much slower rate (2.2% since 2010) than City and County areas. (Table 2)
- The median age of residents in Green Township was 38.8 yrs, higher than in the City and other County areas.
- In 2020, Green Township's proportion of family households is much higher than the City, and is somewhat lower than Mecosta County and Michigan. (Table 3)

Trends	1990	2000	2010	2020	% Change 2010-2020	Projections	
						2030	2040
Green Township			3,292	3,219	-2.2%	3,346	3,498
Mecosta County	37,317	40,553	42,798	39,714	-7.2%	40,118	41,793
Big Rapids Township	3,100	3,249	4,208	3,917	-6.9%	4,279	4,912
City of Big Rapids	12,603	10,849	10,601	7,727	-27.1%	8,187	8,986
Michigan	9,295,277	9,938,444	9,883,640	10,077,331	2.0%	10,191,441	10,396,974



Green Charter Township
Data & Demographics (As of July 1, 2025)

POPULATION	
Total Population	3,246 (100%)
Population in Households	3,233 (99.6%)
Population in Families	2,548 (78.5%)
Population in Group Quarters ¹	13 (0.4%)
Population Density	88
Diversity Index ²	20
INCOME	
Median Household Income	\$65,860
Average Household Income	\$77,618
% of Income for Mortgage ⁴	15%

HOUSING	
Total HU (Housing Units)	1,640 (100%)
Owner Occupied HU	1,152 (70.2%)
Renter Occupied HU	263 (16.0%)
Vacant Housing Units	225 (13.7%)
Median Home Value	\$160,897
Average Home Value	\$182,181
Housing Affordability Index ³	145

HOUSEHOLDS	
Total Households	1,415
Average Household Size	2.28000000000
Family Households	915
Average Family Size	3
Per Capita Income	\$33,842
Wealth Index ⁵	62

Source: Towncharts.com, U.S. Census Bureau Population Figures

Demographics - continued

It is difficult to predict future demographics considering today’s economic and social issues. However, it is safe to say that the area’s population will continue to increase, although probably at a slower rate than in recent years. Major impacts on growth and direction will come from the development within Ferris State University, Michigan’s continued economic recovery, Big Rapids City’s successes, and the direction chosen by the Township residents and officials.

The goals and objectives voiced in this document and the desires and opinions of Township residents recorded in earlier surveys and interviews indicate a future not greatly different from the present context. Economic growth and the maintenance of a rural character will remain important factors.

Green Township Facilities

Public Schools

- Big Rapids Public Schools System is a Class B District consisting of six separate facilities located in the City of Big Rapids and Big Rapids Township. Facilities include Big Rapids High School, Big Rapids Virtual School, Big Rapids Middle School, Brookside Elementary, Riverview Elementary and the Eastwood Early Childhood Center. Total system enrollment for 2026 was 2,363 students, with a staff of over 200 professionals and support personnel.
- Crossroads Charter Academy is located in the City of Big Rapids, consisting of K through 12, with an enrollment of 290 in 2026.
- Reed City Area Public Schools – A large portion of Green Charter Township is covered by the Reed City Area Public School District. The district had a 2026 enrollment of 1,456. Elementary, Middle and High School facilities are located in the City of Reed City.
- Mecosta-Osceola Intermediate School District provides vocational and specialized education to the area, with six school districts participating. The MOISD Career Center offers vocational and occupational education in many varied fields. The Education Center provides various programs for a large range of special needs students.



Township Buildings

Green Charter Township Hall, located at 21431 Northland Drive, houses the township offices and meeting hall.

Transportation

A major north-south expressway, US-131, crosses the western part of the township. Highway access is located at the 19 Mile Road interchange, linking Green Township with Grand Rapids to the south and Cadillac to the north. There is one Muskegon River crossing in Green Township located at Hoover Road in Paris. Green Township is served by the Mecosta Osceola Transit Authority for demand response bus transportation. The City of Big Rapids also owns Roben-Hood Airport, which is operated by City staff. The airport is located just south of Green Township bordered by Northland Drive and 18 Mile Road. In 2025, a runway expansion project

increased the primary runway from 4,300 feet to 5,000 feet and increased the width from 75 feet to 100 feet. This allows for larger capacity aircraft to utilize the airport with the potential for charter and even scheduled flight services from Roben-Hood.

Health and Safety Services

Corewell Health Big Rapids Hospital, located at 605 Oak Street in Big Rapids, serves the local community and is directly affiliated with other Corewell Health facilities in Michigan. This provides for increased local services and integrated access to specialty care in the Corewell Health system. Emergency Medical Services are dispatched by Meceola Consolidated Central Dispatch, which provides emergency and non-emergency dispatch services for all public safety agencies in Mecosta and Osceola Counties. Easy access to the system is provided by calling the national emergency access number, 911. Mecosta County EMS units are stationed in Big Rapids Township, the Village of Altona, and on M-66 between Remus and Barryton. The City of Big Rapids Fire Department provides fire protection, medical first responder and rescue services for Green Charter Township as a combination full-time and paid on-call department with mutual-aid agreements in place for all neighboring departments. The Fire Department currently has an ISO rating of 3 commercial and 7/10 rural. They operate 3 engines, a 100' aerial platform truck, 3 water tenders, 3 rescue squads and 4 grass rigs. Police protection for Green Township is provided by the Mecosta County Sheriff's Office, located in the City of Big Rapids and the Michigan State Police, Mt. Pleasant Post. Ferris State University and the City of Big Rapids provide their own police protection.

Utility Services

Water – The majority of Township residents obtain water from individual groundwater wells. Big Rapids Township operates a water treatment and distribution facility that serves the airport industrial park along 18 Mile Road.

Wastewater – Most household wastewater is managed through private septic systems. Green Township operates a small sanitary sewer system that provides service along Northland Drive north of the airport including Green Haven Subdivision and the Manufactured Home Parks off Northland Drive. The wastewater collected by the Township system is delivered to the City of Big Rapids for processing by their wastewater treatment plant. The potential for industrial and commercial development on the East side of the highway interchange with US131 and 19 Mile Road may require sewer and water services to be extended into that area eventually.

Industrial Areas

The Big Rapids area has two designated industrial parks, the Big Rapids Township Airport Industrial Park in Big Rapids Township and the Big Rapids Industrial Park in the City of Big Rapids. The Big Rapids Industrial Park is under private ownership and runs under lease arrangements. The City of Big Rapids provides water and sewer services to this park. The Airport Industrial Park is on 135 acres of land under private/public ownership. This park is located near US-131 access and adjacent to Roben-Hood Airport. Water and sewer services are provided by Big Rapids Township while electric and gas services are available through public utility companies. Green Township has approximately 260 acres of vacant property zoned industrial just north of the airport industrial park at 18 Mile Road. This area has great access to the US131 Expressway via 19 Mile Road and 220th Avenue. There is also a fully occupied industrial district on 19 Mile Road near 200th Avenue in Green Township.

Cemeteries

There are three municipal cemeteries in Green Township - Parkhill Cemetery, West Cemetery and Crapo Cemetery – all owned and operated by Green Township. St. Anne’s Cemetery is operated by St. Anne’s Catholic Church.



Recreation Areas

The Big Rapids area has many recreational opportunities. Big Rapids Township maintains High Banks Park located south of the City on the Muskegon River. The park offers a half-mile of river frontage featuring water related recreation options. Currently the 23-acre park has improved restrooms, a picnic area, ball field, pavilion and wildlife habit. It is frequently utilized as the termination point for river-tubing trips on the Muskegon River. Mecosta County operates several parks and campgrounds including Paris Park in Green Township.

The City of Big Rapids maintains 215 acres in 16 parks within the city limits, which provide hiking, tennis, basketball, softball, soccer, fishing, picnic area, playgrounds, swimming, ice-skating, pavilion rentals, a dog park and Riverwalk.

White Pine Trail Linear State Park, at nearly 93 miles, is Michigan’s second longest rail-to-trail corridor. More than a dozen towns that tended to trains running between Grand Rapids and Cadillac now cater to hikers and bikers by offering food, lodging, or camping. The entire trail is now paved. The trail offers hiking, biking, in-line skating, cross country skiing and snowmobiling. A Six mile stretch of the trail passes through Green Township.

Michigan’s Dragon Trail at Hardy Dam. Featuring 23 bridges, 13 scenic overlooks, the 47-mile trail is now complete and anticipated to draw more than 100,000 annual visitors and generate \$4.15 million in annual economic activity with at least 70 new jobs, according to a Michigan State University Center for Economic Analysis study. It will provide a unique hiking, biking and day use area for the region, with a large potential to impact the national mountain biking community.

There are several golf courses in the area, including two public courses. Clear Lake Golf Club is privately operated and located less than 5 miles east of Big Rapids. Katke Golf Course is owned and operated by Ferris State University in conjunction with the Professional Golf Management program at FSU.

Library System

Green Charter Township uses the Reed City Area District Library to provide service to our residents. This library is home to 19,000 materials including books, books on CD, graphic novels, magazines, and DVDs. The library is always adding new, relevant materials as well, including new books and DVDs and special patron requests! In addition, they have thousands of e-resources including e-books and audiobooks with Libby and video streaming (movies and TV) with Kanopy. Other libraries in the area include the Big Rapids Community Library, small library located in the City of Big Rapids that services the township residents of Barton, Big Rapids, Colfax, Grant, and Norwich as well as the residents of the city of Big Rapids. Upgrades in furnishings and technology have made this facility much more user friendly. The FLITE Library at Ferris State University is a 5-story reference library located on the FSU campus that is also available to members of the local community.



Ferris State University

Ferris State University is a state-funded institution with 9,877 students enrolled as of Fall Semester 2025, including over 7,800 located on the Big Rapids Campus. Originally founded in 1884 by Woodbridge N. Ferris, later governor of the state, the University has evolved into a modern 880 acre local campus, with a significant physical presence in Grand Rapids, Michigan, 50 miles to the south. Undergraduate and graduate programs, including Master's and Doctorate Degrees are offered in more than 180 educational specialties through 10 colleges encompassing 31 Departments. The university employs 1,219 full time and 346 part time individuals across all employment categories, 45.9 % designated as faculty and 54.1 % as administrative and support staff, plus an additional 1,312 students employed during the academic year for a total of over 2,800 employees, making it Mecosta County's largest employer.

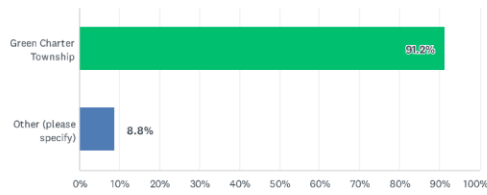


COMMUNITY SURVEY

The following charts are the results of a survey distributed to households across Green Township in June of 2025. A total of 272 surveys were returned and tabulated – a return rate of 26 percent. people were encouraged to answer based on their long-time experiences versus any single event.

Q1 I am a resident of:

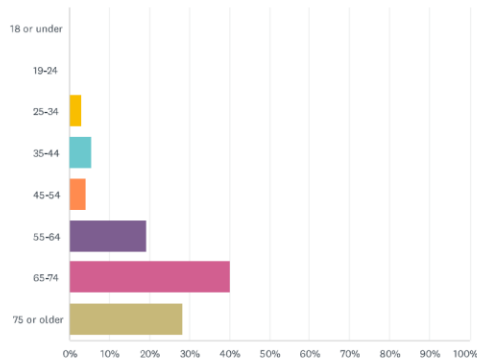
Answered: 272 Skipped: 0



ANSWER CHOICES	RESPONSES
Green Charter Township	248
Other (please specify)	24
TOTAL	272

Q3 What is your approximate age?

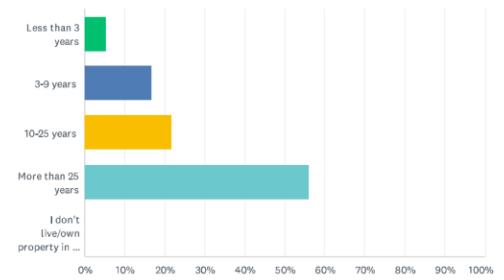
Answered: 270 Skipped: 2



ANSWER CHOICES	RESPONSES
18 or under	0
19-24	0
25-34	8
35-44	15
45-54	11
55-64	52
65-74	108
75 or older	76
TOTAL	270

Q2 How long have you lived and/or owned property in Green Charter Township?

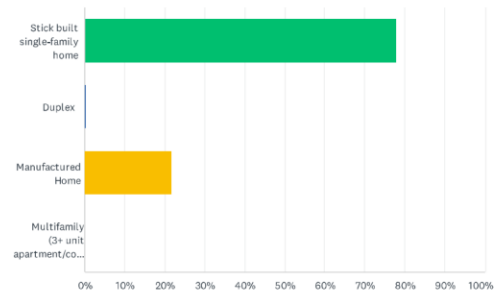
Answered: 266 Skipped: 6



ANSWER CHOICES	RESPONSES
Less than 3 years	5.26%
3-9 years	16.92%
10-25 years	21.80%
More than 25 years	56.02%
I don't live/own property in the Township	0.00%
TOTAL	266

Q4 In what type of home do you reside?

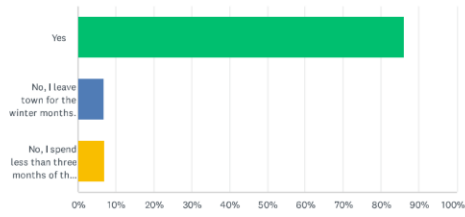
Answered: 262 Skipped: 10



ANSWER CHOICES	RESPONSES
Stick built single-family home	77.86%
Duplex	0.38%
Manufactured Home	21.76%
Multifamily (3+ unit apartment/condo)	0.00%
TOTAL	262

Q5 Do you live in Green Charter Township year-round?

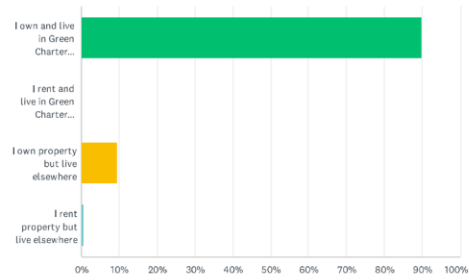
Answered: 267 Skipped: 5



ANSWER CHOICES	RESPONSES
Yes	86.14% 230
No, I leave town for the winter months.	6.74% 18
No, I spend less than three months of the year in Green Charter Township.	7.12% 19
TOTAL	267

Q6 Do you rent or own your home or property in Green Charter Township?

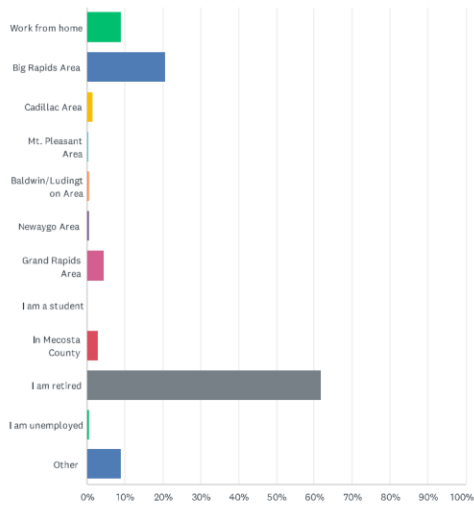
Answered: 271 Skipped: 1



ANSWER CHOICES	RESPONSES
I own and live in Green Charter Township	89.67% 243
I own property but live elsewhere	9.59% 26
I rent property but live elsewhere	0.74% 2
TOTAL	271

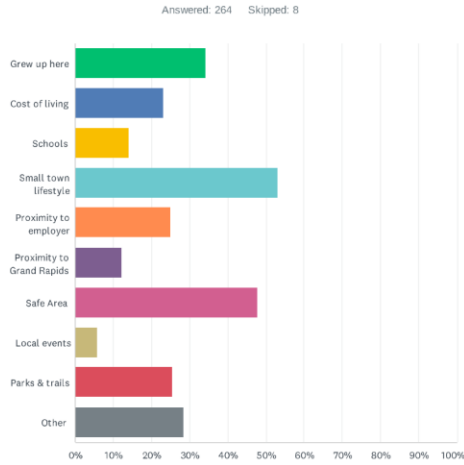
Q7 Where do you primarily work?

Answered: 270 Skipped: 2



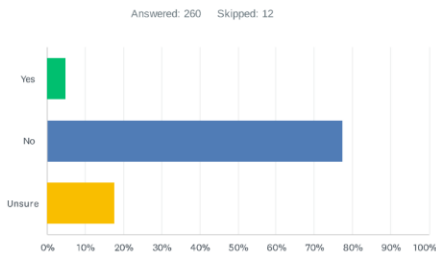
ANSWER CHOICES	RESPONSES
Work from home	8.89% 24
Big Rapids Area	20.74% 56
Cadillac Area	1.48% 4
Mt. Pleasant Area	0.37% 1
Baldwin/Ludington Area	0.74% 2
Newaygo Area	0.74% 2
Grand Rapids Area	4.44% 12
I am a student	0.00% 0
In Mecosta County	2.96% 8
I am retired	61.85% 167
I am unemployed	0.74% 2
Other	8.89% 24
Total Respondents: 270	

Q8 From the following list, please select all the reason(s) you have chosen to live in Green Charter Township.



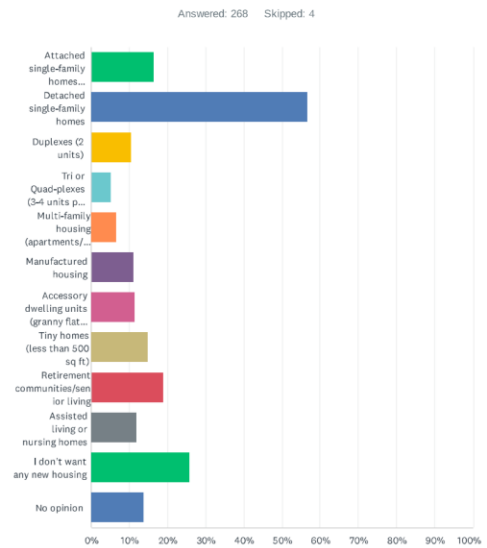
ANSWER CHOICES	RESPONSES	
Grew up here	34.09%	90
Cost of living	23.11%	61
Schools	14.02%	37
Small town lifestyle	53.03%	140
Proximity to employer	25.00%	66
Proximity to Grand Rapids	12.12%	32
Safe Area	47.73%	126
Local events	5.68%	15
Parks & trails	25.38%	67
Other	28.41%	75
Total Respondents: 264		

Q9 In the next five years, do you expect to move out of Green Charter Township?



ANSWER CHOICES	RESPONSES	
Yes	5.00%	13
No	77.31%	201
Unsure	17.69%	46
TOTAL		260

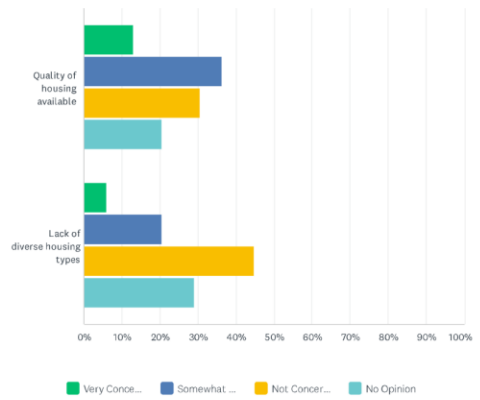
Q10 What types of housing would you like to see more of in Green Charter Township? (check all that apply)



ANSWER CHOICES	RESPONSES	
Attached single-family homes (townhouses, rowhouses)	16.42%	44
Detached single-family homes	56.72%	152
Duplexes (2 units)	10.45%	28
Tri or Quad-plexes (3-4 units per buildings)	5.22%	14
Multi-family housing (apartments/condo development)	6.72%	18
Manufactured housing	11.19%	30
Accessory dwelling units (granny flats) or guest houses	11.57%	31
Tiny homes (less than 500 sq ft)	14.93%	40
Retirement communities/senior living	19.03%	51
Assisted living or nursing homes	11.94%	32
I don't want any new housing	25.75%	69
No opinion	13.81%	37
Total Respondents: 268		

Q11 Please rate your level of concern regarding the following issues:

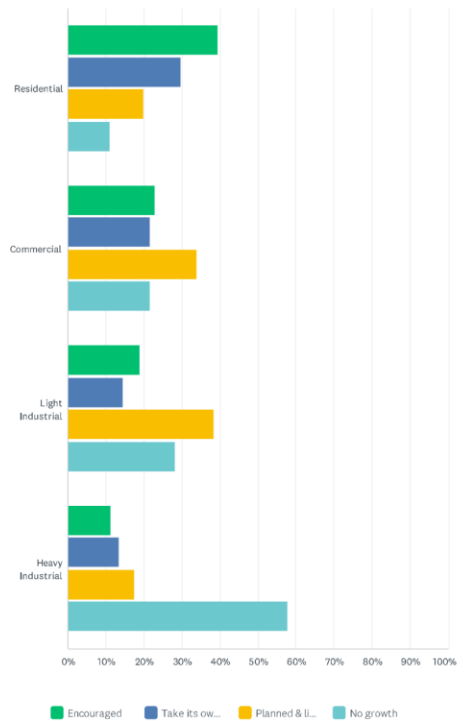
Answered: 262 Skipped: 10



	VERY CONCERNED	SOMEWHAT CONCERNED	NOT CONCERNED	NO OPINION	TOTAL	WEIGHTED AVERAGE
Quality of housing available	13.08%	36.15%	30.38%	20.38%	260	1.42
Lack of diverse housing types	5.88%	20.39%	44.71%	29.02%	255	1.03

Q12 Please check the strategy you would prefer for each area regarding growth in the Township.

Answered: 259 Skipped: 13

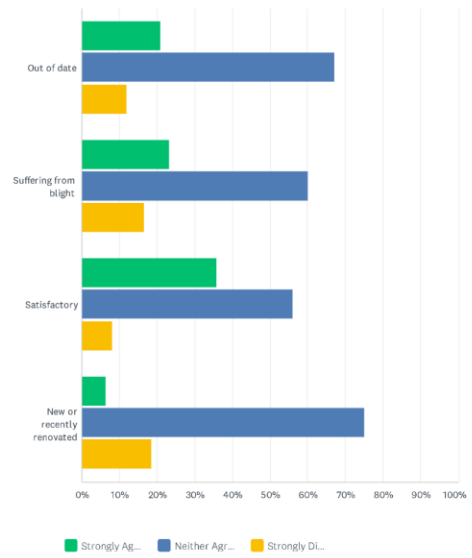


	ENCOURAGED	TAKE ITS OWN COURSE	PLANNED & LIMITED GROWTH	NO GROWTH	TOTAL	WEIGHTED AVERAGE
Residential	39.53% 100	29.64% 75	19.76% 50	11.07% 28	253	1.98
Commercial	22.88% 54	21.61% 51	33.90% 80	21.61% 51	236	1.46
Light Industrial	19.01% 46	14.46% 35	38.43% 93	28.10% 68	242	1.24
Heavy Industrial	11.30% 26	13.48% 31	17.39% 40	57.83% 133	230	0.78

	STRONGLY AGREE	NEITHER AGREE OR DISAGREE	STRONGLY DISAGREE	TOTAL	WEIGHTED AVERAGE
Out of date	20.94% 49	67.09% 157	11.97% 28	234	0.54
Suffering from blight	23.25% 53	60.09% 137	16.67% 38	228	0.63
Satisfactory	35.86% 85	56.12% 133	8.02% 19	237	0.80
New or recently renovated	6.33% 14	75.11% 166	18.55% 41	221	0.31

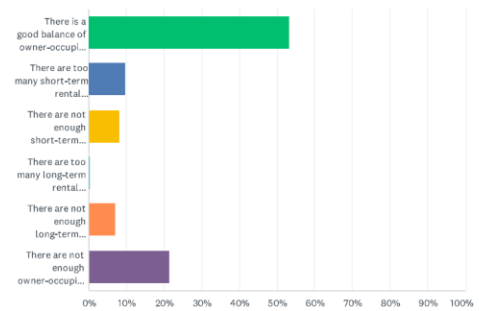
Q13 In general, the physical condition of most housing in Green Charter Township is:

Answered: 255 Skipped: 17



Q14 Regarding short-term rentals (AirBnB, VRBO, etc.) & long-term rentals please choose one of the following statements.

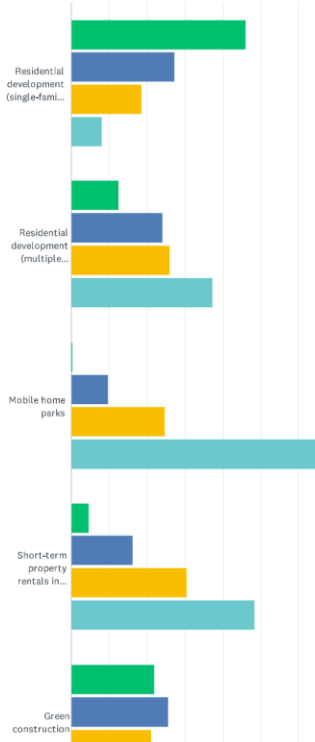
Answered: 225 Skipped: 47



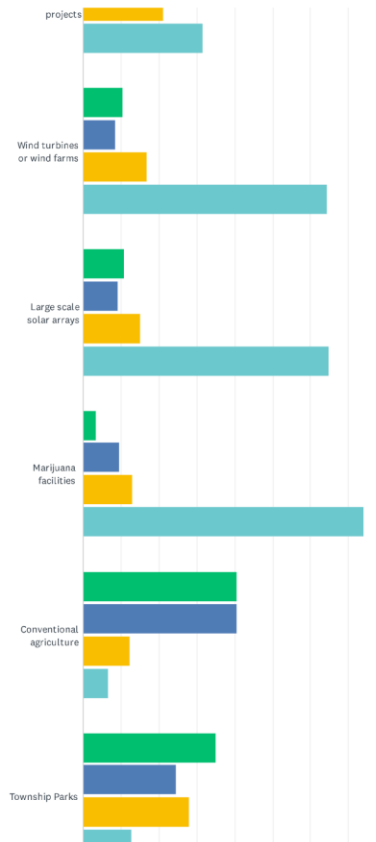
ANSWER CHOICES	RESPONSES
There is a good balance of owner-occupied homes and rental properties	53.33% 120
There are too many short-term rental properties	9.78% 22
There are not enough short-term rental properties	8.00% 18
There are too many long-term rental properties	0.44% 1
There are not enough long-term rental properties	7.11% 16
There are not enough owner-occupied residences	21.33% 48
TOTAL	225

Q15 How would you like to see each of the following change?

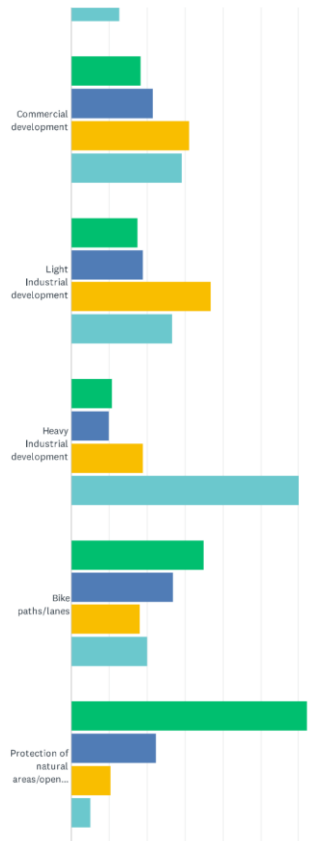
Answered: 266 Skipped: 6



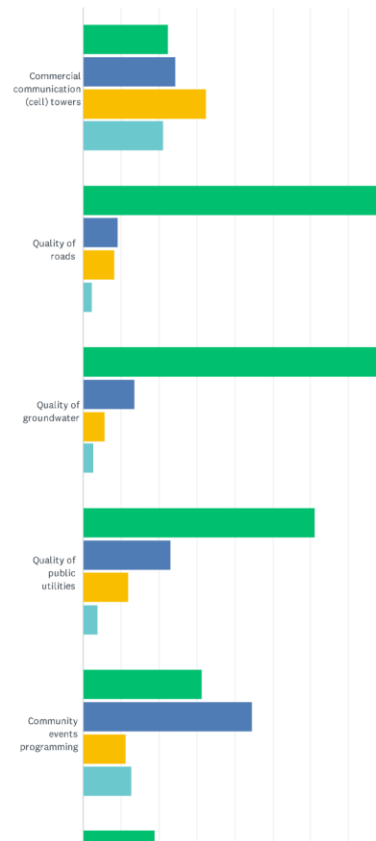
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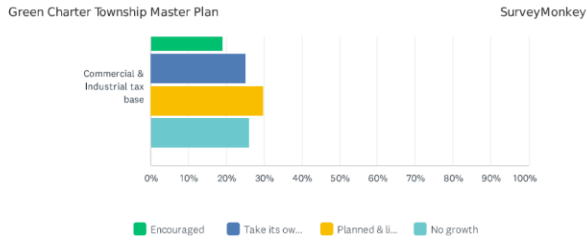
22 / 37



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Green Charter Township Master Plan SurveyMonkey

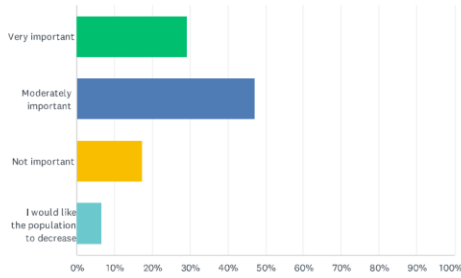
	ENCOURAGED	TAKE ITS OWN COURSE	PLANNED & LIMITED GROWTH	NO GROWTH	TOTAL
Residential development (single-family homes)	46.15% 120	27.31% 71	18.46% 48	8.08% 21	260
Residential development (multiple units) townhouses/condominiums	12.60% 32	24.02% 61	25.98% 66	37.40% 95	254
Mobile home parks	0.39% 1	9.80% 25	24.71% 63	65.10% 166	255
Short-term property rentals in residential areas	4.76% 12	16.27% 41	30.56% 77	48.41% 122	252
Green construction projects	21.91% 55	25.50% 64	21.12% 53	31.47% 79	251
Wind turbines or wind farms	10.34% 27	8.43% 22	16.86% 44	64.37% 168	261
Large scale solar arrays	10.81% 28	9.27% 24	15.06% 39	64.86% 168	259
Marijuana facilities	3.45% 9	9.58% 25	13.03% 34	73.95% 193	261
Conventional agriculture	40.54% 105	40.54% 105	12.36% 32	6.56% 17	259
Township Parks	34.88% 90	24.42% 63	27.91% 72	12.79% 33	258
Commercial development	18.39% 48	21.46% 56	31.03% 81	29.12% 76	261
Light Industrial development	17.49% 46	19.01% 50	36.88% 97	26.62% 70	263
Heavy Industrial development	10.81% 28	10.04% 26	18.92% 49	60.23% 156	259
Bike paths/lanes	35.00% 91	26.92% 70	18.08% 47	20.00% 52	260
Protection of natural areas/open spaces	62.16% 161	22.39% 58	10.42% 27	5.02% 13	259
Commercial communication (cell) towers	22.31% 58	24.23% 63	32.31% 84	21.15% 55	260
Quality of roads	80.15% 210	9.16% 24	8.40% 22	2.29% 6	262
Quality of groundwater	77.91% 201	13.57% 35	5.81% 15	2.71% 7	258
Quality of public utilities	61.15% 159	23.08% 60	11.92% 31	3.85% 10	260
Community events programming	31.40% 81	44.57% 115	11.24% 29	12.79% 33	258
Commercial & Industrial tax base	18.90% 48	25.20% 64	29.92% 76	25.98% 66	254

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Green Charter Township Master Plan SurveyMonkey

Q16 How important is it that the Township continues to grow and maintain its population?

Answered: 261 Skipped: 11



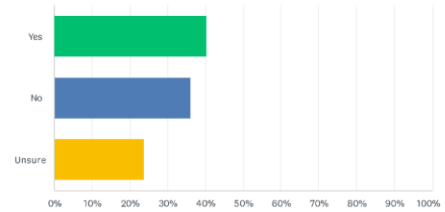
ANSWER CHOICES	RESPONSES
Very important	29.12% 76
Moderately important	47.13% 123
Not important	17.24% 45
I would like the population to decrease	6.51% 17
TOTAL	261

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Green Charter Township Master Plan SurveyMonkey

Q17 Do you support attracting new commercial development to Green Charter Township?

Answered: 266 Skipped: 6

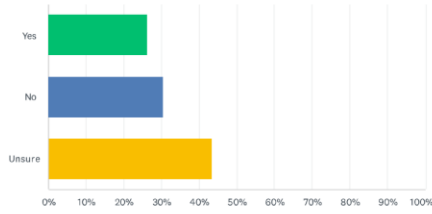


ANSWER CHOICES	RESPONSES
Yes	40.23% 107
No	36.09% 96
Unsure	23.68% 63
TOTAL	266

28 / 37

Q18 Do you think Green Charter Township is growing in a positive way?

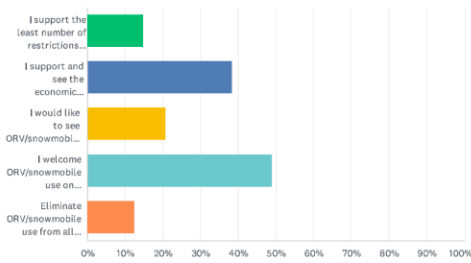
Answered: 259 Skipped: 13



ANSWER CHOICES	RESPONSES
Yes	26.25% 68
No	30.50% 79
Unsure	43.24% 112
TOTAL	259

Q20 Please indicate your perspective on ORVs and snowmobile use in the Township. (check all that apply)

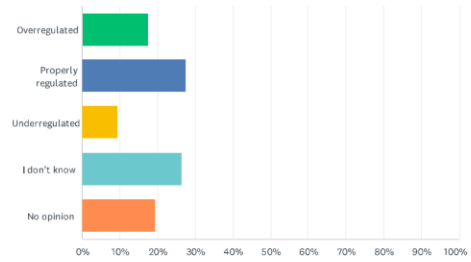
Answered: 261 Skipped: 11



ANSWER CHOICES	RESPONSES
I support the least number of restrictions on ORV/snowmobiles.	14.94% 39
I support and see the economic benefit in promoting ORV/snowmobile use.	38.31% 100
I would like to see ORV/snowmobile use restricted in neighborhoods within the Township.	20.69% 54
I welcome ORV/snowmobile use on designated streets and trails but believe there should be additional measures in place to enforce rules and restrict use on public land and natural areas.	49.04% 128
Eliminate ORV/snowmobile use from all natural areas and county/focal streets unless on state designated motorized trails.	12.64% 33
Total Respondents: 261	

Q19 Under the current zoning regulations, do you feel that you are:[The Zoning ordinance can be found here or on the Township website.]

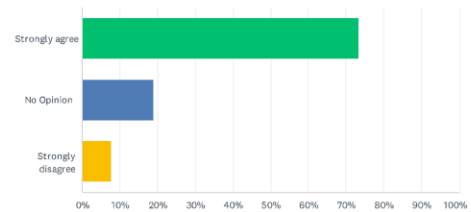
Answered: 258 Skipped: 14



ANSWER CHOICES	RESPONSES
Overregulated	17.44% 45
Properly regulated	27.52% 71
Underregulated	9.30% 24
I don't know	26.36% 68
No opinion	19.38% 50
TOTAL	258

Q21 Would Green Charter Township benefit by focusing more on protecting and promoting its natural assets.

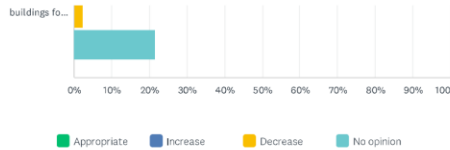
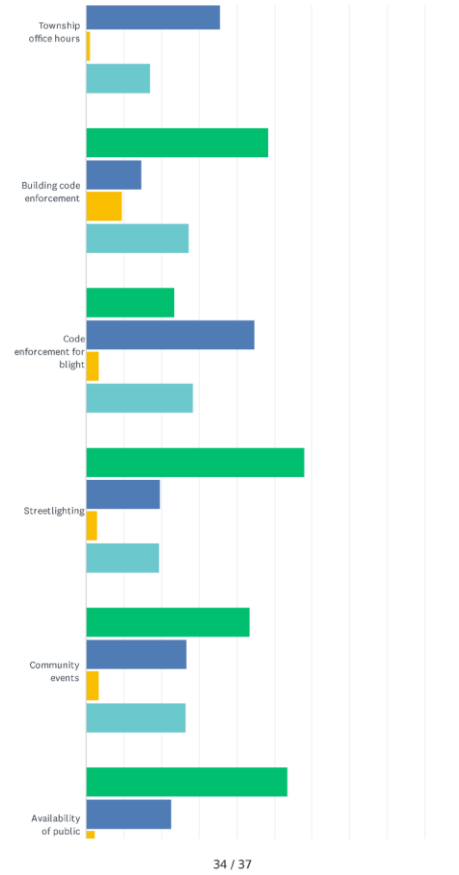
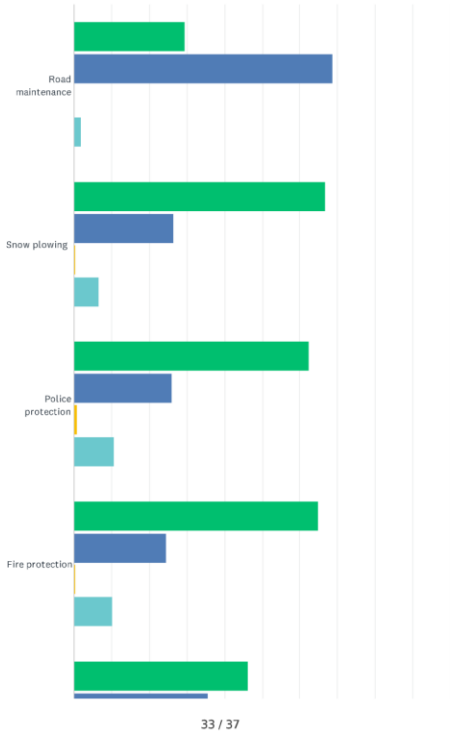
Answered: 258 Skipped: 14



ANSWER CHOICES	RESPONSES
Strongly agree	73.26% 189
No Opinion	18.99% 49
Strongly disagree	7.75% 20
TOTAL	258

Q22 For each of the services below indicate whether you think the level of service is appropriate, should be increased, or should be decreased. (check one for each service)

Answered: 266 Skipped: 6



Q23 Please list (if any) additional comments or concerns you might have for the Green Charter Township Planning Commission below.

Answered: 92 Skipped: 180

	APPROPRIATE	INCREASE	DECREASE	NO OPINION	TOTAL
Road maintenance	29.50% 77	68.58% 179	0.00% 0	1.92% 5	261
Snow plowing	66.67% 174	26.44% 69	0.38% 1	6.51% 17	261
Police protection	62.45% 163	26.05% 68	0.77% 2	10.73% 28	261
Fire protection	64.89% 170	24.43% 64	0.38% 1	10.31% 27	262
Township office hours	46.21% 122	35.61% 94	1.14% 3	17.05% 45	264
Building code enforcement	48.46% 126	14.62% 38	9.62% 25	27.31% 71	260
Code enforcement for blight	23.37% 61	44.83% 117	3.45% 9	28.35% 74	261
Streetlighting	57.92% 150	19.69% 51	3.09% 8	19.31% 50	259
Community events	43.41% 112	26.74% 69	3.49% 9	26.36% 68	258
Availability of public buildings for public use	53.46% 139	22.69% 59	2.31% 6	21.54% 56	260

FUTURE LAND USE GOALS

The Natural Environment

Preserve the Muskegon River and other Township lakes, rivers and streams as a resource for recreation and enjoyment. Protect air and water quality in the area by requiring strict standards for property development. Continue to promote the area as a clean and healthy environment for living and recreational activities.

Land Use and Township Character

Maintain the rural pace and comfort of a rural lifestyle for township residents. Single family housing should continue to be promoted while still retaining many larger agricultural use parcels. Limiting the development of large industrial and commercial operations will help maintain the quiet rural pace of life and protect our natural resources.

Residential Growth and Development

Provide for orderly residential growth within the township that provides value and variety in housing while maintaining environmental quality. Maintain emphasis on single family housing as well as independent living communities for seniors and retirees. Medium density apartment style housing should only be developed near the city of Big Rapids. Accessory dwelling units (ADU's) will be an important option for promoting cost effective housing. They should be allowed in all single-family residential districts.

Commercial and Industrial Growth and Development

Promote the area's primary commercial and industrial centers, while avoiding unnecessary sprawl into rural township locations. Light industrial facilities with small footprints are desired as opposed to large medium and heavy industrial operations. Rigorous design and development standards will be written and adhered to in order to protect the area's natural beauty and character. Development of the Highway Interchange Commercial District will enhance economic growth and further development.

Public Services and Infrastructure

Consider improving services and infrastructure for existing and planned development without unnecessary and costly extensions. Try to expand safe walking, hiking and bicycling routes for the residents and visitors of the township.

Quality of Life

Promote a high quality of life in Green Township through planning and zoning with healthy, balanced and appropriate land uses. Provide safe venues for a variety of outdoor recreational uses such as walking, hiking, biking, camping and water-based activities. See figures 2 and 3, Green Charter Township Zoning Map and Future Land Use Map.

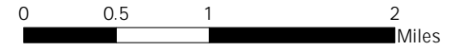
Figure 2

Richmond Township

Meceola

Green Charter Township

Mecosta County, Michigan



Interim Zoning Map

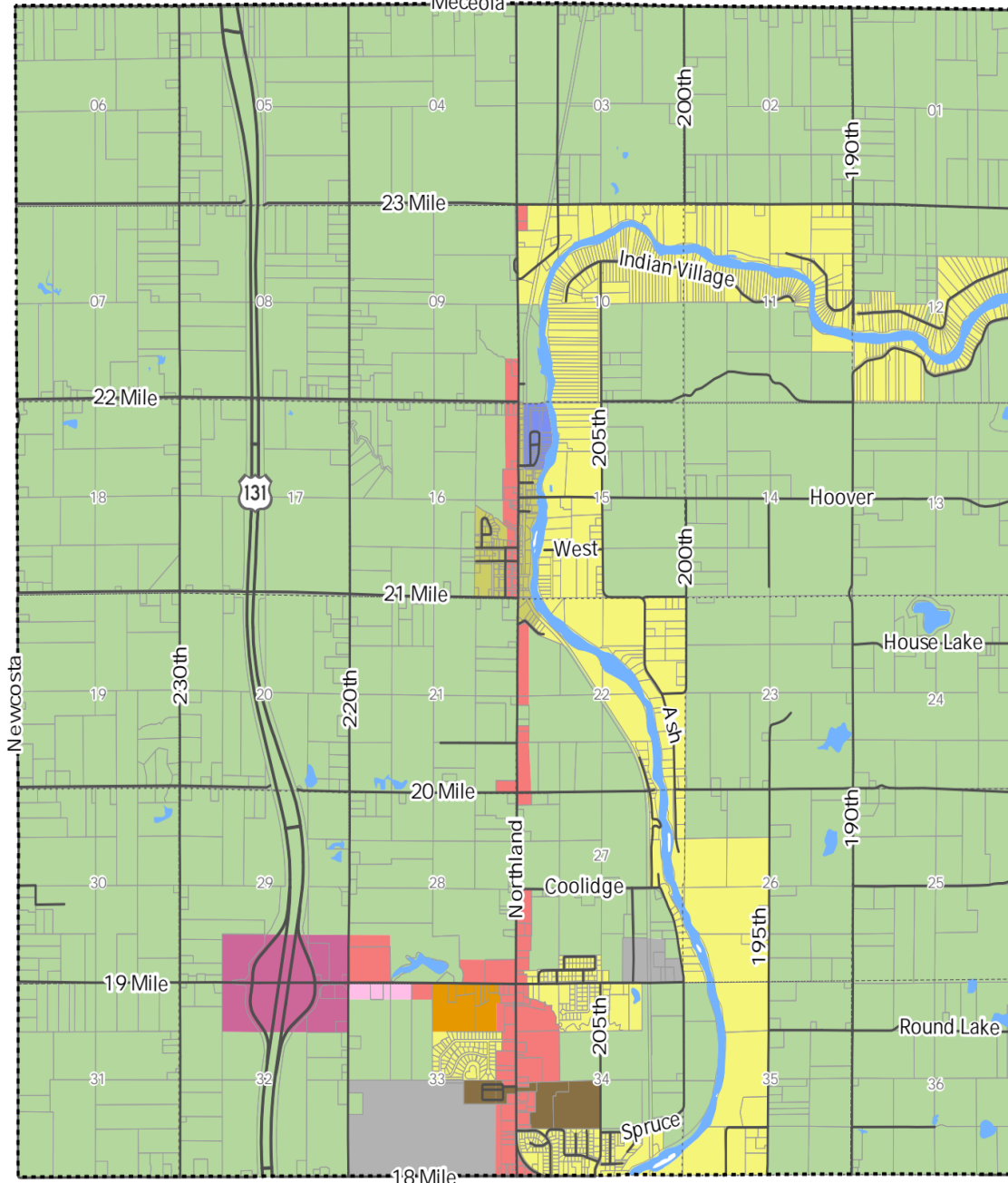
Adopted:

Effective:

Zoning Districts:

- AF Agricultural/Forestry
- R-2 Single Family Residential
- R-3 One & Two Family Residential
- R-4 Multiple Family Residential
- MHP Manufactured Housing Park
- LR Lake & River Resort
- C-1 Neighborhood Commercial
- C-2 General Commercial
- C-3 Highway Interchange Commercial
- I-1 Industrial

Barton Township



Grant Township

Big Rapids Township

18 Mile

31

19 Mile

20 Mile

21 Mile

19

18

17

22 Mile

07

06

23 Mile

04

03

200th

190th

180th

Beech

Old Logging

Indian Village

West

Asy

Hoover

House Lake

Northland

Coolidge

Round Lake

Spruce

205th

195th

200th

205th

200th

205th

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200th

180th

190th

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175th

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