



**CITY OF GRANT
MASTER PLAN**

2008-2009

CITY PLANNING COMMISSION
CITY COMMISSION

City of Grant
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City of Grant Master Plan

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Preface

A Master Plan is designed to present a vision of community growth. It analyzes current conditions, measures prospects for the future and follows the desires of citizens and leaders of the community. This planned future is then implemented by the zoning ordinance, capital improvements program, development authorities and a variety of other instruments adopted to realize the vision.

The State of Michigan recognized the value of the Master Plan process and created a State Law to establish a framework for Cities to plan. According to the Municipal Planning Act, a Master Plan may include:

- The general location, character, and extent of streets, viaducts, bridges, waterways, flood plains, Water-fronts, boulevards, parkways, playgrounds and open space;
- The general location of public buildings and other public property;
- The general location of private-or publicly-owned water systems, lighting and power, sanitation, transportation, communication, and other purposes;
- The removal, relocation, widening, narrowing, vacating, abandonment, change of use or extension of the ways, grounds, open spaces, buildings, property, utilities or terminals;
- The general character, extent and layout of the re-planning and development of blighted districts and slum areas; and
- A zoning plan for control of height, area, bulk, location, and use of buildings and premises.

State Law requires the basic plan to include maps, plats, charts and descriptive matter to show the Planning Commission's recommendations for the physical development of the City.

A Master Plan is not intended to regulate development as the zoning ordinance and other regulatory items do, but it is an important partner in the process. In fact, courts normally look at the relationship of Master Plans to zoning districts in rendering decisions on zoning actions. Thus, it is a highly important guide for the future development of the City.

Change is happening in Grant. This is inevitable due to lifestyle changes, land development practices, and broad demographic trends. This planning process allows the City to respond to change and even anticipate it, so the important values of the community can be preserved.

Planning Process

This plan followed a basic planning process that contained information gathering, data evaluation, public input, the formation of goals and objectives, and implementation of the plan.

Outline:

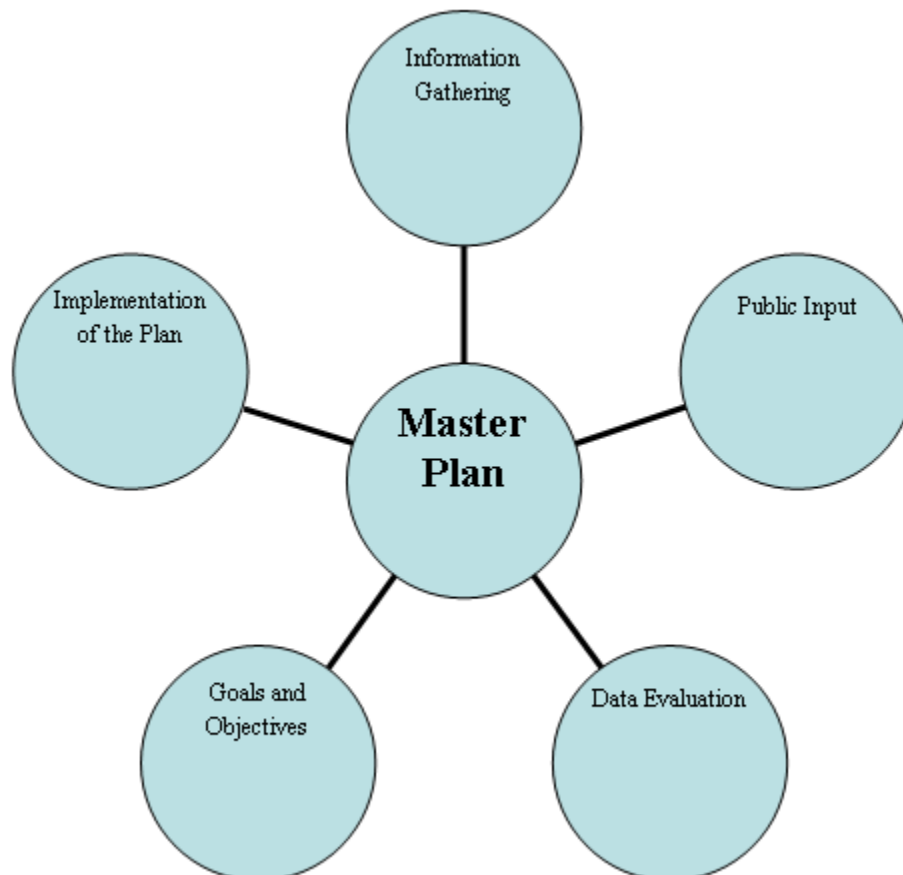
Information gathering: Data was collected from the U.S. Census Bureau, the U.S. Geological Survey, local history books from local libraries as well as past and current plans.

Public Input: A survey was mailed to each household within the City as well as a public hearing at a regular City Planning Commission meeting. The results of the survey are located at the end of the Master Plan.

Data Evaluation: Data was collected by the City Manager and City Planning Commission and inserted into the Master Plan. Comparisons were made to previous plans and analysis and consideration were made with input from the public and Planning Commission to form the plan.

Goals and Objectives: Along with the collection of data from surveys, the City Planning Commission appointed a three member “Goals and Objectives” Committee to make recommendations to the Planning Commission. These Goals and Objectives were approved by the Planning Commission and are in the Master Plan.

Implementation of the Plan: The results of the Master Plan are established to guide City Officials and Administrators with prescribed goals, objectives and future uses described herein.



I. Introduction

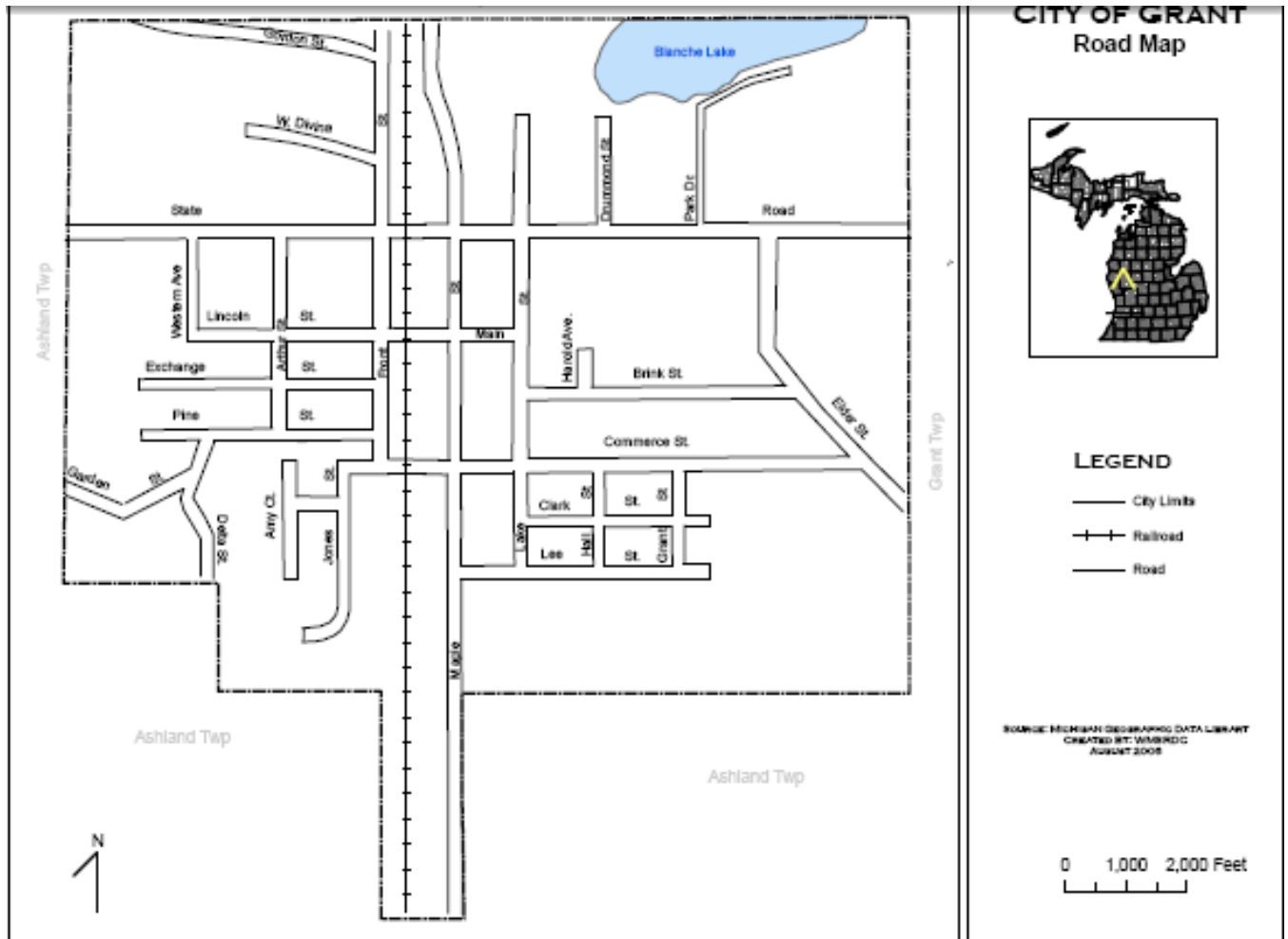
Regional Context and Location

The City of Grant is located in southern Newaygo County and is regionally connected to both the Muskegon and Grand Rapids areas. Though the City of Grant was not included in the Grand Rapids Metropolitan Statistical Area (MSA), which currently is comprised of Kent, Allegan, Ottawa and Muskegon Counties according to the 2000 U.S. Census, it will be included in this Metropolitan Statistical Area in the 2010 U.S. Census.

Although Grand Rapids and Muskegon are considered large urban areas in West Michigan, the City of Grant is a small rural City in the midst of the metropolitan complex. It is surrounded by the farmlands, muck fields, scattered woodlands and wetlands of Newaygo County. It has few supporting industries, and primarily serves as a bedroom community to the larger metropolitan area. The City of Grant is approximately 32.15 miles north and west of Grand Rapids and 28.01 miles due east of Muskegon.



Base Map



Brief History

Grant was originally nothing more than an open clearing during the days of lumber barons seeking more and more wood to harvest to feed the appetites of cities like Grand Rapids and Chicago. The history of "Grant Center" starts in 1882. In that year Andrew J. Squier built the first saw mill. In that same year a railroad station was also built on the Pere Marquette Railroad in Grant Center. The Grant Train Depot and Grant Water Tower were built in 1891 and still exist today as historic sites. Grant Center was incorporated in 1893 into the Village of Grant. The City of Grant is named after President and Civil War General Ulysses S. Grant. During the community's early years, 20,000 board (47 m³) feet of lumber and 30,000 shingles per day were shipped out of Grant. In 1885 Squire was producing one million feet of lumber per year, in 1872 and 1873 nine million feet of logs were shipped to Grand Rapids from Newaygo County and most of it came from the Ashland Station (Present day Grant) at the rate of 100,000 a day. On November 30, 1971, the Village of Grant officially became the City of Grant as it is today.



II. Existing Conditions

Demography

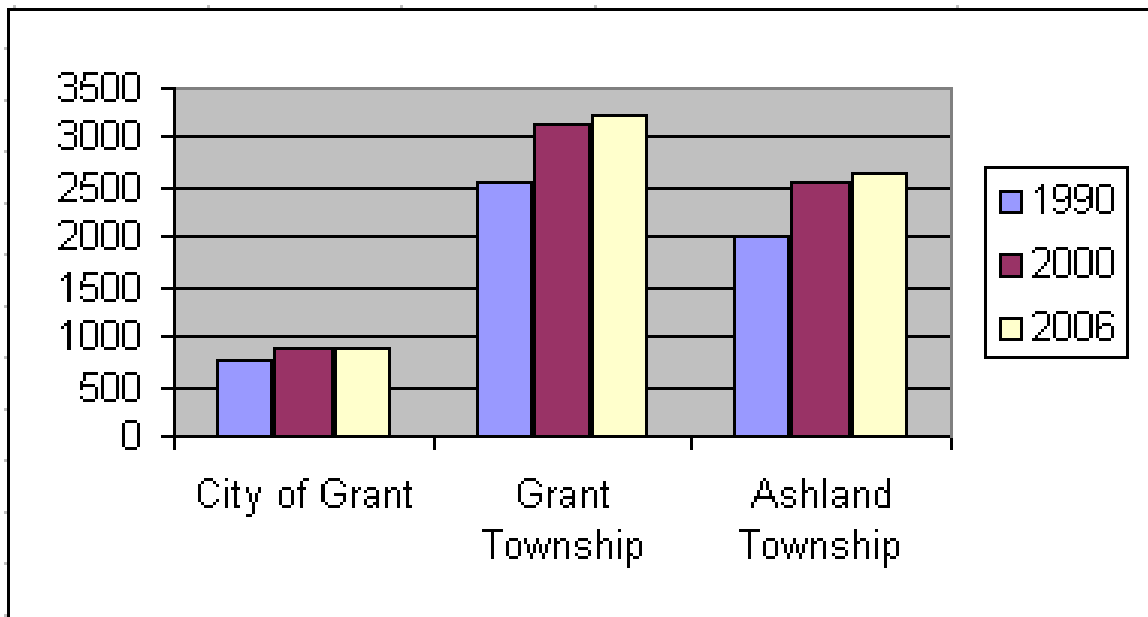
An important part of a Master Plan involves looking at the characteristics of the people who live there, past trends and resulting changes. The U.S. Census Bureau tabulates information about the people, their housing and other socio-economic conditions every ten years with a detailed census. This provides an opportunity to look at the City of Grant in the year 2000 and make comparisons with prior years, as well as with comparable communities.

General Population Trends

The table below shows the historic growth in the City of Grant along with adjacent townships and Newaygo County. While the City has experienced steady growth over several decades, it has not kept pace with surrounding townships. Part of that is the simple fact that the City is smaller with less room to grow as well as the sprawl trend of development in the United States most notably during the 50 years after WWII.

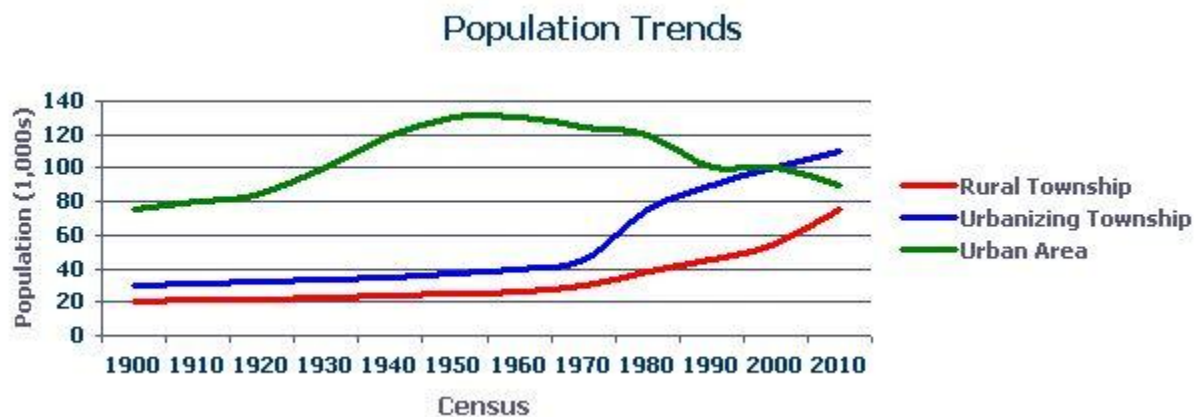
Population	1990	2000	2006	Change 1990-2006
City of Grant	764	881	877	12.90%
Grant Township	2,558	3,130	3,211	20.40%
Ashland Township	1,997	2,570	2,641	24.40%
Newaygo County	38,202	47,874	49,840	23.40%

Source: U.S. Census Bureau, 2006 Estimated



Population shifts

The growth pattern developing in Michigan today is a relatively recent phenomenon. Prior to the 1960s and 1970s, rural township growth in most areas of Michigan was very slow. Through the 1970s and 1980s, the full effects of new highway construction, widespread utility expansions, and racial and economic divisions were clearly demonstrated in an increasing movement from urban areas to urbanizing and rural township areas.

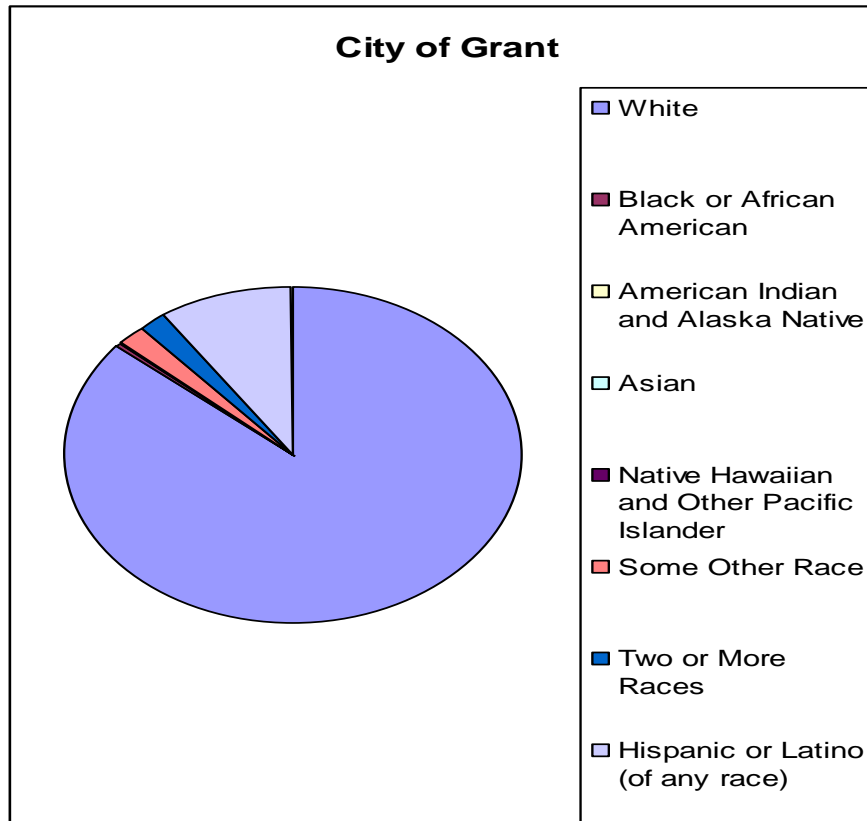


Race

As with nearly all of rural Michigan, the City of Grant and its surrounding Townships are not racially diverse when compared to the United States as a whole. Below is a table comparing numbers and percentages for the City of Grant, surrounding Townships, Newaygo County and the United States.

Race: 2000 U.S. Census	City of Grant		Grant Township		Ashland Township		Newaygo County		U.S.
	#	%	#	%	#	%	#	%	%
White	838	95.1	2,888	92.3	2,403	93.5	45,386	94.8	75.1
Black or African American	2	0.2	11	0.4	14	0.5	535	1.1	12.3
American Indian and Alaska Native	2	0.2	13	0.4	13	0.5	311	0.6	0.9
Asian	1	0.1	4	0.1	6	0.2	140	0.3	3.6
Native Hawaiian and Other Pacific Islander	0	0.0	0	0.0	0	0.0	14	0.0	0.1
Some Other Race	18	2	160	5.1	92	3.6	779	1.6	5.5
Two or More Races	20	2.3	54	1.7	42	1.6	709	1.5	2.4
Hispanic or Latino (of any race)	91	10.3	363	11.6	242	9.4	1,845	3.9	12.5

**See race continued on next page.



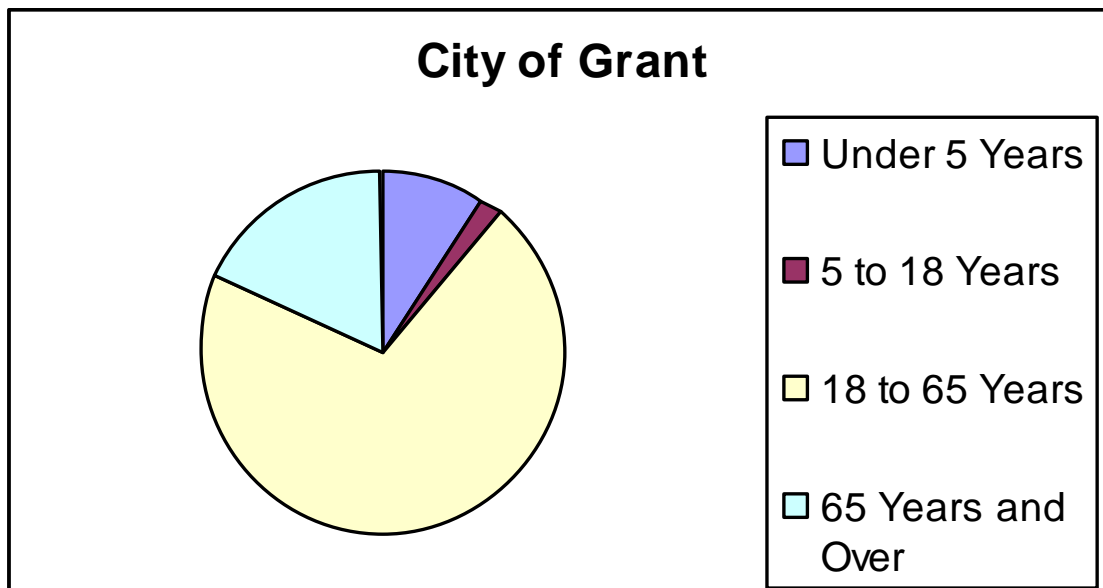
****Race Continued**

Age

The median age in the City of Grant is very similar to surrounding Townships, Newaygo County and the national median age. There are a higher percentage of children under 5 years of age in the City as compared to the surrounding Townships, but quite a difference in the 5 to 18 years of age between the City and the Townships, with the Townships possessing much higher percentages of individuals in the age group. The City of Grant has a much higher percentage of individuals in the 65 year old and older category when compared to the surrounding Townships. This can likely be explained by the availability of senior housing that is available in the City that is not as prevalent within the Townships.

Age continued

Age: 2000 U.S. Census	City of Grant		Grant Township		Ashland Township		Newaygo County		U.S.
	#	%	#	%	#	%	#	%	%
Total Population	881		3,130		2,570		47,874		
Male Population	408	46.3	1,604	51.2	1,291	50.2	23,891	49.9	49.1
Female Population	473	53.7	1,526	48.8	1,279	49.8	23,983	50.1	50.9
Under 5 Years	84	9.5	244	7.8	197	7.7	3,285	6.9	6.8
5 to 18 Years	16	1.8	532	17.0	465	18.1	4,500	9.4	6.5
18 to 65 Years	620	70.4	2,110	67.4	1,703	66.3	33,941	70.9	74.3
65 Years and Over	161	18.3	243	7.8	202	7.9	6,115	12.8	12.4
Median Age	32.4		32.7		32.1		36.4		35.3





Education

Education: 2000 U.S. Census	City of Grant	Grant Township	Ashland Township	Newaygo County	Michigan	U.S.
High School Graduate or Higher	77.5%	79.5%	78.6%	78.7%	83.4%	80.4%
Bachelor's Degree or Higher	10.0%	10.7%	7.9%	11.4%	21.8%	24.4%

Educational attainment for the City of Grant is very comparable to surrounding Townships and Newaygo County as a whole. However the City of Grant, surrounding Townships and Newaygo County have a slightly lower high school or higher educational attainment. When compared to the State and National statistics for a four-year college degree, the educational gap is wider.

Public high school in Grant:

- **Grant High School (Students: 667; Location: 331 E. STATE STREET; Grades: 9 - 12)**

Public elementary/middle schools in Grant:

- Grant Middle School (Students: 675; Location: 96 E. 120TH STREET; Grades: 5 - 8)
- Grant Elementary School (Students: 434; Location: 160 E. STATE STREET; Grades: 2 - 4)
- Grant Primary Center School (Students: 407; Location: 103 S. ELDER STREET; Grades: KG - 2)
- Grant Learning Center-Alternative Education and Preschool.

Private elementary/middle school in Grant:

- GRANT CHRISTIAN SCHOOL (Students: 86; Location: 12931 POPLAR AVENUE; Grades: PK - 8)

Colleges/universities with over 2000 students nearest to Grant:

- GRAND VALLEY STATE UNIVERSITY (about 27 miles; ALLENDALE, MI; Full-time enrollment: 15,124)
- MUSKEGON COMMUNITY COLLEGE (about 28 miles; MUSKEGON, MI; FT enrollment: 2,365)
- GRAND RAPIDS COMMUNITY COLLEGE (about 28 miles; GRAND RAPIDS, MI; FT enrollment: 7,590)
- AQUINAS COLLEGE (about 30 miles; GRAND RAPIDS, MI; FT enrollment: 2,022)
- CALVIN COLLEGE (about 34 miles; GRAND RAPIDS, MI; FT enrollment: 4,148)
- FERRIS STATE UNIVERSITY (about 40 miles; BIG RAPIDS, MI; FT enrollment: 8,593)
- HOPE COLLEGE (about 45 miles; HOLLAND, MI; FT enrollment: 2,918)

Healthcare

Newaygo County's primary healthcare provider is Gerber Memorial Health Services. Gerber's facilities include a 77 bed non-profit community hospital that offers a complete range of basic medical services. Gerber Memorial Health has several patient offices throughout Newaygo County, including the City of Grant. Gerber Memorial Health Services has been serving Newaygo County since 1918 and is among one of the County's leading employers.

Family Healthcare, which is another non-profit healthcare organization has a facility in the City of Grant as well. Its primary mission is to serve low income, uninsured, underinsured, and insured patients. They offer services on a sliding fee scale. Services include general practitioner, pharmacy, dental, behavioral health, and other basic health services. The Grant facility is a great benefit to the City and surrounding rural townships.

It should be noted that other healthcare or specialty healthcare needs are also commonly met from Grand Rapids to the South and Muskegon to the west.

Environment/Climate

In general the City of Grant (data includes entire Newaygo County) is very typical for a West Michigan community. The City experiences all 4 seasons and temperatures average less than 30 degrees Fahrenheit during the coldest months, while they average around 80 degrees Fahrenheit during the warmer months.

County data suggests that nearly 32 inches of precipitation and 71 inches of snow fall annually.



Income

One index of income is the median annual income of households. Household income represents the total earnings of all members of a household. Per capita income is the mean money income received in 1999 computed for every man, woman, and child in a geographic area. It is derived by dividing the total income of all people 15 years old and over in a geographic area by the total population in that area. Note -- income is not collected for people under 15 years old even though those people are included in the denominator of per capita income. This measure is rounded to the nearest whole dollar.

The City of Grant has a lower median household income when compared to other entities, but is relatively comparable to per capita incomes of the local area. This data likely means that the surrounding areas have more people living in a home, whereas the City households have fewer. This data is shown in the table and chart below for the City, surrounding Townships, Newaygo County, State of Michigan and the U.S. as a whole.

The median income for a household in the city was \$30,972, and the median income for a family was \$44,583. Males had a median income of \$31,250 versus \$16,696 for females. The per capita income for the city was \$15,308.

Economic Characteristics:	City of Grant	Grant Township	Ashland Township	Newaygo County	Michigan	U.S.
Median Household Income in 1999 (dollars)	\$30,972	\$41,294	\$42,151	\$37,130	\$44,667	\$41,994
Per Capita Income in 1999 (dollars)	\$15,308	\$15,910	\$18,232	\$16,976	\$22,168	\$21,587

U.S. Census 2000

Also shown in a table below are the poverty ratios for the City, surrounding Townships, Newaygo County, the State of Michigan and the U.S. for comparison purposes. It appears from the data that families within the City and more importantly individuals have very high rates of poverty. This is most likely do to the availability of senior housing in the City, which is not available in the surrounding Townships as well as drawing in more impoverished populations because the City provides services and is host to many non-profits that aid those in need. About 11.1% of families and 20.8% of the population were below the poverty line, including 26.1% of those under age 18 and 19.9% of those age 65 or over.

Economic Characteristics:	City of Grant	Grant Township	Ashland Township	Newaygo County	Michigan	U.S.
Families Below Poverty Level	11.1%	4.1%	8.6%	9.0%	7.4%	9.2%
Individuals Below Poverty Level	20.8%	4.3%	12.5%	11.6%	10.5%	12.4%

U.S. Census 2000

Housing

Housing in the City of Grant shows more affinity to other cities and villages than the surrounding townships. Much of the distinction is because housing development in the townships is newer.

Housing Occupancy

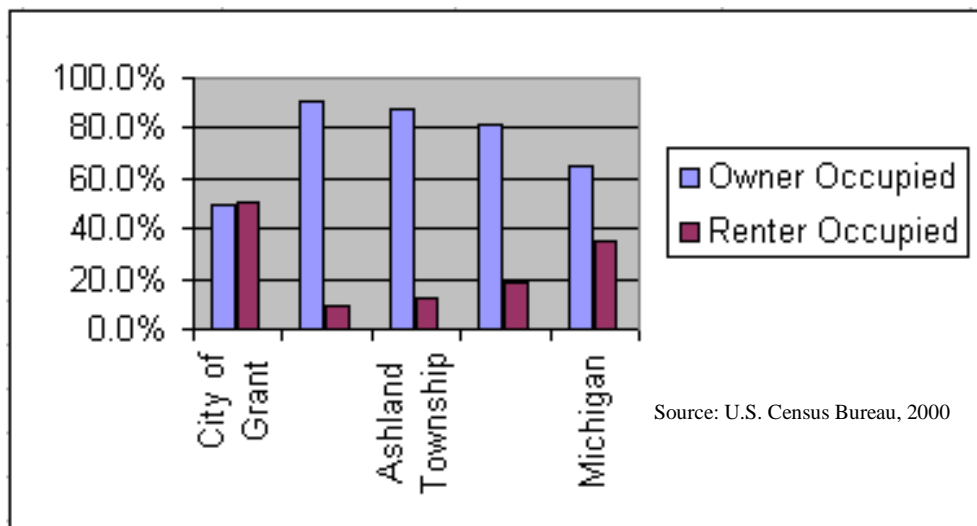
Housing occupancy in the City of Grant shows that there is a much higher rental occupancy rate vs. owner rate when compared to the surrounding townships and the county. The City's rental occupancy vs. owner occupancy is more on par with the State of Michigan, but is still higher. The City also has a higher occupancy rate than the surrounding townships, county and state. This is likely due to the fact that the City has several senior citizen housing facilities that draw in not only City residents at later ages, but also draws in rental populations from surrounding townships that do not have these types of facilities available. This can also be attributed to the presence of multiple family housing in the City and the tendency for older housing stock to be converted into rental units. Neither of these conditions is present in the growing townships surrounding the City. This is shown by the City of Grant's closer relationship to percent of renters in Newaygo County and the State of Michigan because those jurisdictions show a more diverse range of housing options.

Housing: 2000 U.S. Census	City of Grant	Grant Township	Ashland Township	Newaygo County	Michigan
Occupied Housholds	93.9%	91.2%	88.9%	75.9%	89.5%
Vacant Housholds	6.1%	8.8%	11.1%	24.1%	10.5%

Source: U.S. Census Bureau, 2000

Housing: 2000 U.S. Census	City of Grant	Grant Township	Ashland Township	Newaygo County	Michigan
Owner Occupied	214	926	748	14,856	2,793,124
Renter Occupied	109	89	91	2,743	992,537

Source: U.S. Census Bureau, 2000

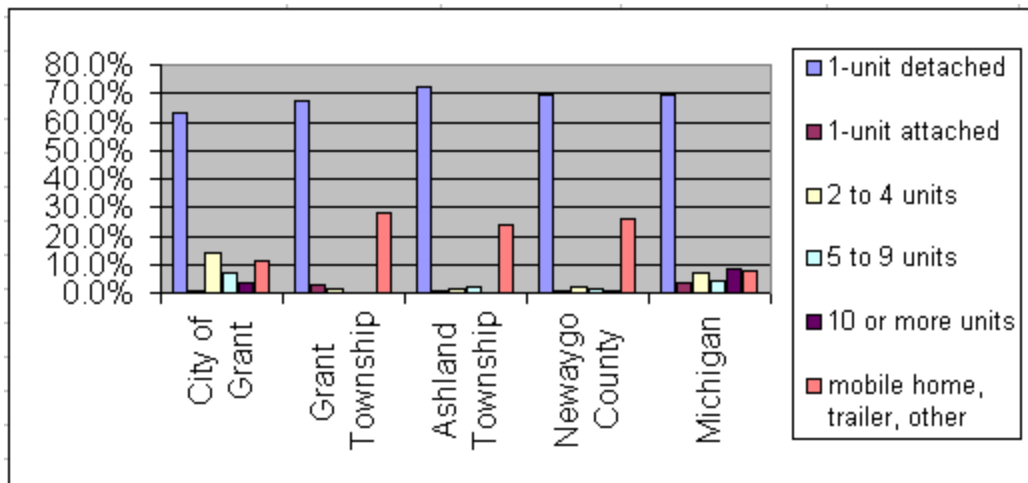


Housing Structural Types

The Census Bureau also reports on the type of housing units by structural types. This shows the relative mix of housing in any community. That market mix-and trends in that market mix- have to be considered in developing a future land use plan. This data is shown in the following chart and graph.

Housing: 2000 U.S. Census	City of Grant	Grant Township	Ashland Township	Newaygo County	Michigan
1-unit detached	197	649	604	13,956	2,673,184
1-unit attached	3	24	2	139	130,583
2 to 4 units	44	14	10	444	267,767
5 to 9 units	22	0	16	224	150,831
10 or more units	11	0	0	173	336,721
mobile home, trailer, other	34	273	201	5,169	288,840

Source: U.S. Census Bureau, 2000



Source: U.S. Census Bureau, 2000

The housing mix for the City of Grant is relatively comparable with the State of Michigan with variety of housing types. There is much less diversity within townships, particularly Grant Township, which mainly has 1-unit detached homes or mobile homes/trailers as housing choices.

Age of Housing

Census information is collected on the year that housing was constructed. This information can be important for a planning program because it may demonstrate a need for more aggressive code enforcement, fire protection, urban renewal or other special programs.

Year Housing Structure Built: 2000 U.S. Census	City of Grant	Grant Township	Ashland Township	Newaygo County	Michigan
Built 1999 to 2000	2	33	52	652	91,872
Built 1995 to 1998	14	145	110	2,168	272,594
Built 1990 to 1994	20	106	85	1,954	259,389
Built 1980 to 1989	43	190	129	3,044	446,197
Built 1970 to 1979	51	223	144	4,439	722,799
Built 1960 to 1969	24	138	74	3,237	602,670
Built 1950 to 1959	45	93	106	2,438	706,799
Built 1940 to 1949	36	84	60	1,648	416,500
Built 1939 or earlier	112	153	167	3,622	715,459
Total:	347	1,165	927	23,202	4,234,279

In examining the chart above it can be seen that the City has a larger percentage of older housing stock than the surrounding townships. This is not surprising as the area where the City is today was more densely developed when the area was first settled. The townships' growth really began to escalate during the 1960's. Growth in the outlying areas appears to have peaked in the 1970's and 1980's, though growth has continued to surpass the City. A major shift in U.S. culture has occurred since WW2 with many people having a life style favoring larger lots which are predominantly in the outlying townships around the City of Grant. With most of the housing stock in the City being older, code enforcement and neighborhood rehabilitation are and will be essential programs for the City. The City has adopted and will continue to pursue ordinances and codes that will help maintain this housing stock.

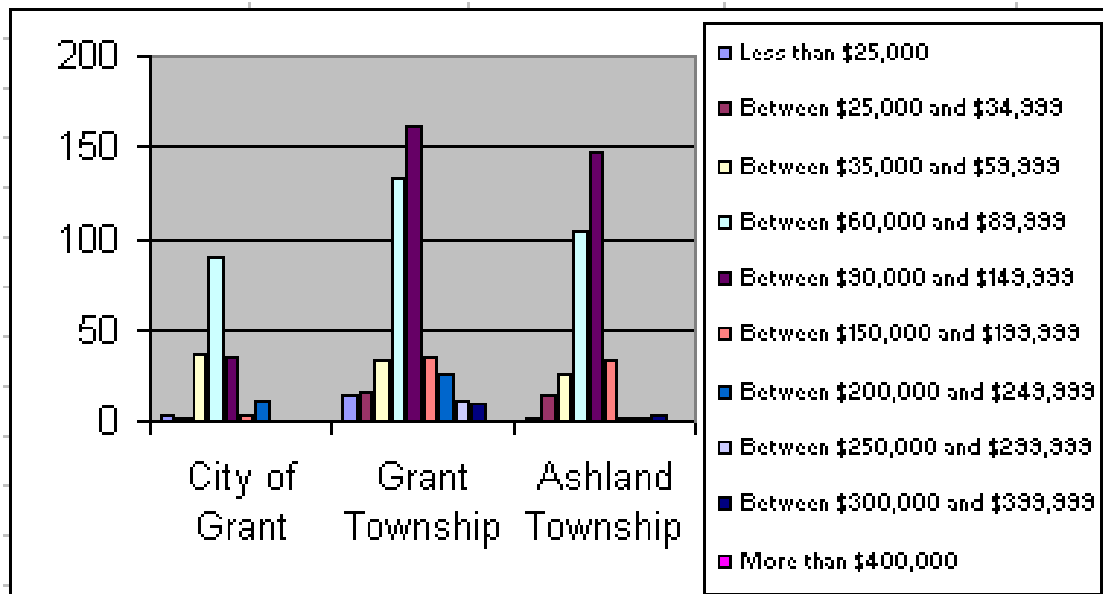


Housing Value

Housing value is another important factor in examining local housing. Housing value normally reflects the age of housing and income level of residents.

Housing Values: 2000 U.S. Census	City of Grant	Grant Township	Ashland Township	Newaygo County	Michigan
Less than \$25,000	3	15	2	213	54,996
Between \$25,000 and \$34,999	2	16	14	288	53,219
Between \$35,000 and \$59,999	37	33	26	1,075	216,742
Between \$60,000 and \$89,999	90	133	104	2,349	442,175
Between \$90,000 and \$149,999	35	162	148	2,581	772,573
Between \$150,000 and \$199,999	4	35	33	657	339,716
Between \$200,000 and \$249,999	12	25	2	256	156,487
Between \$250,000 and \$299,999	0	12	1	144	95,557
Between \$300,000 and \$399,999	0	9	4	43	74,361
More than \$400,000	0	0	0	19	63,349

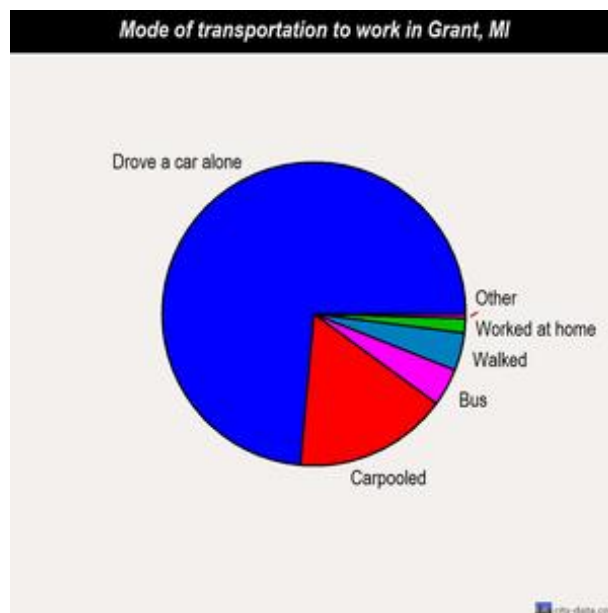
The City of Grant has a higher concentration of home values in a shorter range than the surrounding Townships. The surrounding Townships have a more vast range from low values to median and the higher values, where the City is more exclusively in the median. This is likely related to zoning requirements/restrictions that each entity has. The City requires minimum square footage requirements that do not align with most trailers and manufactured housing, which is most likely the case in regards to the City having few extremely low values, and because the Townships require larger lot sizes and have seen more new construction, they have realized more home values on the higher end.



Economy

Economic data is primarily information on the work of individuals rather than the location of employment. Many citizens commute to the Grand Rapids or Muskegon areas for work as well.

U.S. Census data suggests that many citizens of the Grant area commute out of the community for work. This is due to the fact that the average commute time to travel to work is 32.2 minutes. The Grant area is not a major urbanized community, which can have high commute times caused by traffic congestion. Thus, as the Grant area is more of a rural community, or a bedroom community to Grand Rapids and Muskegon, many commute over a half hour each way each day for work. City residents have the shortest commute at around 28 minutes, while residents of Ashland Township have the longest commute at nearly 36 minutes. As fuel prices rise and as the State economy transitions, these commuter work patterns will likely change.



City of Grant	Grant Township	Ashland Township	Newaygo County	Michigan
28.4	32.3	35.9	31	24.1

U.S. Census 2000: Mean Travel Time to Work in Minutes (Workers 16 years and over)

Economic Development

In 1995, Newaygo County conducted a visioning effort to put together a Strategic Plan for various issues believed to be vital to the economic success of Newaygo County. The Strategic Plan set forth several goals, one of which was to create a private organization dedicated to the coordination of economic development within the county. In 1999, the Newaygo County Economic Development Office, otherwise commonly referred to as NCEDO, was incorporated as a 501(c) (3) organization. NCEDO's mission was to *"create a dynamic environment of economic opportunities for the Newaygo County community."*

NCEDO is funded by Newaygo County, the City of Grant, City of White Cloud, City of Newaygo and the City of Fremont, The Fremont Area Community Foundation, several private donors and public and private grants. The NCEDO Board of Directors is comprised of community and business leaders (including all City Managers in Newaygo County) and is guided by four key economic development strategies:

- 1.) Retain existing businesses and jobs
- 2.) Attract and grow new businesses and jobs
- 3.) Enhance tourism
- 4.) Expand awareness of Newaygo County

NCEDO has been very successful over the past 9 years, helping fulfill its goals and strengthen the areas' economy.

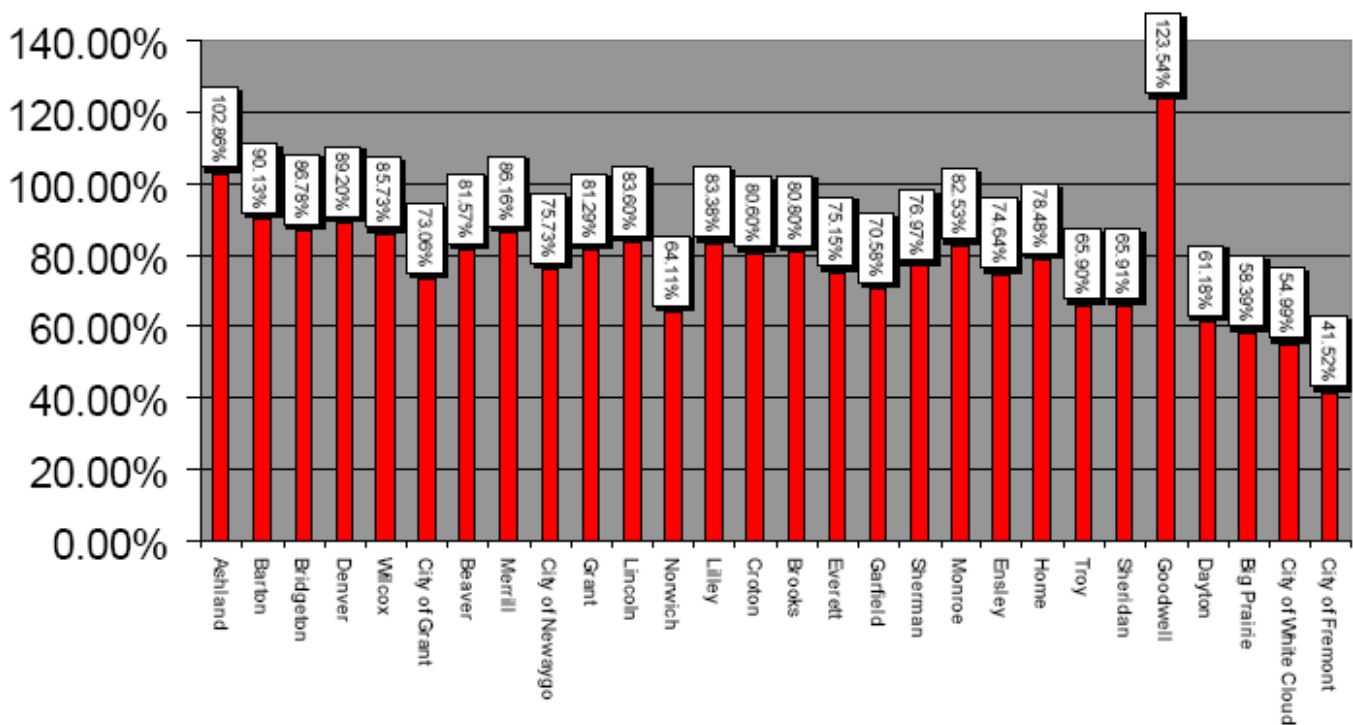
a great place to... work play visit

The logo for NCEDO is displayed in a stylized, flowing script. To its right, the text "Newaygo County Economic Development Office" is written in a clean, sans-serif font. The background of the entire page is a grayscale photograph of a rolling hill with a single tree on the right and tall grass in the foreground.

NCEDO Newaygo County Economic Development Office

Equalization Trends

The Newaygo County Equalization Department tracks property value data and assessments for properties within Newaygo County, and provides this data to local units of government. By tracking this information over a period of time and comparing it to other units in the County, the City of Grant can better understand its values and growth. Please view the graph below which shows the percentage increase taxable value by governmental unit for the last 10 years (1999-2008).



Source: Newaygo County Equalization, 2008

The City of Grant resides close to the median of increased taxable value over the last 10 years when compared to other units of government. With the City consistently working hard to promote economic development through the creation of the Downtown Development Authority (DDA) in 2008, as well as Downtown Streetscape and Sewer Collection System upgrades for 2009, it is believed that over the next 20 years the City of Grant's taxable values will be even more competitive with the other units of government.

Employment and Unemployment

The employment rate for those 16 years of age and older was highest in Ashland Township at 66.4%. This does not differ greatly from the City of Grant and Grant Township, but the whole area is higher than the rest of Michigan. These numbers have declined in recent years as the Michigan economy has struggled.

City of Grant	Grant Township	Ashland Township	Newaygo County	Michigan
62.3%	64.5%	66.4%	64.2%	60.8%

U.S. Census: 2000 Employment, 16 years and older

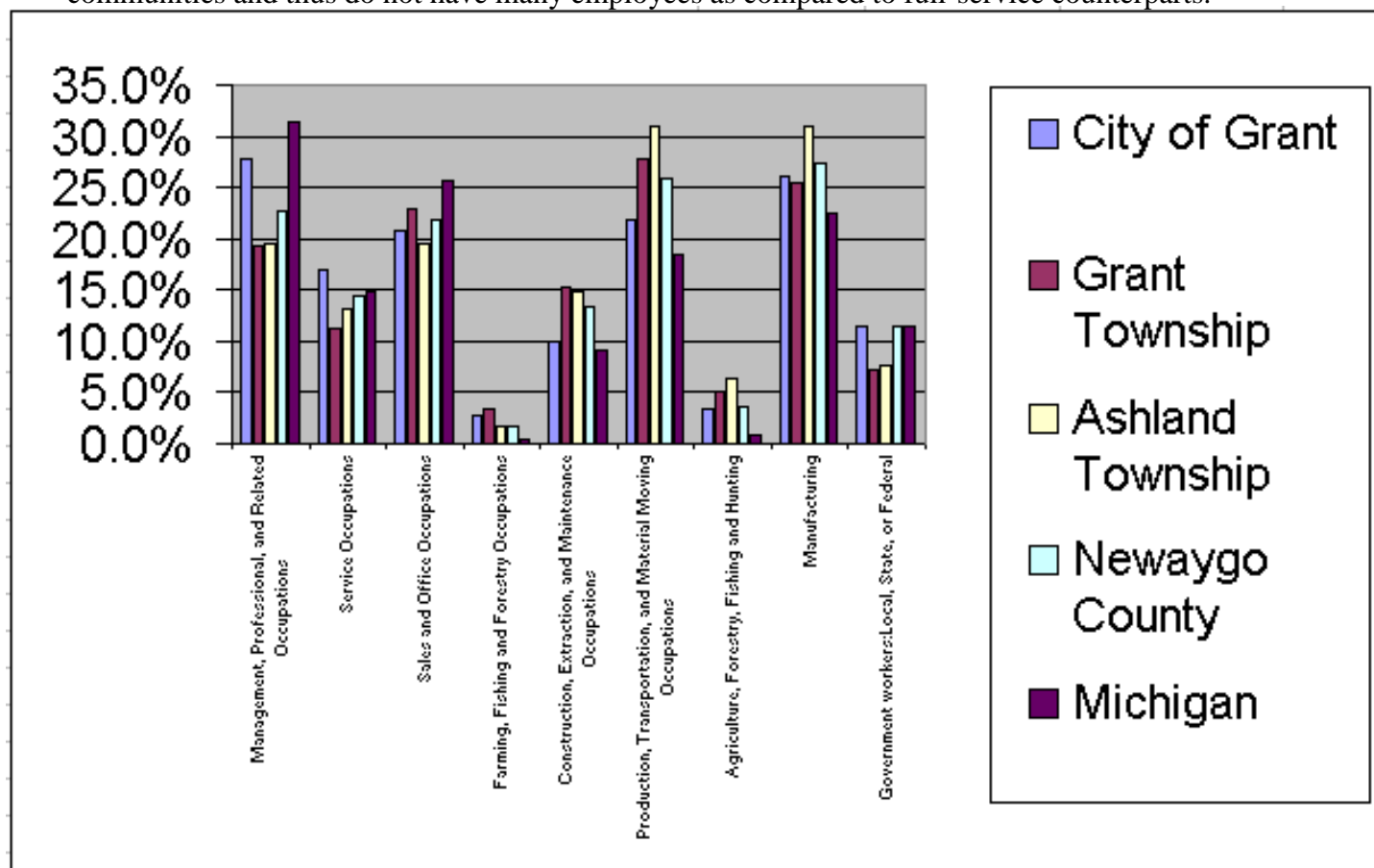
The unemployment rate from the U.S. Census is highest in the City of Grant, which is not uncommon for cities when compared to surrounding rural areas. In recent years these numbers have doubled and as the Michigan economy continues to transition from a manufacturing based economy, it is expected that unemployment will remain high.

City of Grant	Grant Township	Ashland Township	Newaygo County	Michigan
5.6%	2.7%	3.1%	4.2%	3.7%

U.S. Census: 2000

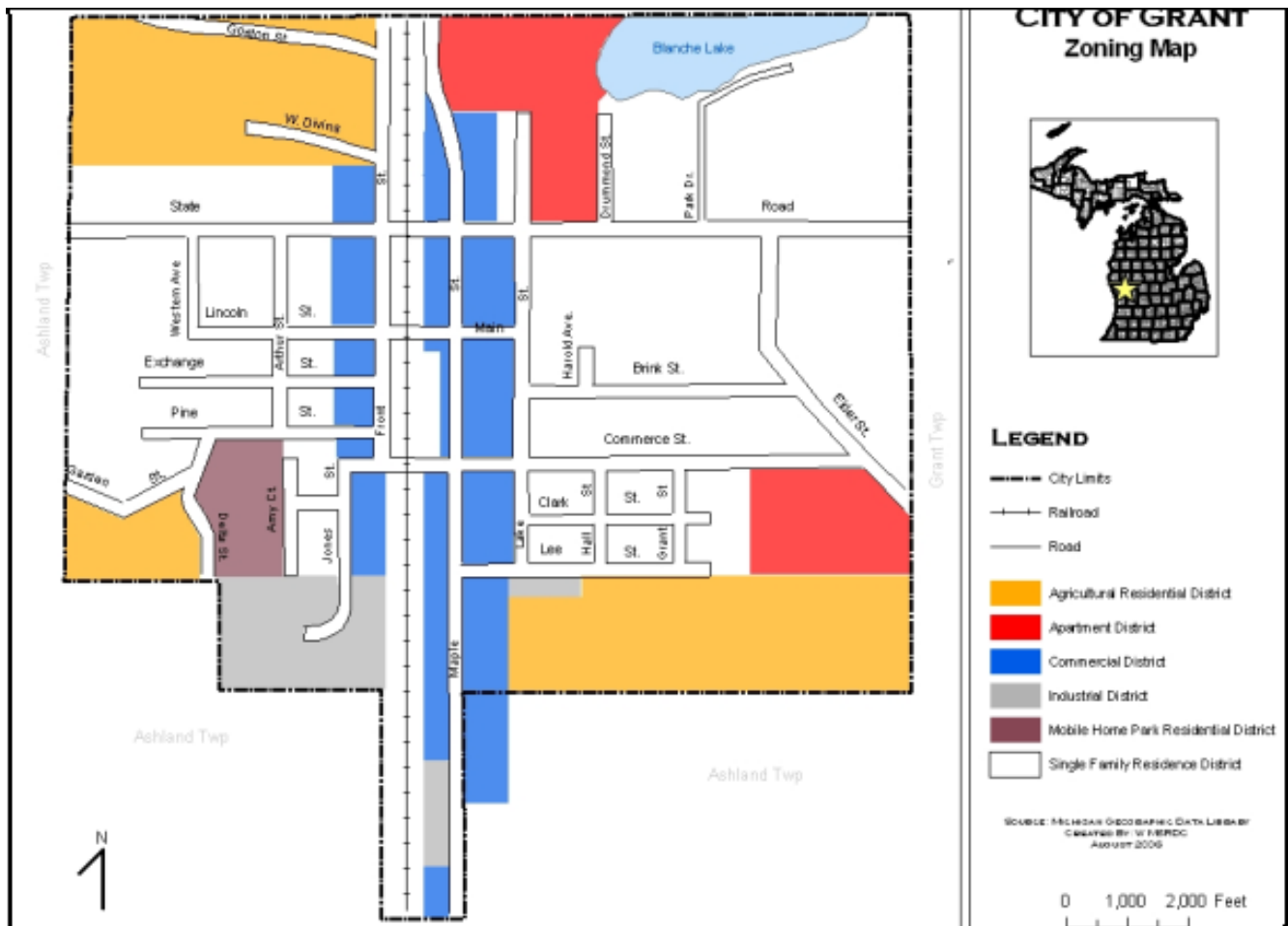
Employment Continued

When looking at different types of industries and occupations in the Grant area, the City of Grant leads in management, professional and related occupations as well as service occupations over others in the surrounding Townships. Ashland and Grant Townships lead in production, transportation and material moving occupations as well as construction, extraction and maintenance occupations. Both Townships also outrank the City of Grant, Newaygo County as a whole and the State of Michigan when it comes to agriculture, forestry, fishing and hunting related occupations. Manufacturing is high amongst the City, surrounding Townships, the County and the State. This has been diminishing and most new jobs being created are in the service sector. One important note is that for government occupations, the City of Grant, Newaygo County and the State of Michigan rank nearly the same, while Ashland and Grant Townships are lower. This is likely due to the fact that most Townships are not full service communities and thus do not have many employees as compared to full-service counterparts.



U.S. Census 2000: Employment: Occupation, Industry, and Class of Worker of Employed Civilians 16 Years and Over

Existing Land Use



Existing land use in the City of Grant is shown on the above map. This shows how land is currently used in the City.

Agricultural

There is very limited agricultural land in the City and that is expected to be urbanized as it is small and adjacent to urbanizing land. It is not a resource that is accommodated in the City's future land use.

Residential

Residential development is the largest category of existing land use in the City of Grant. The City has had some relatively recent developments of a condo development as well as apartments, which is positive in regards to allowing multiple developments and housing options and opportunities for residents. Most of the housing stock is mature and surrounds the central business district area of Front St., East and West Main Streets as well as South Maple (M-37) and Lake Street. New housing opportunities are likely to occur on the southeast side of town in current open space as well as redevelopment of older homes.

Commercial

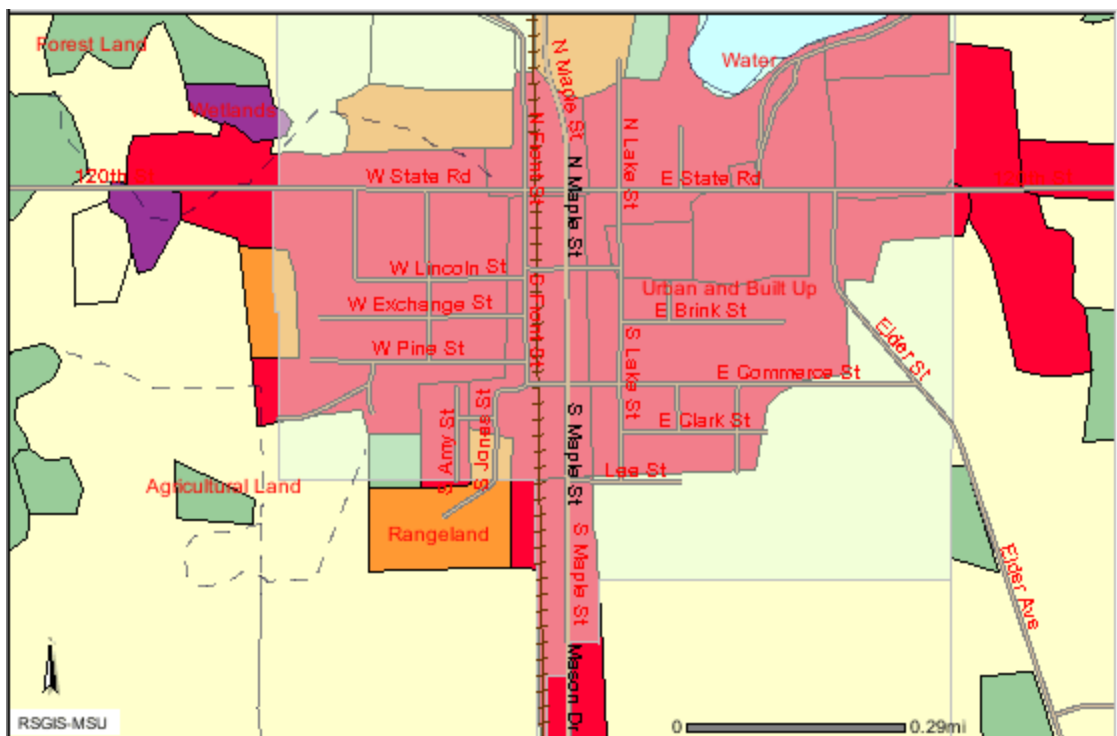
Commercial land uses in the City vary from small personal services such as insurance sales to more large scale uses such as agricultural supply.

Industrial

The City does have zoned industrial land, but currently there are no industrial uses. However, the City plans to have industry within the City or an Act 425 area.

Public/Quasi Public

A large amount of City land is owned by Grant Public Schools. The school district was/is fortunate to be on the edge of the City, having opportunity to expand its land unlike in some other communities.



Infrastructure

Public infrastructure consists of utilities, facilities, and similar physical improvements provided by the City or governmental units to support development flood control and drainage; public utilities such as sanitary sewer and water; streets and roads; and public parking as discussed below. Other components of infrastructure may include parks, schools, and libraries that provide services to the population.

Flood Control and Drainage

Flood control and drainage are managed by a system of enclosed or open storm sewers in the City. In addition, some natural storm water treatment and detention is done by private and public retention and detention ponds within the City to aid in water management.

Newaygo County Drain Map for the City of Grant



Originator: Michigan Department of Natural Resources

Publication Date: 1999

Title: Van Buren 1978 Landuse/Cover Arc Coverage

Series Information:

Series Name: Land Cover / Use I

Public Utilities

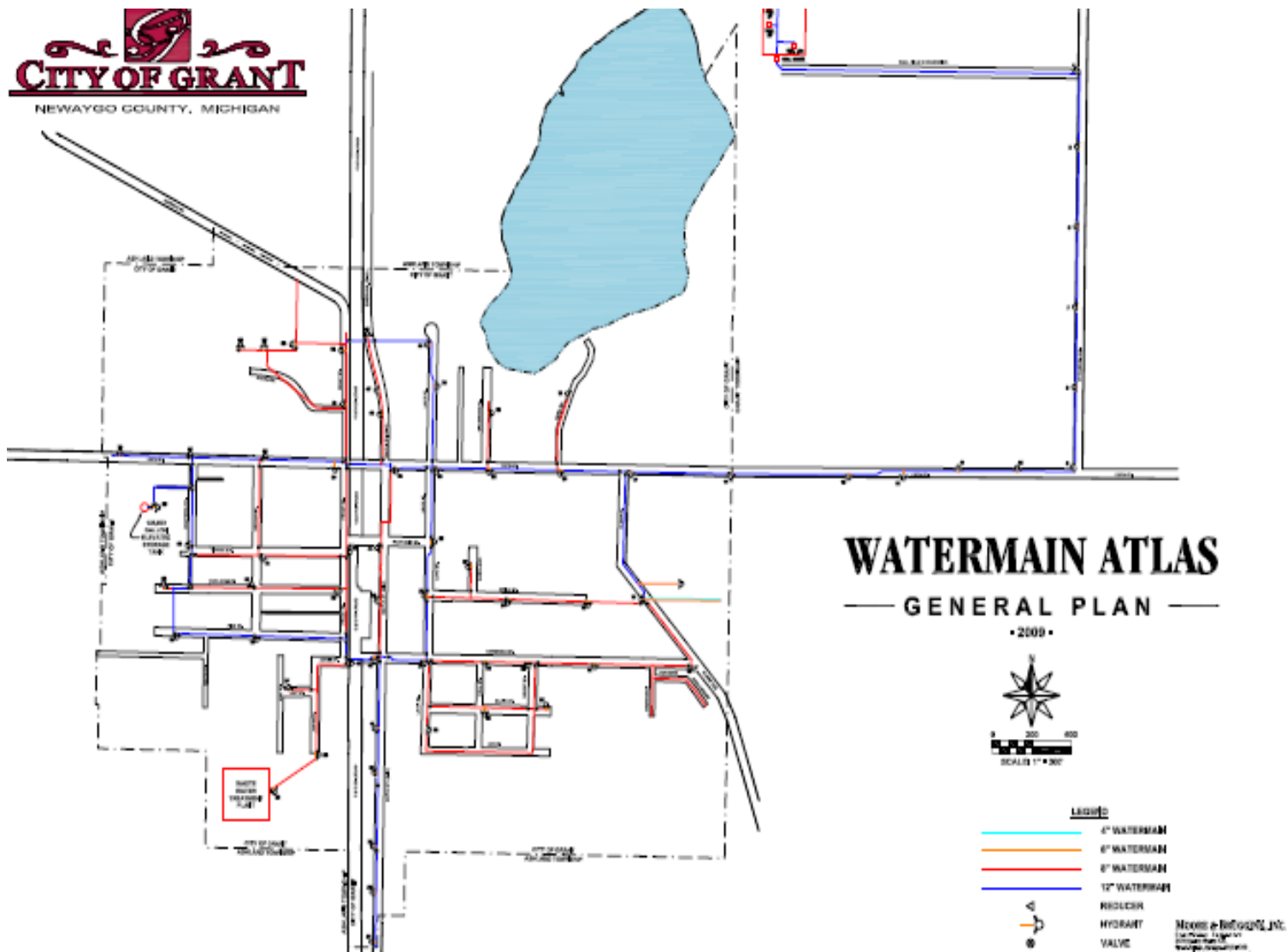
The City of Grant operates the basic utilities of public water supply and sanitary sewers. The public water supply is a system of local wells, treatment, storage and distribution. The wells do have wellhead protection areas as outlined in the wellhead protection plan from January 2003, limiting development and uses around them. Water distribution virtually covers the entire City, along with the rural water district outlined in a 30 year water franchise agreement with Grant Township.

Sanitary sewage treatment also has a complete system that includes collection, pumping stations, force mains and treatment plant. The sanitary sewer system virtually covers the entire City. The City is upgrading the sewer system and plant in the spring of 2009 to plan for capacity for the next 20 years.

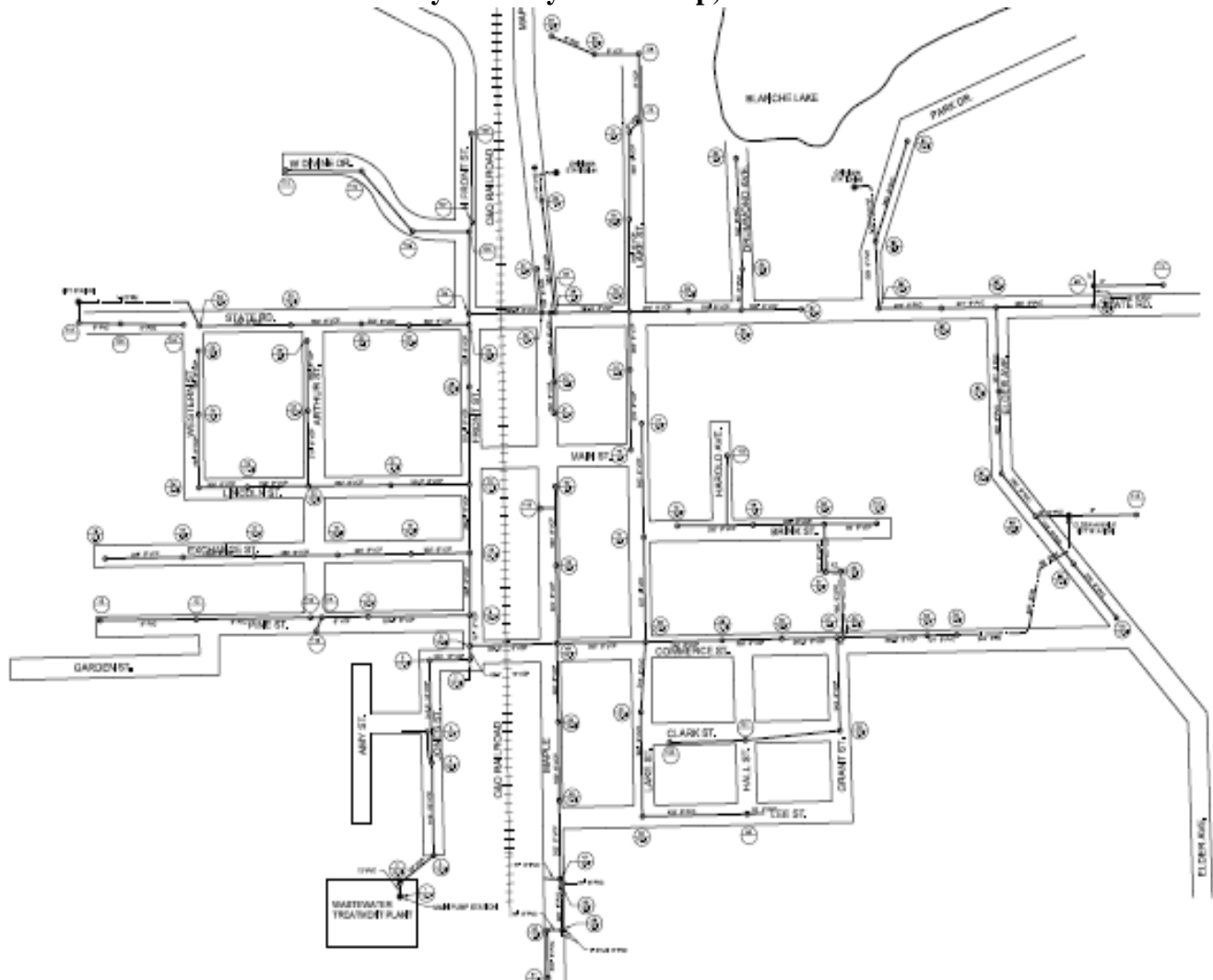
Public utilities do not extend outside the City with the exception of the rural district outlined in the franchise agreement the City has with Grant Township. It is the intention of the City to not allow further water or sewer franchise agreements without annexation of future proposed areas or Act 425 agreements with surrounding Townships. This will foster appropriate growth and also protect the City in regards to the expenses of public utilities. It should be noted that the City prefers Act 425 agreements with surrounding Townships in comparison to annexation as the City wishes to promote healthy growth of the entire Grant Area as well as promote a positive and responsible working relationship with surrounding Townships.



City Water System Map, 2009



City Sanitary Sewer Map, 2008



Fleis and VandenBrink, 2008

Transportation

The City of Grant relies almost exclusively on street and road transportation as the major form of transportation. The only other transportation available is on-demand transit. This is not unusual for the surrounding areas and the State as a whole, as there has been a lack of mass public transit investment.

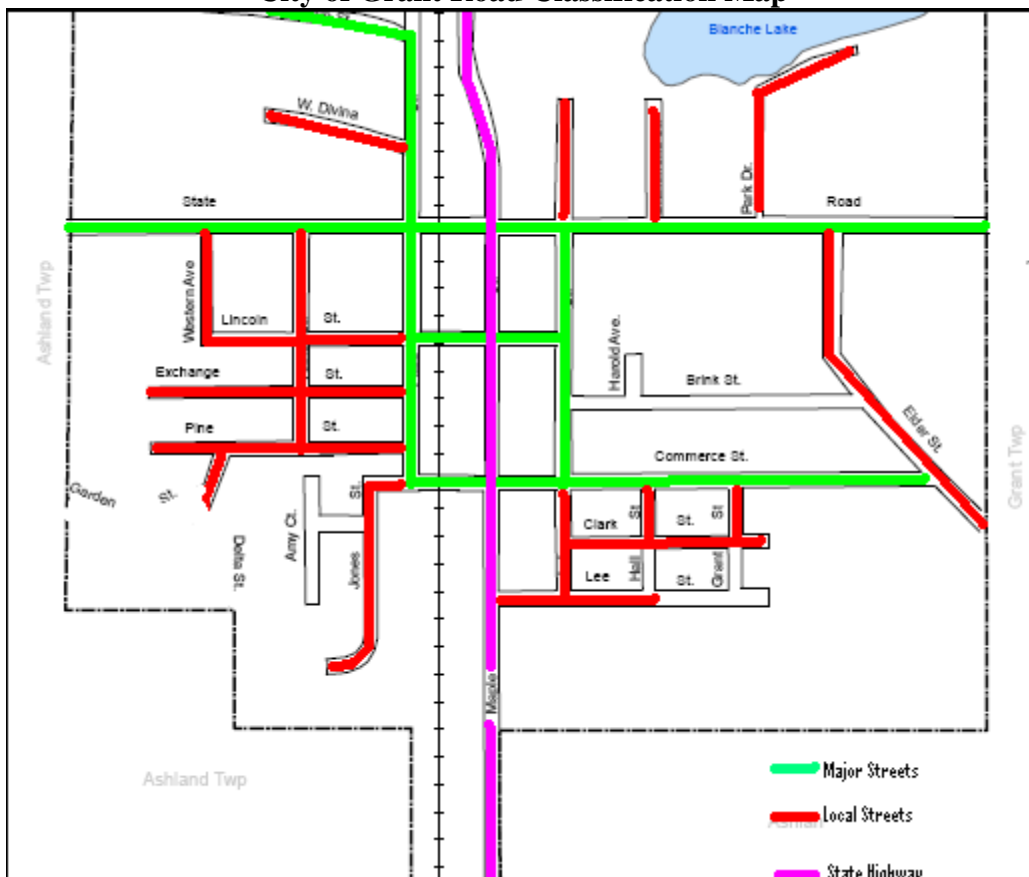
Streets and Parking

The City of Grant does not have a major Interstate in close proximity, but does have a State Highway, M-37, which runs straight through the City running north and south and splitting the City into the west and east sides of town.

The City has designated streets into local and major streets. Major streets are East and West State, East and West Main Streets, Commerce St., Part of Lake St., Front St. and part of Gordon. The remaining streets are designated local. The City may change these designators over time if traffic and development patterns change. To view these streets refer to the base map.

Parking is mainly limited to private parking lots, or diagonal and parallel parking on Front St. as well as East and West Main Streets. The City does have an unpaved public parking lot with access off of Lincoln St. to accommodate festivals and business needs. The City hopes to address the lack of parking in the business district in the future with a collaborative type venture, possibly with the Downtown Development Authority and business community.

City of Grant Road Classification Map



Historical Sites

Historic Structures

The City of Grant has one item listed on the State Register of Historic Places. This site is the wooden water tower, which was added to the Register in 1980. The wood water tower is believed to be one of the last original water towers left in the State of Michigan, originally built in 1891. In 2008 the City was able to secure land and funding to rehabilitate the water tower and create a small historic park along M-37. The City will be working to try and get the water tower on the National Historic Registry. The wood water tower serves as a symbol to the community, representing its history and heritage. The water tower also serves as a symbol to the Ashland-Grant Fire Department and the Grant Area Chamber of Commerce.



October 2008

Natural Resources

The City of Grant has some of the highest elevations in the Grant area. Elevations are highest on the west side of town. There are small forested areas within and around the City, mostly in the area of Blanche Lake Park. Because there is only one active farm (the southeast area of the City) and virtually no septic systems, soils are generally not issues. Natural features indicating water table depths/contours, watershed, soils and wetland inventory follow this written section.

Woodlands

Woodlands are small and contain common species of trees in the City. The woods are primarily deciduous. The largest woodland areas within the City are associated with nearby wetlands and accordingly receive wetland protection status (see wetlands map).

Wetlands

Wetlands are mostly associated near Blanche Lake and near the apartments on the southeast side of Commerce St. These wetlands are few in size and number.

However, future growth in the overall area beyond the City limits is impacted by larger wetlands. This has to do with the high water table and drainage many years ago of lakes to support agricultural muck farming.

The City of Grant's watershed and wetlands areas are all a part of the Muskegon watershed, eventually flowing out to Lake Michigan.

Land Quality

The City of Grant has limited land contamination. Contamination is mostly similar to other communities, with most contaminated sites as former gas stations. There are monitoring test wells at all of these former sites and MDEQ has regulatory authority over these sites. There is one larger contamination issue within the City. It stems from a Health Department investigation in 1990 associated with a private well supply at 110 Lake St. Laboratory results indicated the presence of several volatile organic compounds. After more testing was conducted more than 40 wells were found to be affected by the contamination. The MDNR (now MDEQ) determined that the contamination was perchloroethelene (PCE) from a former drycleaner at 74 S. Lake St. that was disposed of in a floor drain. This was the main factor for the City having a municipal water system put in. There has been site remediation work done with a bond-funded Soil Vapor Extraction (SVE) treatment system operated from December 1995 to July 1999. the system removed over 500 pounds of PCE from the soils to eliminate the direct contact and indoor air inhalation hazards and minimize additional ground water impacts. A contamination map is included on the next page.

Water Quality

The City of Grant has one significant natural surface water body in Blanche Lake, located in the northeast portion of the City. Blanche Lake has not ever had any identified contamination issues according the MDEQ.

Overall, there are no surface water quality problems within the City of Grant. The City derives its water supply from a system of municipal wells. There are no known issues related to the water supply. As noted earlier and included in this report (Map), there is a wellhead protection area surrounding the municipal wells in accordance with the aquifer its draws from.

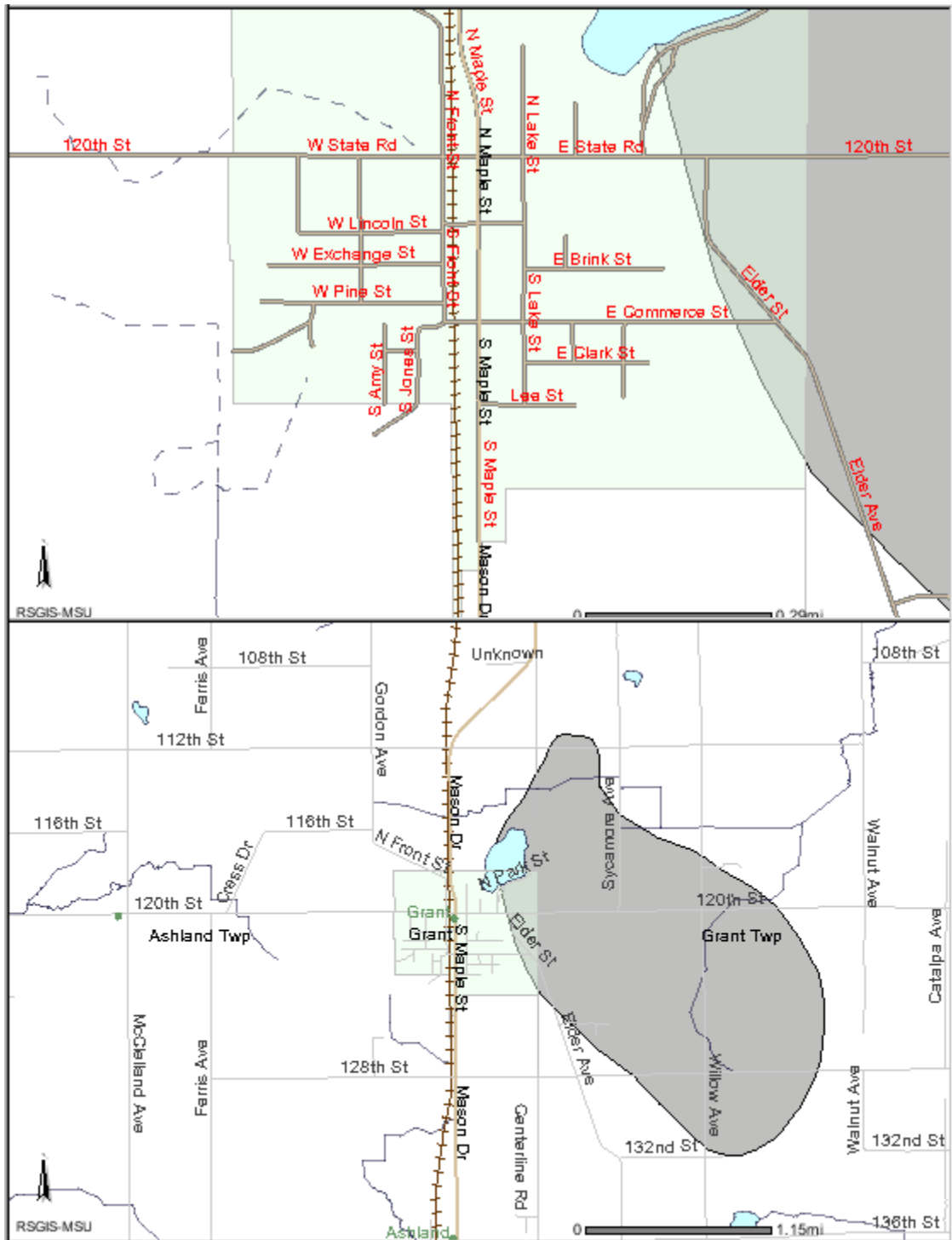
Contamination Map, Provided by MDEQ



MDEQ 2007



City of Grant Well Head Protection Area



Originator: Andrew LeBaron, Michigan Department of Environmental Quality

Publication Date: Continually updated and released.

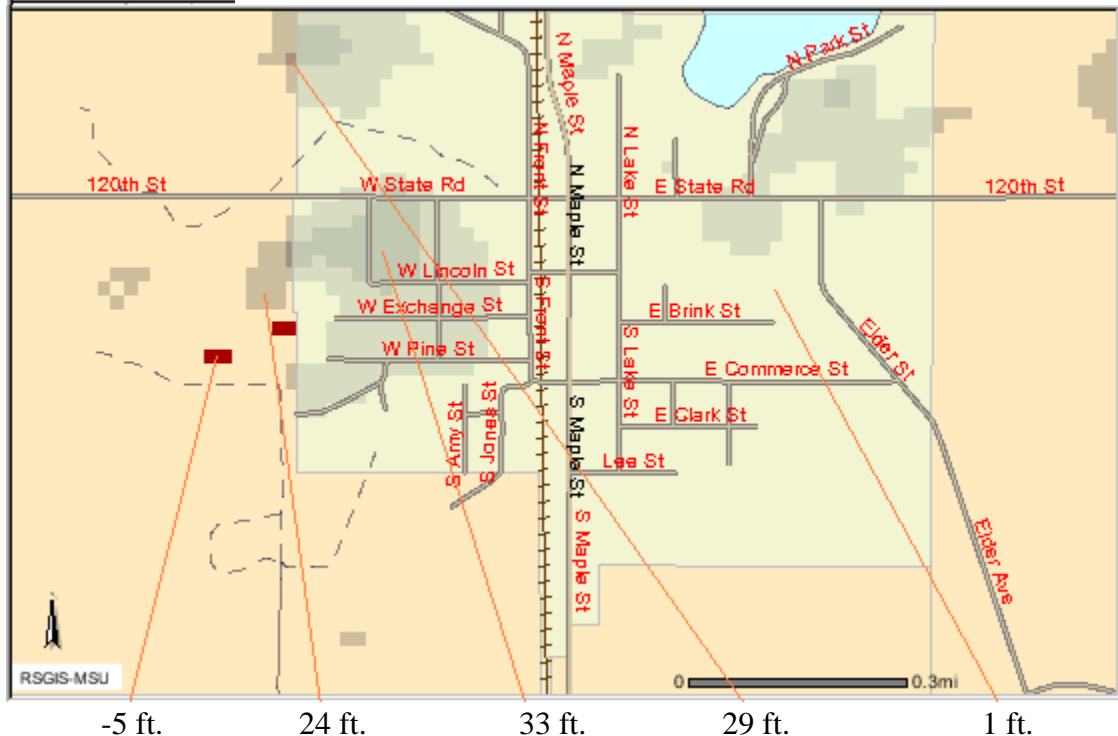
Title: State of Michigan Wellhead Protection Areas



Geospatial_Data_Presentation_Form: vector digital data

Online_Linkage: http://www.michigan.gov/deq/0,1607,7-135-3313_3675_3695---,00.html

City of Grant Water Table Depths



Water Table Level

Depth in feet

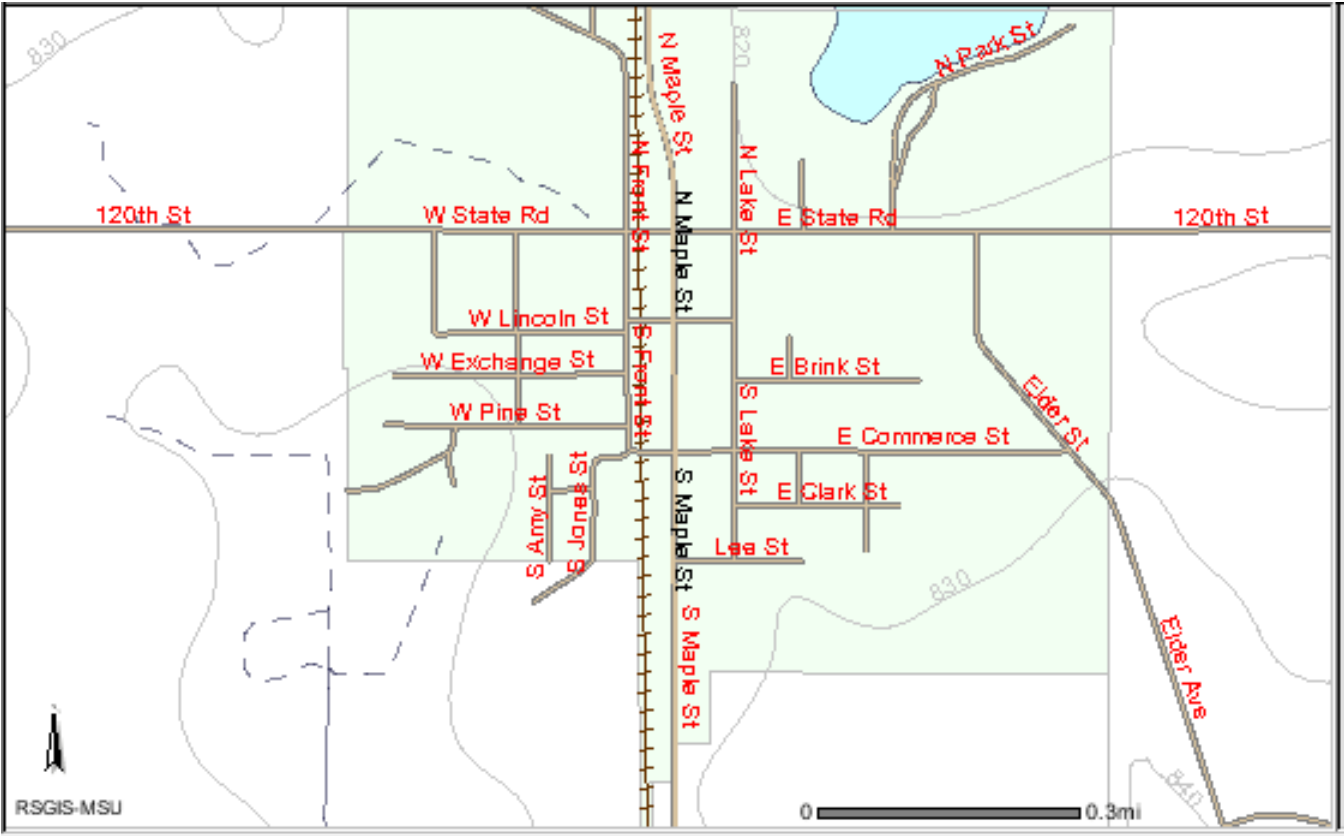
	Data Problems
	0 - 15
	15 - 30
	30 - 45
	45 - 60
	60 - 75
	> 75

*Data problem areas result from interpolation artifacts in data-poor areas that coincided with high-relief terrain resulting in estimated water table levels above the ground surface.

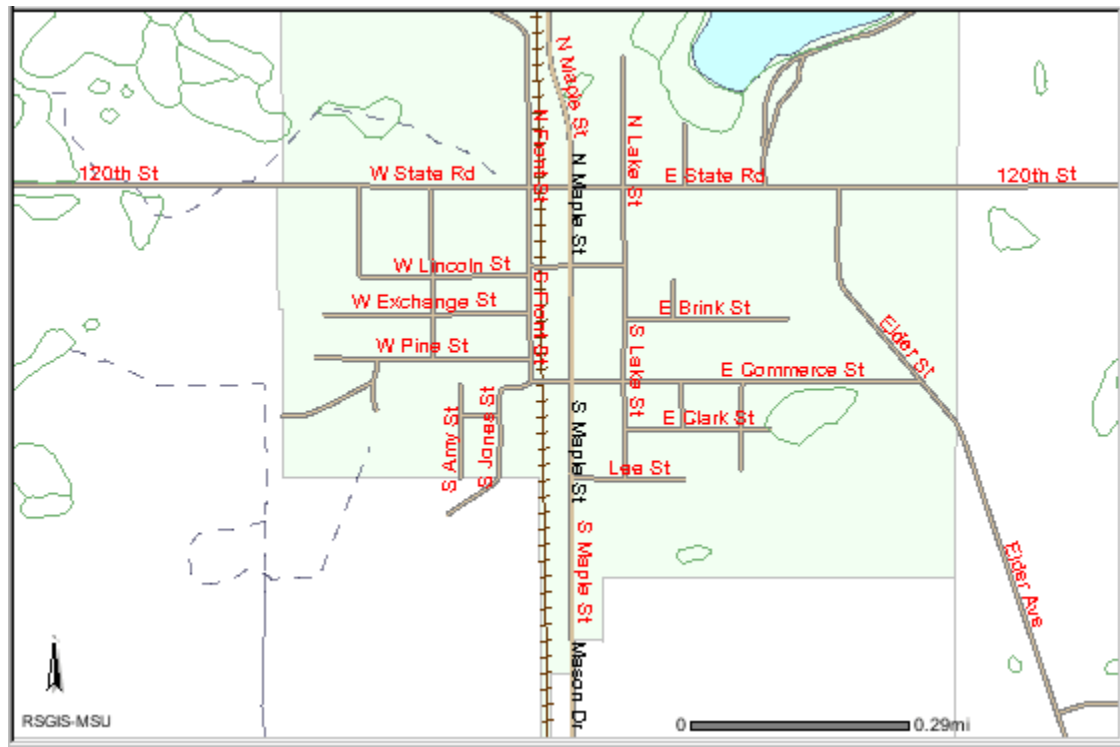
This map shows the estimated depth of the water table below the ground surface. Several sources of data were used. Hydrography digitized from USGS 7.5-minute quadrangle maps and digital elevation data (DEM) with 30-meter horizontal spacing were available statewide. Digital soil data were available in 59 counties. In the 24 counties lacking digital soil data, palustrine systems extracted from the National Wetlands Inventory (NWI) data were used. These data were supplemented with static water level data from "unconfined" drift wells extracted from Wellogis for Antrim, Crawford, Kalkaska and Otsego counties because these counties lacked sufficient hydrography, soils or wetland data. In truly unconfined wells, the static water level represents the depth of the water table. Water table elevation values were determined by subtracting the static water level from the surface elevation as given by the DEM. A Great Lakes and connecting channels elevation point field was compiled in a 90-meter zone adjacent to the coastline, since this is the base level for the water table.

The water-table surface was interpolated into a grid of 30-meter cells using the ordinary kriging algorithm. This 30-meter, water-table surface grid was subtracted from the 30-meter DEM to calculate the depth below the surface to the water table.

City of Grant Water Table Contours

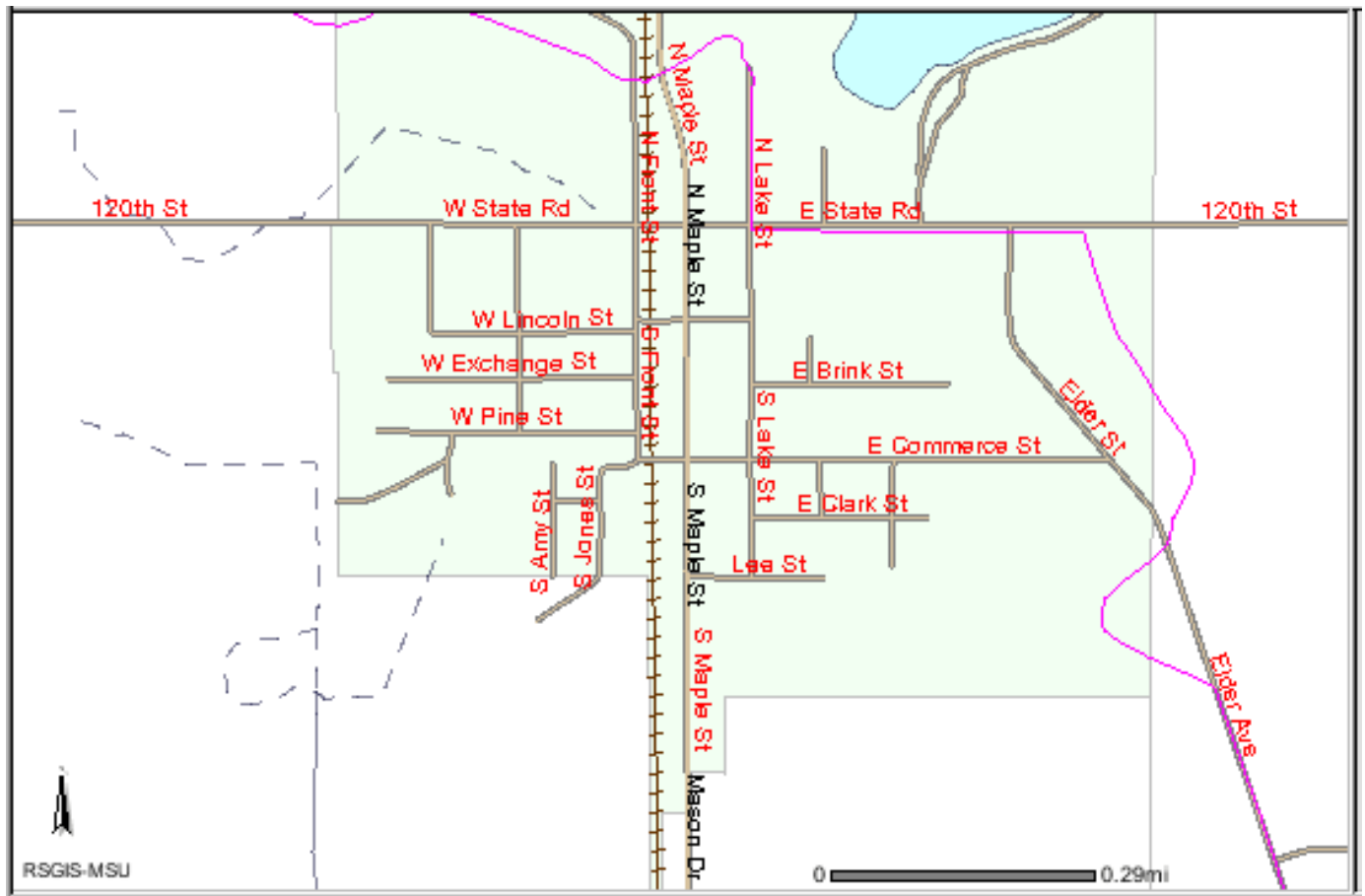


City of Grant Wetland Inventory



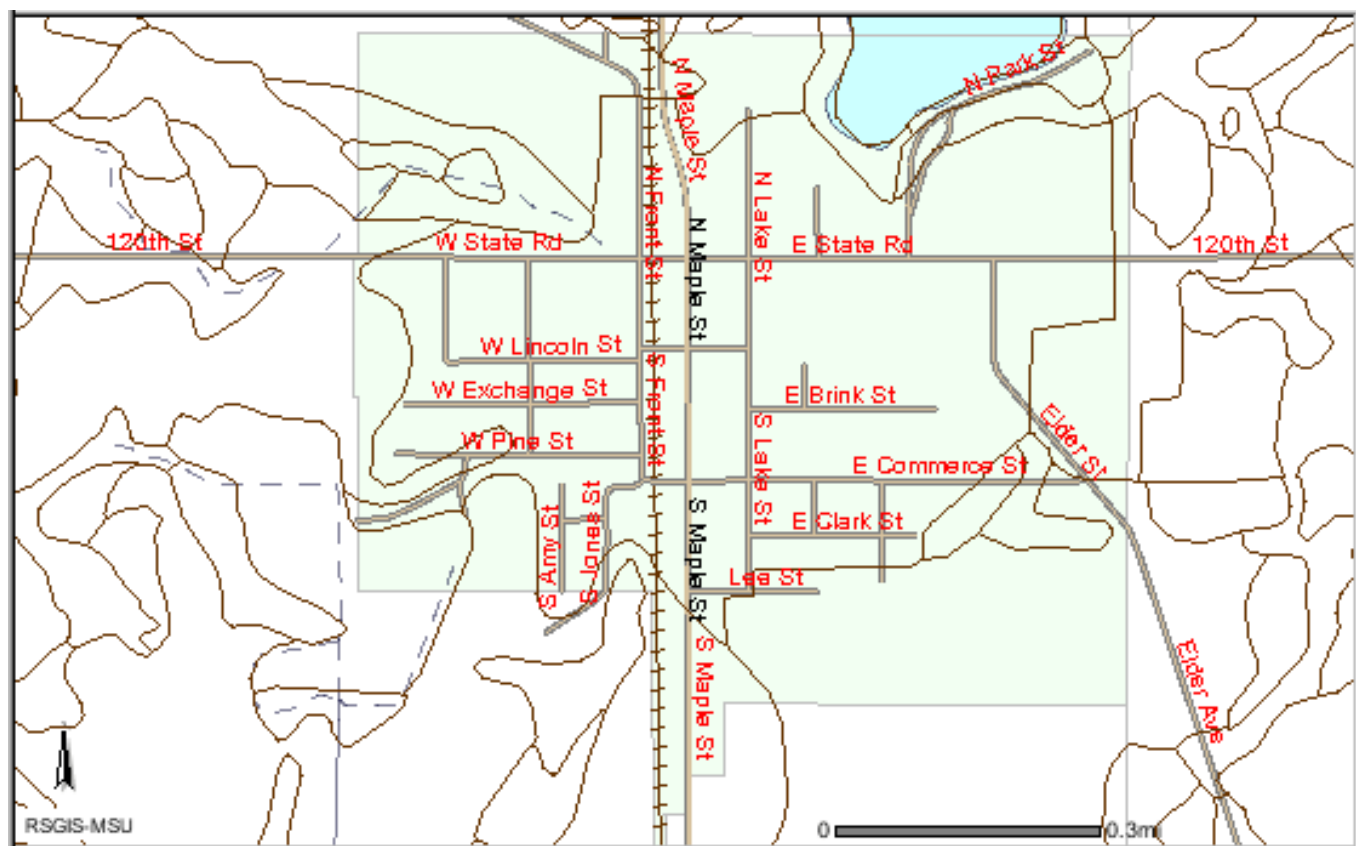
Originator: U.S. Fish & Wildlife Service, National Wetlands Inventory
 Publication_Date: 1979-1994
 Title: MDNR National Wetlands Inventory
 Geospatial_Data_Presentation_Form: map
 Publication_Information:
 Publication_Place: St. Petersburg, Florida
 Publisher: U.S. Fish & Wildlife Service, National Wetlands Inventory

City of Grant Watershed



Originator: Michigan Department of Environmental Quality
Publication Date: 1998
Title: Watershed Boundary Data
Publication Information:
Publication Place: Lansing, MI
Publisher: MDEQ

City of Grant Soil Map



Originator:

U.S. Department of Agriculture, Natural Resources Conservation Service

Publication_Date: 20000427

Title:

Soil Survey Geographic (SSURGO) database for Alcona County, Michigan

Publication_Information:

Publication_Place: Fort Worth, Texas

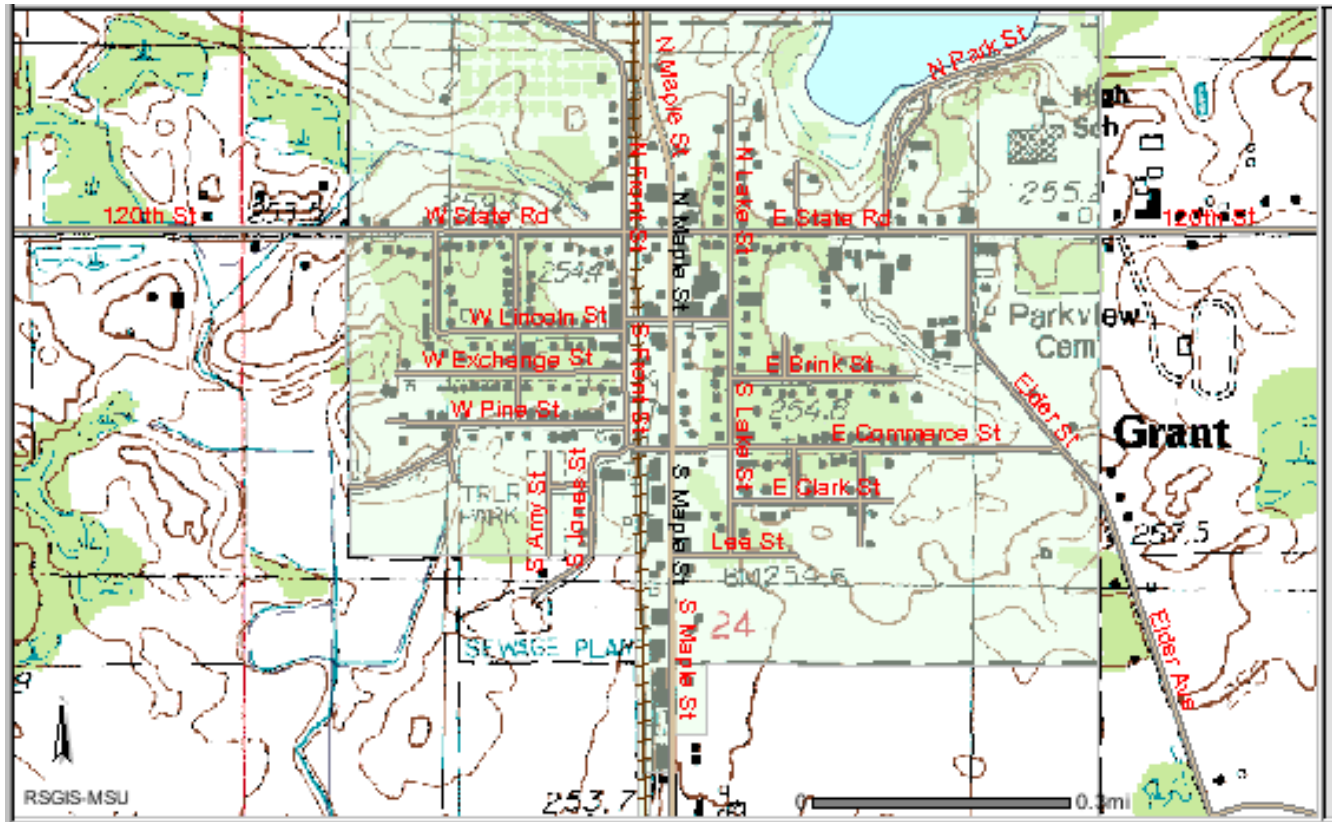
Publisher:

U.S. Department of Agriculture, Natural Resources Conservation Service

Other_Citation_Details: mi001

Online_Linkage: URL: http://www.ftw.nrcs.usda.gov/ssur_data.html

City of Grant Topographic Map



Originator:

Michigan State University Center for Remote Sensing and Geographic Information Science

Publication_Date: October 2002

Title: Topo_mosaic

Geospatial_Data_Presentation_Form: Compressed raster digital data

Publication_Information:

Publication_Place: East Lansing, MI

Publisher:

Michigan State University Center for Remote Sensing and Geographic Information Science

Online_Linkage: <http://www.crs.msu.edu>

City of Grant GIS Aerial



Originator: Remote Sensing & GIS Research and Outreach Services (RS&GIS)
 Publication_Date: October 2004
 Title: 1998 DOQQ County Mosaic
 Geospatial_Data_Presentation_Form: remote-sensing image
 Publication_Information:
 Publication_Place: Michigan State University
 Publisher: Remote Sensing & GIS Research and Outreach Services (RS&GIS)
 Online_Linkage: <http://www.rsgis.msu.edu/>

III Master Plan Vision, Goals and Objectives

The City of Grant has worked diligently to insure its Vision, Goals and Objectives were the result of active participation by the entire community. The City also sought direct input from key agencies influencing the community's physical facilities and activities. This direct contact included City Planning Commission sessions, Grant Public Schools contact, notification and comments received from Ashland and Grant Townships, and Newaygo County. The Planning Commission reviewed this data and comments and added its expertise along with City staff to define the issues for the community to address.

Issues were identified and presented to a Planning Commission Master Plan Committee that helped formulate a draft vision and the supporting goals and objectives for long-range development of the City. The Committee consisted of members of the Planning Commission, City Commission and City staff. After the Committee met, the Planning Commission reviewed input and added their planning perspectives.

Vision: Long term view of community's future.

The City of Grant will build upon its small town character by upgrading and reinforcing the business district as a center for community gatherings, commerce, specialty shopping and governmental services. Older housing stock will be maintained and rehabilitated to accentuate the historic nature of the community. New housing will be developed which offers young adults, families and senior citizens a variety of housing choices. New housing units will range from modest starter homes, to condos and townhouses.

While urban Grand Rapids and Muskegon will continue to furnish specialized services and consumer goods for the region, the City of Grant will provide for its local needs. As the City redevelops existing sites and looks for growth opportunities more local employment opportunities will be realized.

Goals and Objectives: A goal is a destination, a final purpose which a community seeks to attain. An objective is a means to accomplish the goal.

These goals and objectives outline specific guidance and detailed actions to realize the longer-range vision.

Quality of Life

The Quality of Life planned for City of Grant residents will strengthen the attractiveness of the community for the broad spectrum of residents ranging from family-forming young through the retirement years.

Goal: The City of Grant will improve the quality of life for its residents by continuing to improve its public spaces and infrastructure. The City will also take action to correct blight and promote attractive and beneficial development.

Objectives for Goal:

Ensure all physical facilities of the City of Grant are attractive, functional and well maintained.

Encourage maintenance of commercial (and future industrial) facilities and businesses by requiring landscaping and encourage façade upgrades where appropriate (DDA).

Work with businesses to foster a cohesive look for an organized business district.

Evaluate existing property maintenance standards to ensure they adequately address community standards as well as evaluate zoning.

Residential Neighborhoods

The City of Grant is primarily a residential community. It is important to make sure that the City helps address current residential development as well as plan for a diverse spectrum of housing choices for future development and redevelopment.

Goal: Maintain the single family character of the City of Grant.

Objectives for Goal:

Improve existing neighborhoods to ensure their long-term stability.

Implement and enforce housing codes to maintain housing stock and increased property values.

Zoning should support the diverse housing of the community.

Goal: Maintain housing diversity within the City to ensure full range of opportunities to all citizens.

Objectives for Goal:

Promote residential developments to diversify housing choices.

Allow moderate and high density development in the form of PUD's, open space communities, and traditional neighborhood developments which provide amenities for residents.

Economic Development

Rekindling the central business district as the focal point of Grant is critical to the health, vitality and identity of the entire community.

Goal: Help existing businesses, promote redevelopment of vacant businesses/properties, and promoting smart and friendly growth practices.

Objectives for Goal:

Promote the Downtown Development Authority and its availability to help local businesses.

Utilize NCEDO, the County Brownfield Authority as well as a Land Bank Authority amongst other future groups, statutes and authorities to help strengthen the business community and downtown corridor along M-37 and East and West Main Streets.

Future expansion of the City will be attempted in win-win fashion with local Townships. The City will promote future growth through Act 425 Agreements, where the City shares tax revenue with Townships in order to expand City services and jurisdictions.

Provide incentives to businesses that locate or expand existing operations within the City through tax credits.

Improve the downtown image through clean, harmonious facades, and an attractive streetscape.

Utilize the focal point of the downtown as the City's Historic Water Tower.

Promote cooperative efforts among businesses for property maintenance, façade improvements, and community beautification efforts.

Increase parking capacity to help businesses within the City.

Transportation

Goal: Seek transportation alternative to reduce dependency on automobiles.

Objectives for Goal:

Construct more sidewalks within the City.

Work with the State of Michigan and Newaygo County on any future collaborative efforts tying into a form of affordable transit for residents.

Public and Quasi-Public Uses

Goal: Municipal facilities and parks will be designed, maintained, and operated to represent the qualities desired by the community.

Objectives for Goal:

Enhance the municipal image through the use of landscaping, signs and street fixtures at existing municipal facilities.

Upgrade and improve City facilities to function better and create a stronger civic image.

Create a common image of theme for all City facilities to present consistency to residents and visitors.

Natural Resource Protection

Goal: Develop and maintain parks and recreation facilities to serve the needs of the City of Grant community and also provide a unique environment for citizens and visitors.

Objectives for Goal:

Provide adequate facilities for City parks.

Upgrade playground equipment at Blanche Lake Park.

Develop and execute a plan to better maintain Blanche Lake.

Preserve and maintain the Historic Wood Water Tower.

Better connect City parks, schools and government offices with paths, trails or sidewalks.

Goal: Limit the environmental impact on Blanche Lake, wetlands and groundwater.

Objectives for Goal:

Protect Blanche Lake as a passive recreational resource.

Prevent the impact of development on wetlands and woodlands through the use of PUD, open space zoning, site plan review and a storm water management ordinance.

Preclude any potentially detrimental development in the wellhead protection area, such as industrial and commercial uses which involve fuels or other contaminants or large impervious surfaces.

IV Master Plan

The City of Grant has a unique opportunity to develop an effective Master Plan that will provide a strong direction for its future. The Plan is based on the Vision, Goals and Objectives that the community supported in local government sessions, a Planning Commission Master Plan Committee, direct survey to residents, input from other agencies, and coordination with City staff and other individuals. Thus the plan enjoys the wide support to serve as a basis for implementation.

Master Plan Concept

Based on the planning process and the general development trends, the City of Grant has essentially developed two “nodes” of major land development activity. These are not the only elements of this plan, but they are the most commonly held and generate the broad community support that is fundamental to realizing this plan. These major nodes are defined as:

1. **Central Business District of M-37, Front St. and East and West Main Streets:** This site embraces the emotional, cultural and image center of the City. For many it is the symbolic center of the community. The participation suggested multiple additional uses in the area.
2. **Future Development/Expansion.** The City will pursue Act 425 Agreements with surrounding areas regarding any future growth. This will ensure tax sharing of future development in which all local entities benefit.

Neighborhoods and residential developments are not ignored in the Master Plan process. Rehabilitation, maintenance, redevelopment, focus on variety and options help the fabric of the community. Focusing on single family dwelling, as well as mixed-use apartments, apartment complexes and senior housing facilities will help address the community’s needs.

Transportation systems are also addressed. Major and local streets designations are present in the transportation map and discussion of future sidewalk expansion, as well as the willingness to work with State, County and other local units towards a transit network or plan will move the community forward.

Parks and recreation is already an attractive and desirable component of the City. In fact, the City just recently completed a Historic Water Tower Park on M-37 in the heart of town. The City will continue to invest in parks as they are essential for recreational activities and symbols to the community.

Master Plan Concept Map

The general concept for physical development of the City of Grant is portrayed on the following map. The map includes linkages between nodes and connections among various parts of the residential and school areas.

Residential

Low Density Residential

This land use category encompasses a large portion of the City's land base and is intended to host single family development within a neighborhood setting. Density limits range from 1-5 units per acre. The character of new low density residential development is intended to meld with existing neighborhoods.

Medium Density Residential

The medium density land use category is intended to support a density of 6-10 units per acre and is generally designated primarily in transitional areas of the City, such as adjacent to commercial or mixed uses, or on the fringe of the City limits. The intent of medium density residential developments is to permit smaller single family lots among duplexes and apartments.

High Density Residential

The high density residential land use category is established for developments with over ten units per acre. This zone is intended to accommodate condominium, townhouse, apartment, and mobile home community developments. Designated areas for high density residential developments are adjacent to commercial areas or Main Street.

Public/Semi Public

Public land use areas include City facilities set aside for public use (ex. school district land). Utility easements are also included in this land use category.

Central Business District

The central business district is established to promote the City's traditional Main Street, Front Street and M-37 area (this is more highway commercial, not quite as pedestrian friendly, but the City will always attempt to make it as friendly as possible). Uses are designated to enhance dense commercial activity that is not automotive dependent, but helps support pedestrian friendly traffic as much as possible.

General Commercial/Highway Commercial

General commercial areas are located within the central business district of Front St., East and West Main Streets, as well as Elder Ave., Lee St., and East and West State Streets.

Agricultural/Residential

Agricultural land use will be phased out as the City grows. Currently there are only a few agricultural areas left that will be available for commercial, industrial or more mixed use developments in the future.

There are a few areas that will likely remain or become a hybrid of residential/agriculture where there are homes on larger lots in combination with some limited farming.

Industrial

Industrial areas are meant to be as isolated as possible. Currently the area along the south side of Lee St. is industrial and future industrial will likely be located in this surrounding area.

Mixed Use Development

Mixed use areas are intended to provide a transition between commercial and residential zones. They should allow a mix of residential, office, and low intensity retail uses for the residents of mixed use developments.

City of Grant Future Land-Use Map



City of Grant Master Plan Survey

1. The City of Grant Planning Commission is interested in your views regarding various types of development in the City. Please indicate your agreement or disagreement with the following statements. Mark and X under one column for each statement.

For the survey: SA= Strongly Agree, A= Agree, D= Disagree, SD=Strongly Disagree, NO= No Opinion

	SA	A	D	SD	NO
The City of Grant needs:					
Fast food restaurants					
More family/full service restaurants					
More small specialty retail					
A large discount mass merchandise store					
Transit service availability					
More affordable housing					
Business and professional office should be encouraged					
Light industrial development , such as light manufacturing and warehousing should be encouraged					
Commercial business should be promoted along E. State Rd. and Elder Ave.					

2. Do you agree or disagree with each of the following statements? Please mark the one choice that closely corresponds to your opinion on each statement.

For the survey: SA= Strongly Agree, A= Agree, D= Disagree, SD=Strongly Disagree, NO= No Opinion

	SA	A	D	SD	NO
Support efforts of the city to revitalize and beautify the M-37 and East and West Main St. district					
Support cooperative growth strategies with surrounding townships					

For the survey: SA= Strongly Agree, A= Agree, D= Disagree, SD=Strongly Disagree, NO= No Opinion

SA	A	D	SD	NO
----	---	---	----	----

Increase parking along M-37
and East and West Main St.

--	--	--	--	--

More land for commercial
should be made available

--	--	--	--	--

More land for multiple-family
units-apartments/condos
should be made available

--	--	--	--	--

3. How important are each of the follow types of public facilities or services to you? Check for each issue.

For the survey: VI= Very Important, I= Important, UI=Unimportant, VU= Very Unimportant, NO= No Opinion

VI	I	UI	VU	NO
----	---	----	----	----

Improvements to existing parks

--	--	--	--	--

New playground equipment

--	--	--	--	--

Fire Protection

--	--	--	--	--

Emergency Medical Services

--	--	--	--	--

Police protection

--	--	--	--	--

Sewer Improvements

--	--	--	--	--

Storm Drain Improvements

--	--	--	--	--

Community Building

--	--	--	--	--

Road Improvements

--	--	--	--	--

Other, not listed (please identify)

--	--	--	--	--

4. How important are each of the following factors in contributing to your decision to live in your current location in the City of Grant?

For the survey: VI= Very Important, I= Important, UI=Unimportant, VU= Very Unimportant, NO= No Opinion

VI	I	UI	VU	NO
----	---	----	----	----

Proximity to work location

--	--	--	--	--

Proximity to school building

--	--	--	--	--

School district

--	--	--	--	--

For the survey: VI= Very Important, I= Important, UI=Unimportant, VU= Very Unimportant, NO= No Opinion

	VI	I	UI	VU	NO
Proximity to commercial services					
Personal safety and low crime rate					
Sense of neighborhood and interaction with neighbors					
Small-town character					
Lower property taxes compared to other cities					
Proximity to parks					
Ease of commuting to work					
Other, not listed (please identify)					

Please tell us a few things about yourself, to help the City staff better analyze survey results and better determine needs.

5. How long have you lived in the City of Grant? | _____

6. In which of the following age groups do you fall? (Please Circle) 24 or under, 25 to 34, 35 to 54, 55 to 64, 65 or older.

7. Which of the following categories best describes your normal or most recent employment?
(Circle only one category)

Semi-skilled worker Sales or office worker Skilled worker-craftsman Farmer Homemaker
Manager or proprietor Educational or professional

8. What is your current employment situation? Circle only one category.

Employed full-time Employed part-time Self-employed
Unemployed Retired Other-please describe:

9. Indicate where you spend most of your working or daytime hours. Circle only one category.

At home Out of the home, but in the City Grand Rapids area Muskegon area
Other places in Newaygo County Other-please describe:

10. Please identify what you feel is the single most important problem or issue the City Master Plan should address.

11. If you have any additional comments you would like to make, please let us know in the space below.

After completing this survey, please mail it to:

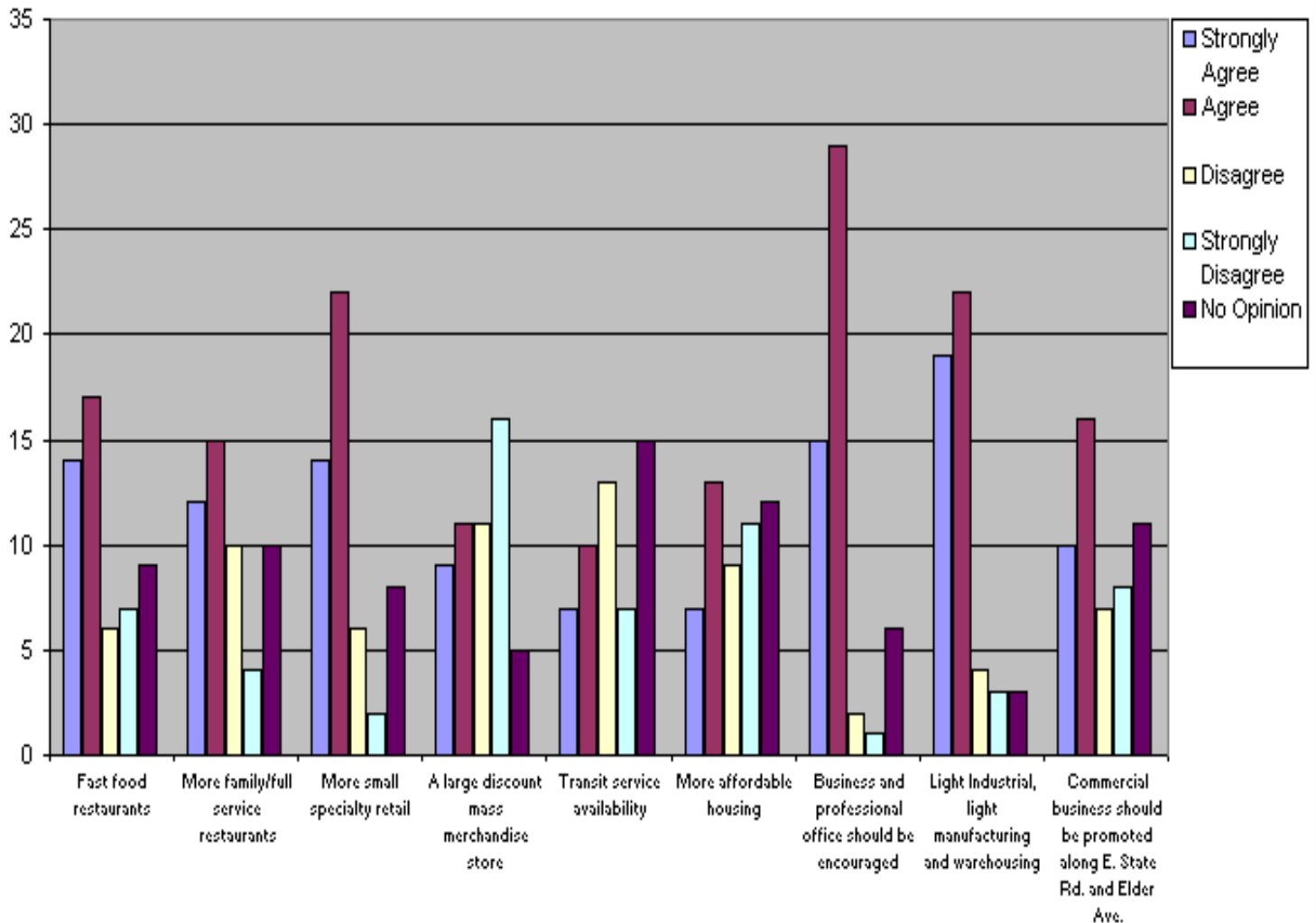
**City of Grant
Master Plan Survey
P.O. Box 435
Grant, MI 49327**

or drop it off at the office or drop-box at 280 S. Maple (M-37)

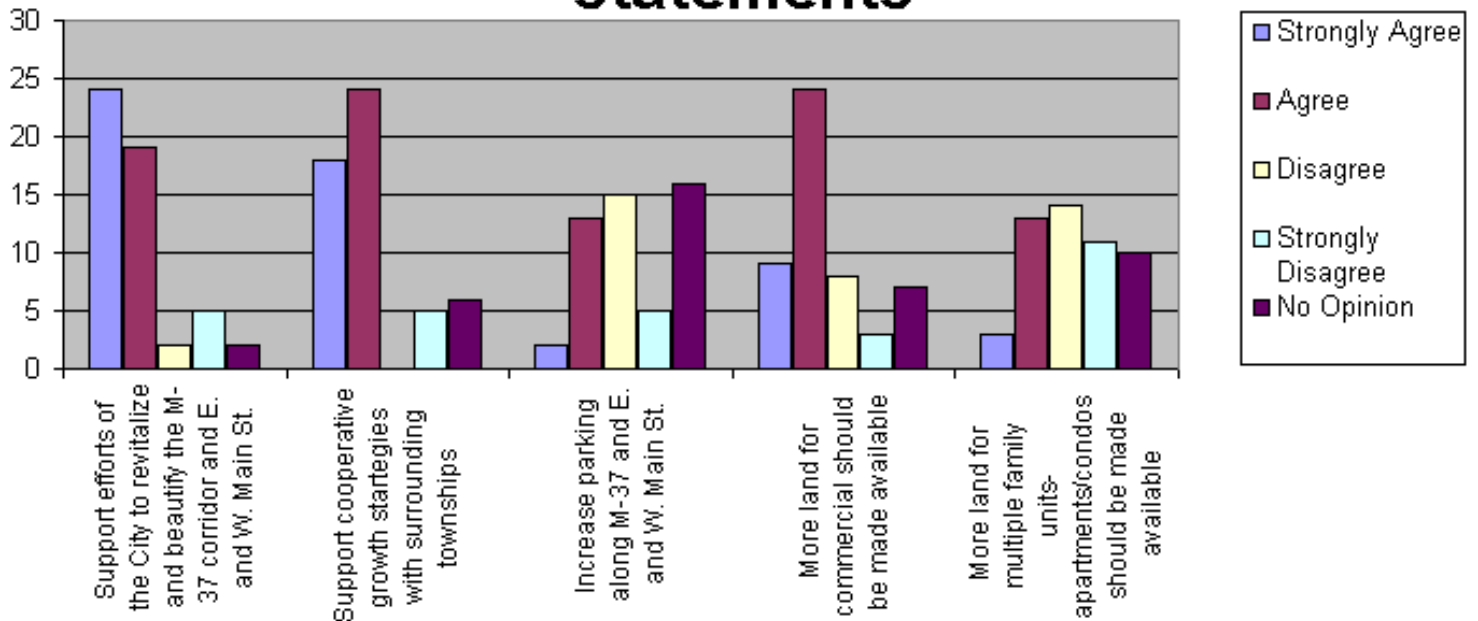
Thank you for your time and participation to help develop a clear vision for the future!

Master Plan Survey Results

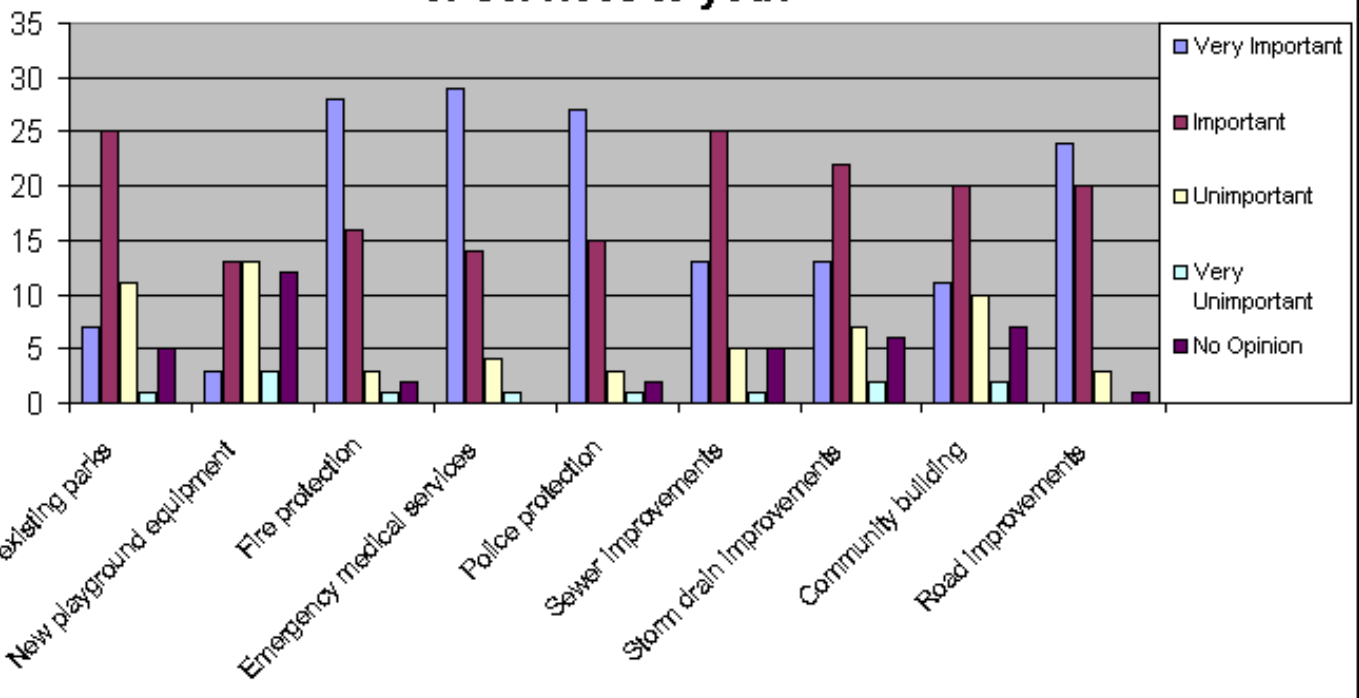
The City of Grant needs:



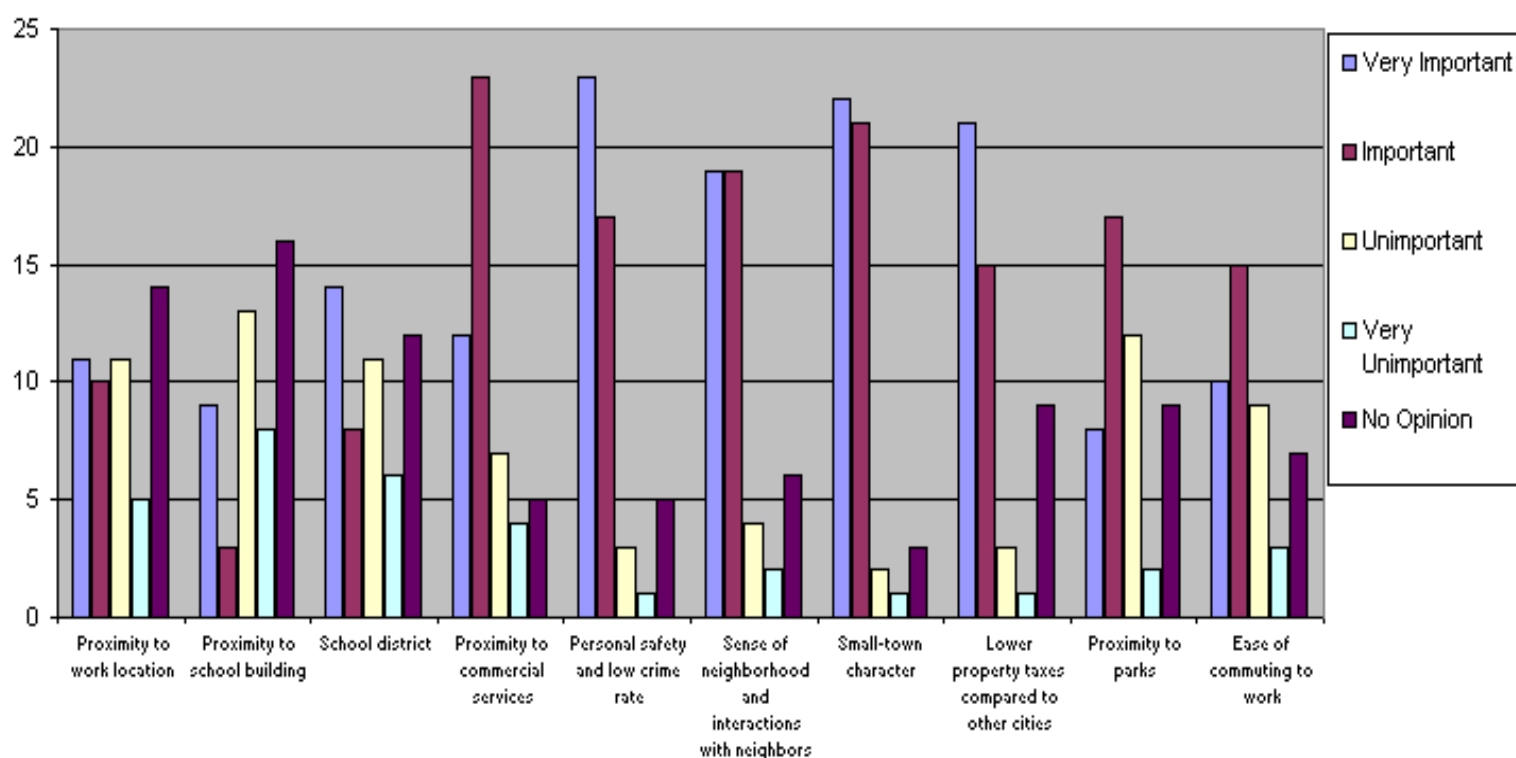
Agreement or disagreement with statements



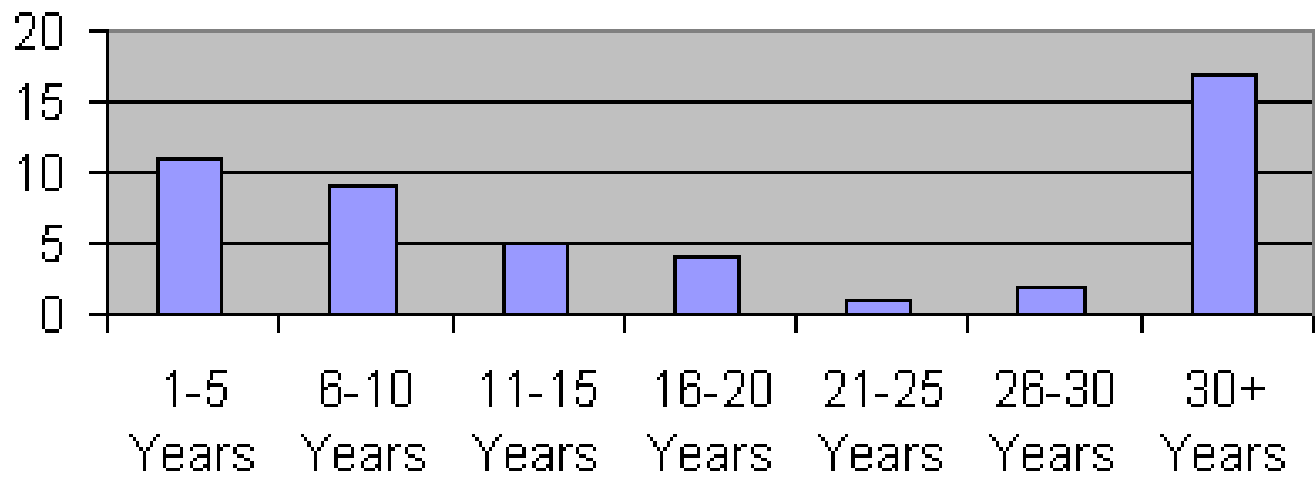
How important are each of the following types of public facilities or services to you?



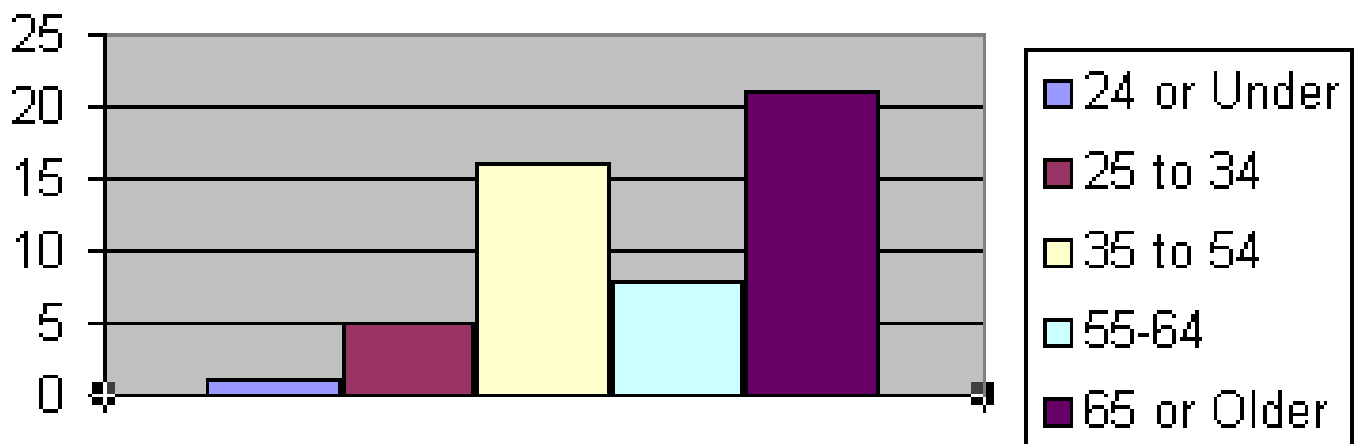
How important are each of the following factors in contributing to your decision to live in your current location in the City of Grant?



How Many Years Have You Lived In The City of Grant



Age Groups



Master Plan Survey Comments

- 1.) Keep business and residential separate. Develop more recreation on Blanche Lake for additional revenue.
- 2.) I feel the look of the City, building along M-37 should have certain colors they can paint and kept up.
- 3.) Water bills are extremely high. Taxes in the City are higher than outside. People do not want to move into the City because of the taxes and no choice in services.
- 4.) Appearance looks bad. Look at the feed mill! Most buildings in Grant appear old and very outdated. Gives negative impression to anyone driving through. Looks like a run down town.
- 5.) The corner of Elder and 120th is too narrow. I would not encourage this corner to be developed.
- 6.) Grocery should move to former Grant Rent All. Parking is so bad there it is easier to drive to Newaygo.
- 7.) Grant's lake needs a lot of attention, could be a nice park.
- 8.) Not sure who's idea it was for Water Tower Park, its too small.
- 9.) Curfew needs to be enforced, police more involved with situations.
- 10.) Please make M-37 corridor more appealing.
- 11.) Lower our taxes.
- 12.) Complete sidewalks on east state road to the middle and high schools. Very dangerous! Also clean our sidewalks.
- 13.) Lower my taxes.
- 14.) Improve dock at the lake, bring back the swim beach!
- 15.) Keep up the good work on the streets.
- 16.) Streets and Sidewalks.
- 17.) Too many run down buildings, renovate the Community Building.
- 18.) Find a theme for the City, we have a good start with Family Healthcare.
- 19.) This is a friendly, pleasant community, but people don't know that. The growth needs to be controlled and directed. Please think ahead and think about each decision and how it will affect the community.
- 20.) We need a larger grocery store with better parking. There is an empty lot next to Rite Aid. The feed mill? Empty building south of town. The gas station south-end of town looks good and now matches somewhat to the healthcare. What about a bowling alley? Smoke-free of course.
- 21.) Closer attention should be given to keeping the streets swept, the weeds removed from the crack between the road and curb, keeping things looking neat and trimmed.
- 22.) Instead of adding more of everything-lets work harder at keeping what we have maintained at a higher level than what is at the present time. Businesses don't have pride in appearances here.
- 23.) I want jobs. Things for kids to do instead of roaming the roads.
- 24.) Attractive M-37 for people passing through.
- 25.) Grocery parking lot is so dangerous we go to Newaygo to Plumbs. Also, leave room to enlarge the intersection so trucks could turn properly.

- 26.) The appearance of the town. When you drive through, there is nothing to entice a person to stop. Consider the park/lake development all the way around. Consider the look of the grain mill, the local bar and dirt parking lot. Then empty buildings not being taken care of...
- 27.) The grocery store should be placed on a larger area and have appropriate parking. How about a new post office? I think it's great you sent out surveys. Look at them as constructive. This area could be improved but control and oversee what development is to happen. We do not need anymore buildings to shoot up and then sit empty (Rental business). We do not want to be a low income community.
- 28.) Grainery- Needs vast improvement!
- 29.) Improve the intersection at State St. and M-37-Trucks need more room to negotiate at turn.
- 30.) Blanche Lake—weeds around the lake.
- 31.) Dead trees in cemetery.
- 32.) I think the City Manager is doing a great job.
- 33.) Sidewalks to our schools, library, Commerce St. and both sides of major roads.
- 34.) Beatification of our City. Replace trees that were/are removed or need to be taken down. Enforced up keep of homes occupied and unoccupied. Businesses need to “spruce up” around their buildings.
- 35.) Widen Elder with parking places on the east side. Keep a left hand turn lane all the way from the learning center to just east of the middle school.
- 36.) Blanche Lake swim and play fields. Level and maintain grass in fenced area. Encourage use by Little League and Rocket Football, etc...
- 37.) Cleaning up the City to look more attractive and progressive.
- 38.) Making Grant an attractive and useful place for people to come to.
- 39.) Noise Ordinance should be limited to a home, not a car driving down the street. People like to have music at the parks. As long as they are not getting complaints there should be other things that are more important for you to be worried about.
- 40.) Wish Skatepark was never built.
- 41.) I think we should be getting more business here for jobs and money for the town.
- 42.) Keep trash in Skatepark and not in our yards and streets leading from Wesco to the Skatepark.
- 43.) The Skatepark needs a 10-12 ft. chain link fence around it to keep trash in area, to keep kids out when it says they are to be out. Swearing from kids is out of control along with their racing up and down streets and park. Kids are also sleeping in the park on weekends.
- 44.) Property taxes are way to high for services rendered, taxes compare to East G.R.
- 45.) Bring in Industrial tax base.
- 46.) Consider contracting police services through the County, would be a big savings and our police do nothing.
- 47.) New growth and new business.
- 48.) The town has go down hill over the past 10 years. Who is the problem—failed City Offices. We have put enough.
- 49.) I would like to see some incentives for business owners to “spruce things up” Grant looks “junky” coming in on M-37. Too many wire, old buildings just not attractive.

- 50.) I believe we have a lot of potential but feels like we have grown stagnant. So much of what people do revolves around our schools, which is great but it could be nice to have some entertainment available besides school-related activities. I wish we could have good places for people to 4-wheel, motorcycle, snowmobile, etc...maybe enhance what we have to offer in outdoor recreation?
- 51.) Road repair, holes in pavement goes on for weeks (summer).
- 52.) Winter snow plowing is very good.
- 53.) Taxes too high.
- 54.) Fix pot holes in streets.
- 55.) More things to do. Parks restaurants, entertainment, etc...there is "nothing" in Grant.
- 56.) The City as a whole looks pretty bad. Store fronts are bad. Landscaping is bad. Need more of a variety of things.
- 57.) Develop industrial park for light industry.
- 58.) We need to take pride in our town-business. Many of our stores have un-kept fronts, weeds, dirt and unpainted. The streets are dirty. In walking through the homes on the Westside of town, many, many are for sale and un-kept.
- 59.) We look like a poor community-maybe we are. I even saw the office yard not mowed. Take some ideas from Newaygo and Fremont. It seems like some of them we could afford.
- 60.) Discount groceries, industry + business.
- 61.) More things for teenagers to do in this town-keep them out of trouble.
- 62.) Keep our children in town, they should have somewhere to go here-show-skating-bowling.
- 63.) The City of Grant is too small. For growth to occur the surrounding townships must be willing to participate in some kind of joint solution.
- 64.) Just own a home in Grant and I would like to see Grant grow as some day I might live there.
- 65.) Things to make Grant grow. Neat homes and clean yards.
- 66.) A bingo hall, places for teens to go in the evening (supervised).
- 67.) Protection by police when people leave for winter months or just gone on vacation.
- 68.) Beautify the City and encourage business growth within the City.
- 69.) High property taxes.
- 70.) I think Grant needs to seriously consider what communities like Cedar Springs is doing to improve the look of their businesses. They are offering up to a \$11k match to business owners who improve the exterior of their buildings. That would do more for this town than some benches, grass or trees. What good is a nice road if the buildings look ragged.