

# A MASTER PLAN for KALAMAZOO COUNTY



INVENTORY AND ANALYSIS OF  
LOCAL MASTER PLANS

2018

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# ACKNOWLEDGMENTS

*Adopted June 5, 2018*

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*Rural Kalamazoo County, Joel Amos*

# EXECUTIVE SUMMARY

A lot has changed since 1970 when the last Master Plan was completed for Kalamazoo County. Nearly a half century later, 2017 marks an opportune time for our county to revisit its Master Plan and the planning process. This Master Plan sees itself as a sum of its parts where all of the cities, villages, and townships were visited, their plans read, and their goals and objectives reviewed. While the Michigan Planning Enabling Act, Public Act 33 of 2008, enables the Kalamazoo Metropolitan County Planning Commission (KMCP) to write and adopt a plan, KMCP does not have any authority over the municipalities. Instead of being consulted as an authority, this Plan is meant to be a resource in terms

of providing high quality data to its communities, and to serve as a tool for grant eligibility.

Upon visiting each community and reading its plan's goals and objectives, the major focus areas amongst all of them fall into eight categories:

- Protect natural resources
- Preserve agriculture and rural land
- Plan for town centers, village centers, and high density areas
- Plan for transportation, infrastructure, and non-motorized transit
- Plan for recreation
- Address housing needs
- Grow the local economy
- Collaborate and plan together

## **Protect Natural Resources**

Kalamazoo County is blessed with an abundance of natural features that serve as community assets and scenic beauty. A large majority, 19 of the 24 communities, have resolved to protect the natural resources within their jurisdictions be they rivers, inland lakes, or open space. By providing data, the County can support these efforts with geographic information systems (GIS) services that demonstrate how many of these features are interconnected and are better served through economies of scale.



## **Preserve Agriculture and Rural Land**

About 40% of Kalamazoo County is dedicated to agricultural land uses. Kalamazoo County has high quality soil that supports moderate to intense agriculture; in combination with plentiful water, and a suitable climate, agriculture is foundational to the local economy. As an example, for every one job generated by processing fruit and wine, three additional jobs are created (Southwest Michigan Regional Prosperity Collaborative Committee, 2015). For these reasons, 13 communities adopted pro-agricultural goals and objectives, falling largely upon the Townships.

## **Plan for Town Centers, Village Centers, and High Density Areas**

Planning for density covers topics of strategic location, connectivity, and guiding growth and development. Density has a large impact on walkability, commute times, and quality of life as it helps to reduce sprawl, conserve open spaces, and concentrate business activity in downtown cores or commercial corridors. Eight municipalities support the creation of strategically-located high density areas, 15 municipalities want to link these “centers” to economic development, and 16 municipalities wished to guide growth within certain boundaries.

## **Plan for Transportation, Infrastructure, and Non-Motorized Transit**

Fourteen communities recorded goals related to transportation

concerns, but this spans across concerns for improved roads, more transit options, widened road shoulders for public safety, and efficient networks. Kalamazoo County has an array of transit options from roads to passenger rail, alongside trail and bikeway options, but most of the non-motorized transit is concentrated in cities. This leaves the townships disconnected from the network. Thirteen communities adopted non-motorized infrastructure goals and objectives focusing on multi-modal transit, walkable neighborhoods, and transit-oriented development. Infrastructure expansion, covering all scales, is supported when necessary by 17 communities.

## **Plan for Recreation**

Recreational needs are diverse, but still 11 communities chose it as a top priority. The 2016 Kalamazoo County Parks and Recreation Master Plan’s community engagement process found that residents prioritized the completion of the Kalamazoo River Valley Trail Extension and its connections throughout the County. Another community priority was improving wayfinding amenities along water trails for water-bound visitors.

## **Address Housing Needs**

The Target Market Analysis from 2015 revealed that Kalamazoo County is lacking “missing middle” housing formats, which include condominiums, townhouses, row houses, apartments, lofts, or flats. This study found a demand for anywhere between 10,205-26,496 attached units to be annually absorbed by the market regarding these types of housing formats. The demand for single-family detached homes is only about one-third of this estimate.

Multi-unit housing offers private single-family accommodations with reduced maintenance burdens, while lofts and flats can provide a more dynamic mixed-use setting. The two largest living generations, Millennials and Baby Boomers, share preferences for these housing traits. Due to a large population of students, housing affordability is also a concern. The Kalamazoo County Land Bank has been repurposing underutilized properties and making them current to fit the residents’ housing needs.

## **Grow the Local Economy**

Kalamazoo County has several large employers, the highest proportion of which are in the “educational, health, and social services” sector (30%), with manufacturing (16%), and retail (11%) coming in as the second and third largest industries. The largest employment sectors are found in the Cities of Kalamazoo and Portage, yet employment options are spread amongst the entire county. Fifteen communities identified economic development goals that would help grow the economy.

## **Collaborate and Plan Together**

Twelve municipalities within our county recognize the need for collaboration and have a desire to plan together, according to their respective goals and objectives. Working together can enhance long-term planning in communities.

## **Action Plan**

The Action Plan, discussed later in the report, delineates the actions to be completed by the KMCP to properly support the various communities within our county.



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*Cold Brook County Park Fishing Pier, Kalamazoo County Parks and Expo*

# ABOUT THE PLAN

## KALAMAZOO METROPOLITAN COUNTY PLANNING COMMISSION (KMCPC)

The Kalamazoo County Master Plan relies heavily on understanding the collective vision of the cities, villages, and townships within our county for guiding their growth. The Michigan Planning Enabling Act, PA 33 of 2008, as well as the KMCPC's bylaws enable the County to write, approve, and maintain a Master Plan. Much has changed

since the last plan was completed in 1970, and it is time to embark on a new vision for the future.

Rather than a competing plan with an overarching authority, this plan is a compilation of each community's goals and objectives. In fact, the KMCPC does not have authority over the municipalities; it waived its rights to review zoning ordinances in 1983, and was exempted from preparing a Capital Improvements Plan. As such, this process is, by law, a bottom-up approach with its basis in open communication and collaboration to plan for the future. It cannot supersede the planning efforts made at the local level.

## A NEW APPROACH

Throughout the course of a five-month period from October 2016 through February 2017, at least one member of the KMCPC staff, Planning Department staff, and one planning consultant met with most municipalities within our county.

After reviewing master plans and zoning maps in order to summarize the goals, objectives, and strategies for each community, a KMCPC Commissioner presented a one-page summary of these goals for the respective local planning commissions to review and update. In some cases the presentation was made to the municipal leadership.



Copies of these summaries can be found in the Appendix.

During these presentations, the KMCPD commissioner also described the scope of the master planning process and a brief history of the organization's changing role over time. Although three communities did not have a Master Plan nor stated goals or objectives, the KMCPD used this opportunity to meet with them, inform them about the KMCPD, and offer advice on funding opportunities or County resources available to them. Two communities, Cooper Charter Township and Charleston Township, were in the process of master plan updates at the time of the visits.

The project goal was to frame the issues of considerable importance for each and every community and learn from their perspectives in order to develop a profile of significant issues.

From document review and face-to-face meetings, the KMCPD detected themes and focus areas common among the communities, as well as differences. This plan harnesses the community's values as a way to first summarize and then enhance them, distilling them into guiding principles for land use decisions.

## WHY DOES OUR COUNTY NEED A PLAN?

One may ask, "Why does our county even need a plan if it has no authority over the municipalities?"

The Plan can be seen as a resource for the municipalities, offering data as well as an opportunity to learn how neighboring communities prioritize and plan for different

land uses. The Plan may also reveal where there is space for better coordination on issues that cross jurisdictional boundaries such as transportation or natural area preservation. Reviewing all of the master plans and visiting each community offers a bird's-eye view of countywide population trends and housing data, from which gaps can be identified. The larger scale of countywide analyses can facilitate a broader understanding of these and other issues.

A current and adopted County Master Plan also expands KMCPD's grant eligibility. With this local data compilation and recent research, the KMCPD has a better gauge of available funding mechanisms and increased eligibility. Additionally, it provides insight into collaborative

efforts which can ensure wise use of resources.

Prior to this planning process, communication and coordination efforts between the local governments and the KMCPD were fewer in number. Despite having similar values and land use goals, planning activities often still occur in isolation throughout our county, which is an issue facing many regional entities in Michigan. The goal of this Plan was to engage each municipality to identify and confirm the KMCPD's, County Administration's, and County Commissioners' understanding of local issues; educate the municipalities about countywide and significant trends; and provide a compelling document with data, resources, and useful information.

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"I absolutely love Kalamazoo in the summer. The trees and flowers are in full bloom, students walking around Vine and Stuart Neighborhood, the parks always look great. Take anyone to Kalamazoo in the summer and they are sure to fall in love."

*[Quote from Plan Kalamazoo Public  
Input Page]*

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*Bronson Park, Kalamazoo County Parks and Expo*

# DEFINING THE ISSUES

## REDEFINING THE ROLE OF COUNTY PLANNING

Meeting with each community helped the KMCPC understand the roles in which this body could be most useful to its constituent communities. Half of the communities have described a desire for interjurisdictional and regional cooperation. Lacking the authority to implement change, the KMCPC can instead serve as a supporter to the communities as well as a convener among them.

### *Educator*

The KMCPC is better positioned than any individual community to gather data and disseminate it throughout the county. In this role, the KMCPC can collect information on topics of interest to one or more communities, such as those in this Plan, and present that information in a coordinated and consistent way.

### *Resource Provider*

As shown through this planning process, the KMCPC can also play the role of a resource provider. For example, 16 of the 24 communities expressed a desire to proactively guide growth and development. The KMCPC has compiled all of

the municipalities' zoning maps to create a generalized countywide zoning map. This resource benefits the local governments in achieving their goals of guiding development by providing the data in one place and sharing it publicly. With this data, local governments can see contextually where they stand in terms of zoning for certain uses, and if they could benefit from coordinating with an adjacent municipality.

More generally, the KMCPC can provide lists of model ordinances, best practices, case studies, a variety of experts and consultants, and possible partnerships with local non-profits working toward similar goals.



## Facilitator

With its knowledge of the important issues in each community, the KMCP can facilitate discussion by bringing groups together. Many of the communities' goals overlap and could be better achieved by working together. For instance, 11 communities' master plans called for "planned corridors," and another 13 communities mentioned "non-motorized transportation and infrastructure." As a facilitator, the County can encourage these communities to plan together, either by coordinating the development or by meeting to exchange ideas about financing, design, and reaching out to residents.

## HOW TO USE THIS MASTER PLAN

The following sections are organized into four parts:

- Trends and analysis
- Community values
- Planning strategies
- Resources

Current trends and analysis will refer to the general information about the topic, the data collected, how the data was analyzed, and the conclusions drawn from triangulated sources of data.

Community values are expressed through the respective master plans' goals and objectives, and during face-to-face conversations with the KMCP. These values describe desired outcomes as a part of a greater vision for the community's future. Given a pluralistic society, not all values can necessarily be achieved at

once, and limited resources must sometimes be prioritized.

Planning strategies are actions aimed at ensuring that the community's values are considered and achieved. Strategies take on many different forms; examples include technical changes to a zoning ordinance, developing partnerships to increase capacity, or creating an interactive community

engagement session for increased feedback.

Resources are also provided near the end of the Plan. These constitute a list of funding resources, organizations that could lend a hand, or various types of assistance for which communities may be eligible. Resources can also be plans, guidebooks, or best practices on the topic.



*Rural Kalamazoo County, Joel Amos*



*Downtown Kalamazoo, Downtown Kalamazoo Inc.*



## CONNECTION WITH LOCAL MASTER PLANS

As noted in the previous section, a primary goal of this project is to develop a profile of significant issues across our county based on the goals and objectives identified in the master plans of the individual municipalities. To accomplish this, the master plan summaries developed by the project team were analyzed in aggregate.

Common policy areas are listed in the table on the following page (T1: Areas of Focus), and the green boxes indicate which communities in Kalamazoo County have mentioned a commitment to that policy area. The broad policy areas are:

1. Protect Natural Resources
2. Preserve Agricultural and Rural Land

3. Plan for Town Centers, Village Centers, and High Density Areas
4. Plan for Transportation, Infrastructure, and Non-motorized Transit
5. Plan for Recreational Needs
6. Address Housing Needs
7. Grow the Local Economy
8. Collaborate and Plan Together

The table quantifies this analysis. Reading across the rows shows the prevalence of each policy area among the County's municipalities, with the total presented at the end of the row. Planning for town centers, village centers, and high density areas was the most-cited with 21 municipalities, emphasizing that most communities in Kalamazoo County prefer to control the location and density of land uses. Planning for transportation, infrastructure, and non-motorized transit was listed

by 20 municipalities. Planning for recreational needs was found in the fewest number of plans, reflecting the fact that not all communities have prioritized this need over others.

As presented, the table demonstrates areas of similar focus among the communities and the potential to work collectively. This information is explored in detail by policy group in the Areas of Focus chapter of this report.

Reading down the columns offers a sense of the breadth of planning initiatives in a given community. The level of planning intensity varies greatly throughout our county, and this serves as a major strength: the diversity emphasizes the uniqueness of each place and the many great opportunities for different lifestyles that Kalamazoo County has to offer.



*Spring growth in Kalamazoo County, Joel Amos*

## T1: Areas of Focus

POLICY AREA	ALAMO TOWNSHIP	AUGUSTA VILLAGE	CHARLESTON TOWNSHIP	CLIMAX TOWNSHIP	CLIMAX VILLAGE	COOPER CHARTER TOWNSHIP	GALESBURG CITY	KALAMAZOO CITY	KALAMAZOO CHARTER TOWNSHIP	PARCHMENT CITY	PAVILION TOWNSHIP	PRAIRIE CITY	RICHLAND TOWNSHIP	RICHMOND TOWNSHIP	ROSS TOWNSHIP	SCHOOLCRAFT VILLAGE	SCHOOLCRAFT TOWNSHIP	TEXAS CHARTER TOWNSHIP	WICKSBURG VILLAGE	WAKESHMA TOWNSHIP	TOTAL
<b>1   PROTECT NATURAL RESOURCES</b>																					19
Protect Water Quality																					8
Social / Economic / Environmental Sustainability (Covenant)																					1
Stormwater Management																					3
"Best Practice" Mitigation																					5
Septic Tank Best Practices																					2
<b>2   PRESERVE AGRICULTURAL AND RURAL LAND</b>																					13
Preserve / Expand Open Space / Greenspace																					16
Preserve Small-Town / Rural Character																					11
Quality of Life																					3
Purchase of Development Rights																					4
Conservation Easements																					3
Inclusion / Promotion of PA 116 Applications / Properties																					2
<b>3   PLAN FOR TOWN CENTERS, VILLAGE CENTERS, AND HIGH DENSITY AREAS</b>																					21
Protection / Stabilization of Neighborhoods																					9
Placemaking and / or Strengthening Community Identity																					5
Becoming a Destination																					7
Proactively Guide Growth and Development																					16
Location and Appearance of Industrial Uses																					13
Design Standards / Landscaping																					7
Encourage Mixed Uses																					5
Educate, Inform, and Involve the Public in Planning / Neighborhood Matters																					4
<b>4   PLAN FOR TRANSPORTATION, INFRASTRUCTURE, AND NON-MOTORIZED TRANSIT</b>																					20
Motorized Transportation and Infrastructure																					14
Non-motorized Transportation and Infrastructure																					13
Maintain or Expand (if necessary) Public Facilities and Services																					14
Planned Corridors																					11
<b>5   PLAN FOR RECREATIONAL NEEDS</b>																					11
Promote Trail Development and Maintenance																					8
<b>6   ADDRESS HOUSING NEEDS</b>																					13
<b>7   GROW THE LOCAL ECONOMY</b>																					15
Promote Employment Opportunities																					5
<b>8   COLLABORATE AND PLAN TOGETHER</b>																					12



Identified in Goals and Objectives



Not Identified in Goals and Objectives



No Reported Data



*Carnival in Kalamazoo County, Joel Amos*

# COMMUNITY PROFILE

## POPULATION TRENDS

Kalamazoo County is the ninth most populous county in the state of Michigan. Unlike the state as a whole, Kalamazoo County did not experience a population decline between the 2000 and 2010 Censuses, but in fact grew in population by almost 5% to 250,331. Since then, the 2015 American Community Survey One-Year Estimate measures the population at 260,263, a 4% increase.

Within our county, the population distribution clusters around the cities of Kalamazoo and Portage, radiating outward from the rail and

road connections that supported the county's initial growth. Recent activity, however, has trended towards townships and villages. These types of communities experienced a population increase of 11.8% and 10.4% respectively between 2000-2010, whereas the cities lost 1.3% of their population. As of 2010, our county was still primarily urban with over 82% of residents living inside urbanized areas, and likely still is despite a dip in city population.

## REGIONAL SETTING

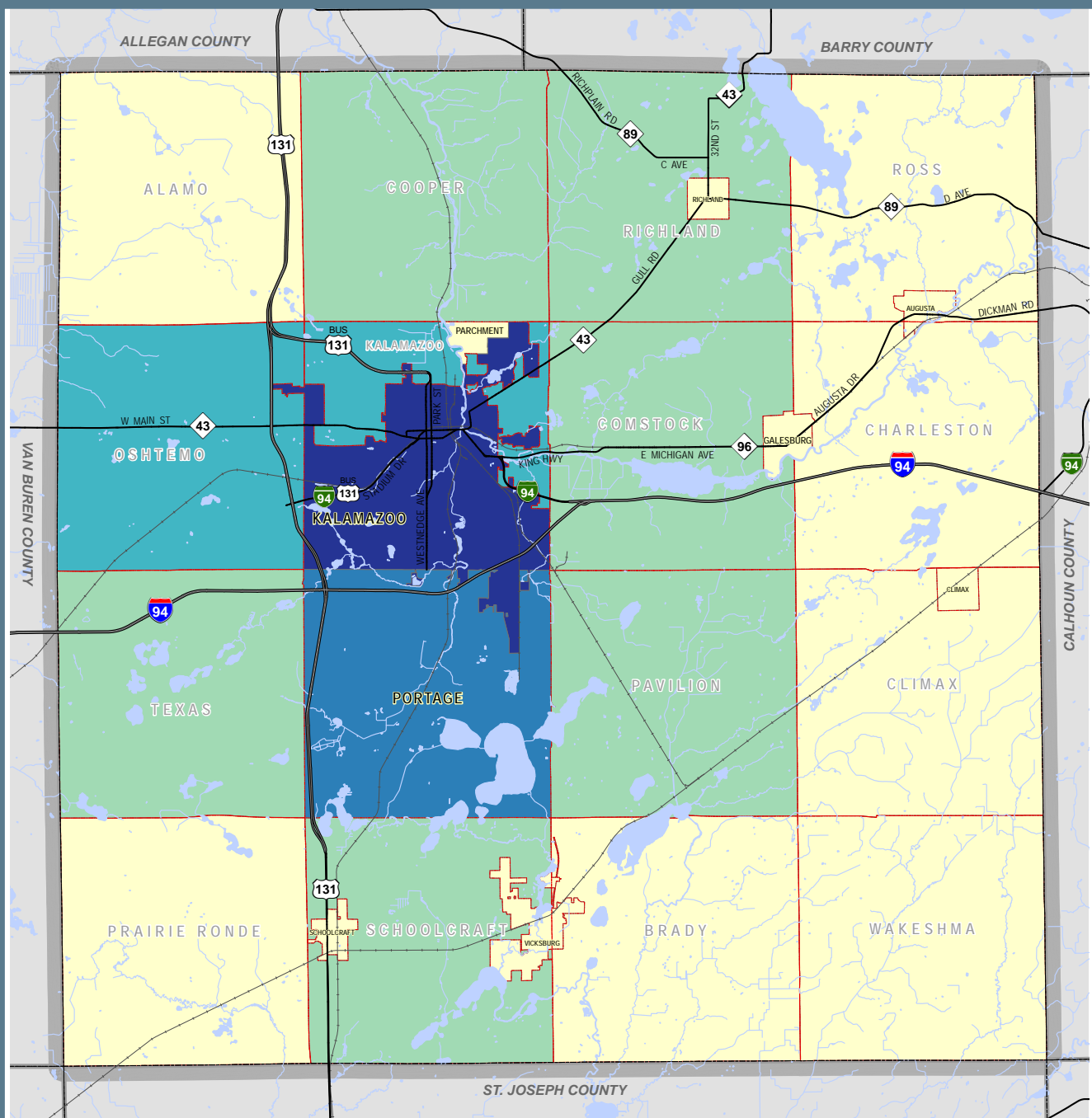
Kalamazoo County is located in southwestern Michigan, 40 miles east of Lake Michigan. Two

highways traverse our county. Along I-94, it is at the midpoint between Detroit to the east and Chicago to the west, about 140 miles in either direction. US-131, which runs north and south, provides easy access to other key cities in Michigan such as Grand Rapids (50 miles north), and connects to the transcontinental I-80 just 40 miles south.

The development pattern of Kalamazoo County demonstrates a typical urban-rural relationship. A dense population center consisting of a mostly built environment is surrounded by a ring of less-dense, less-intense development. This ring, in turn, is surrounded by lands in which natural and agricultural features dominate.



## M1: Total Population



## KALAMAZOO COUNTY MASTER PLAN

## Total Population

Data Sources: State of Michigan Geographic Data Library (2016), Kalamazoo County (2016, 2017), U.S. Census Bureau (2010 Census Summary File 1)

Date: 9/15/2017

- Municipal Boundary
- Railroad
- Roads
- Lakes/Ponds
- Rivers/Streams

## Population per Municipality:

- < 6,000
- 6,000 - 14,999
- 15,000 - 21,999
- 22,000 - 49,999
- 50,000 +



## Climate

Climate has an influence on planning for housing, transportation, and recreation. As a recipient of lake-effect snow, on average Kalamazoo endures almost 36 inches of precipitation annually, with most falling in the winter months. The summers are long and humid, with an average temperature in the low 70s.

Soil, topography, and climate conditions yield a growing season of 100-120 days. In this area, the largest farming operations by volume of sales are milk and other dairy products, grains, dry beans, dry peas, and floriculture products (Michigan State University Extension, 2015).

## Natural Features

The Kalamazoo River is the most prominent natural feature in our county as it meanders from east toward north to flow into Lake Michigan. The County is coordinating the development of the 35-mile Kalamazoo River Valley Trail (KRVT). Twenty-two miles of the trailway are completed and well-transited. There are six other rivers or streams in our county, and 88 lakes or reservoirs with 20 access points for boating and fishing. These assets make Kalamazoo County a destination for inland fishing and summer water recreation (Kalamazoo County Parks and Recreation Commission, 2016).

## Existing Land Use

Kalamazoo County is comprised of 368,640 acres, or 576 square miles, of land. Our county contains 24 local units of government: 15 townships, 4 cities, and 5 villages. The City of Kalamazoo is the county seat.

Forty percent of land, the largest portion of all the land uses, is dedicated to agricultural purposes. Agricultural uses and the accompanying rural development occur predominantly on the edges of the county. Wakeshma, Brady, Prairie Ronde, and Climax have the largest proportions of this land use.

Only 8% of land use is dedicated to residential areas, largely and unsurprisingly concentrated in the cities of Kalamazoo and Portage as both single-family and multi-family

housing. Multi-family housing also tends to follow the major transportation corridors, spilling out into Alamo, Oshtemo, and Cooper townships. As housing development moves southward surrounding the City of Portage and Texas Charter Township, it becomes primarily single-family. As the population continues to grow, our county will have to consider how to efficiently develop housing without sprawling onto natural land uses.



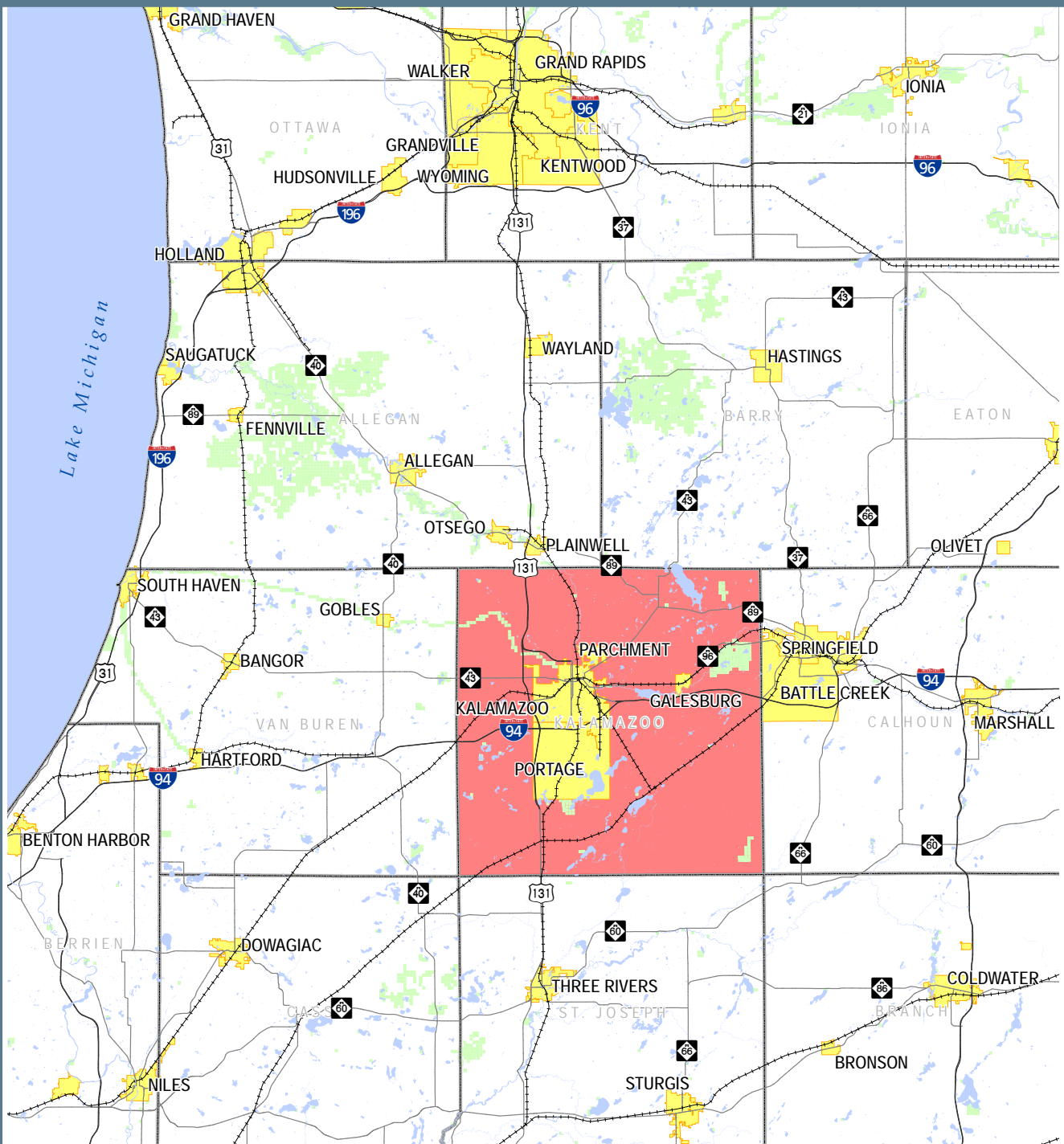
*Agricultural Land Use in Kalamazoo County, Joel Amos*

*T2: Land Use Types as a Percentage of County Land*

LAND USE TYPE	AMOUNT OF COUNTY
AGRICULTURE	40%
WOODED LAND	23%
OPEN LAND	12%
WATER AND MARSHES	8%
RESIDENTIAL	8%
COMMERCIAL	3%
TRANSPORTATION	3%
INSTITUTIONAL	1%

*Source: Kalamazoo County Parks and Recreation Plan, 2016-2022*

## M2: Regional Location



## KALAMAZOO COUNTY MASTER PLAN

## Regional Location

Data Sources: State of Michigan Geographic Data Library (2017), Michigan DNR Open Data Portal (2017)

Date: 9/15/2017

- Freeways
- State Trunklines
- ++++ Railroads
- County Boundary
- Kalamazoo County
- State Recreation Lands
- Cities
- Lakes / Ponds
- Rivers / Streams

0 12.5 25 Miles



Beckett &amp; Raeder

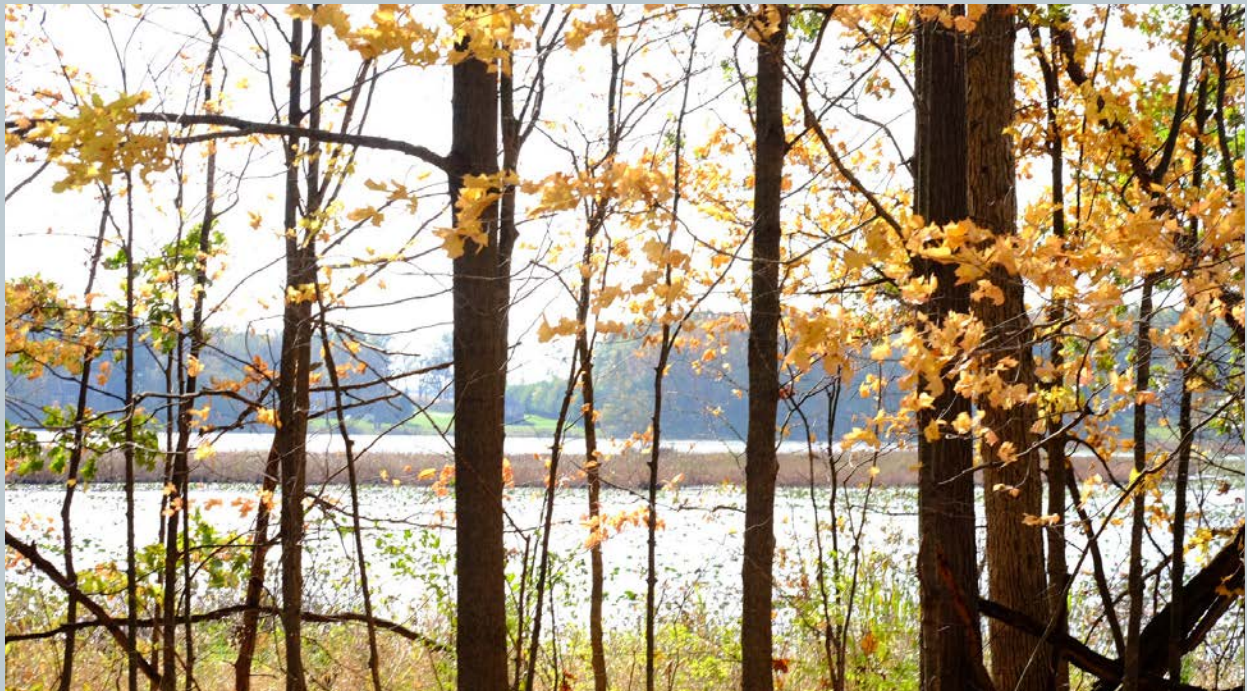


The commercial corridors are easily spotted as they take on a linear shape when mapped. Commercial corridors take up relatively little space (3% of land), but are important to communities because they typically serve as job centers as well as retail and entertainment opportunities. The major commercial areas are located in downtown Kalamazoo and

along South Westnedge Avenue in Portage, Portage Road south of I-94, West Main Street, Stadium Drive, and Gull Road corridors.

Even though manufacturing is one of the largest (and growing) sectors within our county, its facilities only occupy 2% of the land. This use is also primarily located along the rail line or other major corridors.

There are several types of land uses and natural features that permit very limited development. These include agriculture, wooded land, open land, and water and marshland. Combined, they account for 83% of the land in our county.

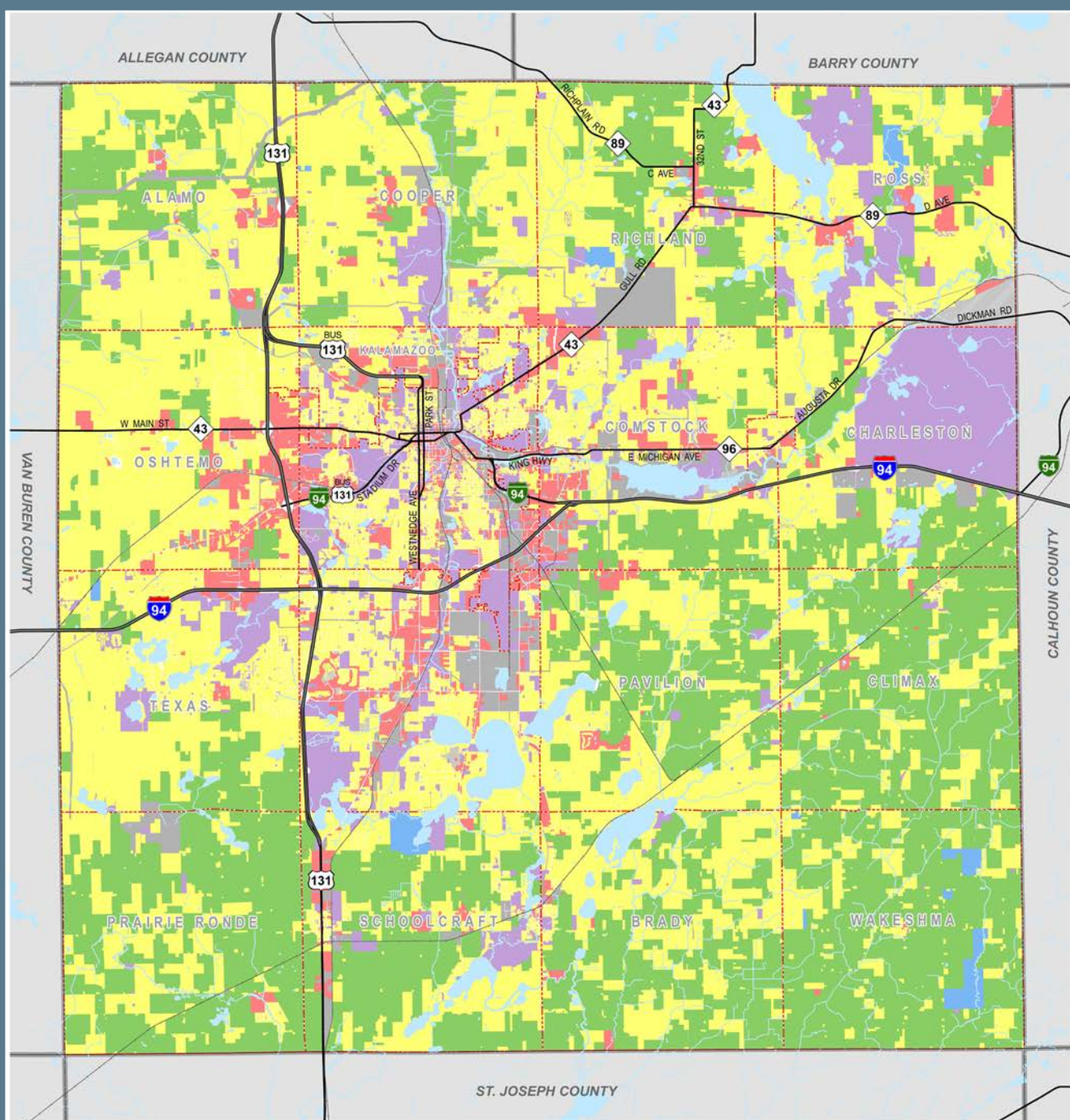


*Marshland in Kalamazoo County, Joel Amos*

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## M3: Land Use by Property Tax Classification



KALAMAZOO COUNTY

## Land Use by Property Tax Classification

Data Sources: State of Michigan Geographic Data Library, Kalamazoo County (2016)

- Railroads
- Freeways
- State Highways
- Rivers & Streams
- Lakes & Ponds
- Township Boundaries
- County Boundaries

### Land Use by Property Classification

- Agricultural
- Commercial
- Industrial
- Residential
- Other Uses
- Tax-Exempt Uses
- Unknown/No Data

0 2.5 5 Miles



Beckett&amp;Raeder



*Kalamazoo Students, Kalamazoo County Parks and Expo  
photo credit: Kalamazoo Public Library*

# DEMOGRAPHICS

An essential step to planning responsibly is understanding the demographic makeup of the community. In order to know what to develop, for whom, and how it should be designed, careful consideration of the current and projected population is key.

## PROSPERITY DASHBOARD

The Demographic Dashboard displays statistics taken from the 2009-2014 American Community Survey (ACS) 5-Year Estimates. ACS data is produced by the Census Bureau, but differs from decennial Census data in subject as well as collection method.

### *2010 US Census*

This is the gold standard for demographic data. It measures 100% of the population and offers comparable data points at regular intervals throughout most of the United States' developed history. However, available data is limited to population and housing information, and the ten-year interval between data points means it is rarely "fresh."

### *American Community Survey (ACS)*

The ACS program replaced the "long form" census questions beginning in 2000, gathering the same types of detailed information about social, economic, and

housing conditions on a rolling basis instead of once per decade. Statistical validity of the ACS depends on sampling. In larger communities (those with populations of 65,000 or more), it is possible to gain a valid sample within twelve months, which the ACS calls a "one-year estimate." For mid-size communities (population 20,000-65,000), it takes 36 months of data collection to achieve a valid sample size, and for communities smaller than 20,000, it takes 60 months. This system exposes the statistical tradeoff between the reliability gained by increasing sample size and the time it takes to attain it.



## Esri Business Analyst

The proprietary mapping software company Esri presents privately-generated market research data. In addition, it estimates census and ACS data for geographic configurations other than census-defined tracts, blocks, and places.

The following variables were chosen because they are strong indicators for the general health of the communities, and for our county as a whole, regarding:

- Housing
- Educational attainment
- Employment
- Poverty and welfare assistance

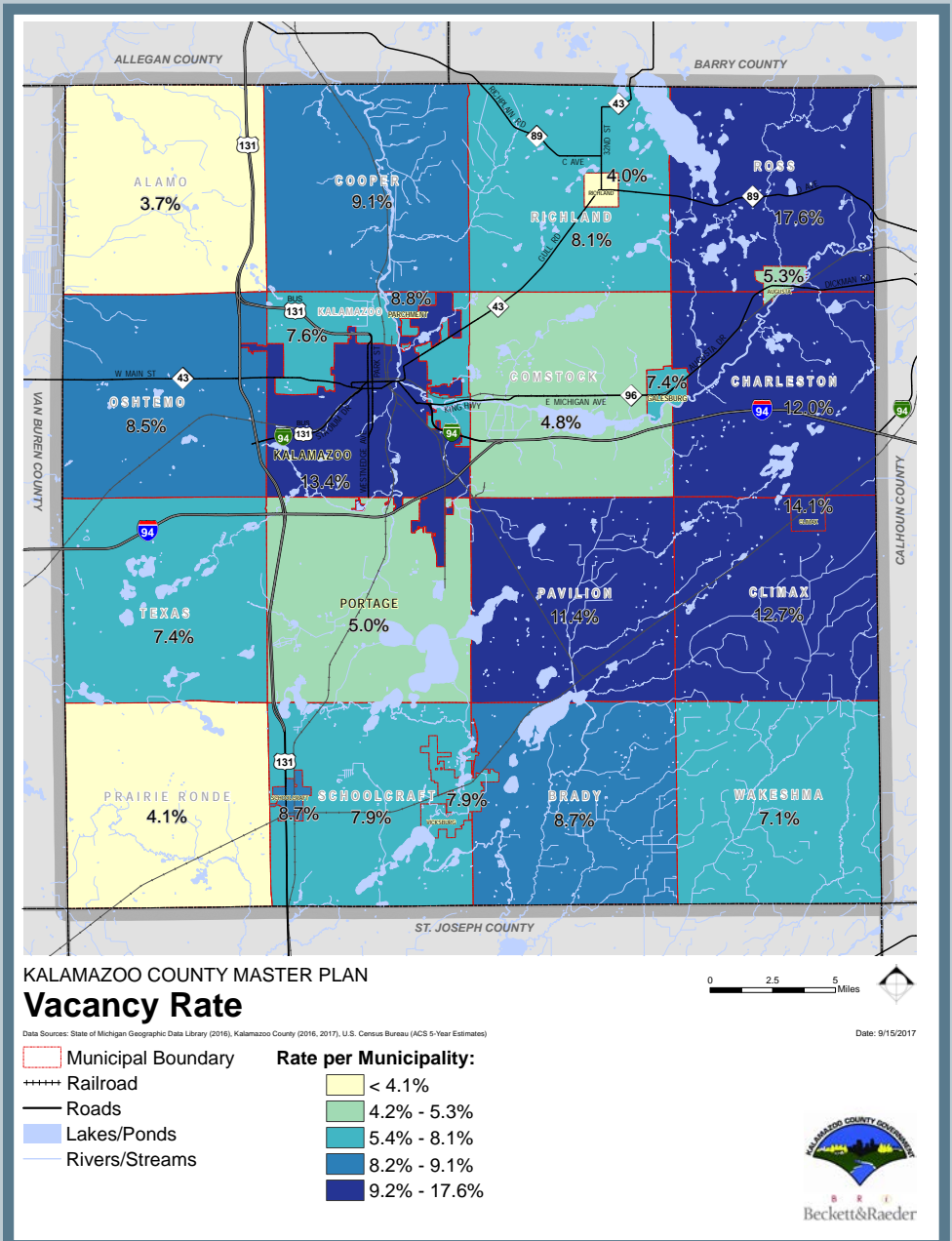
The Prosperity Dashboard (pages 30-31) compiles these indicators and displays them on a spectrum so that the cities, townships, and villages can be compared to neighboring communities as well as the county averages. The dashboard is a dynamic visual because it quickly demonstrates a range of values, shows where values cluster, and facilitates a quick comparison with a variety of other communities.

## HOUSING

### Total Vacancy Rate

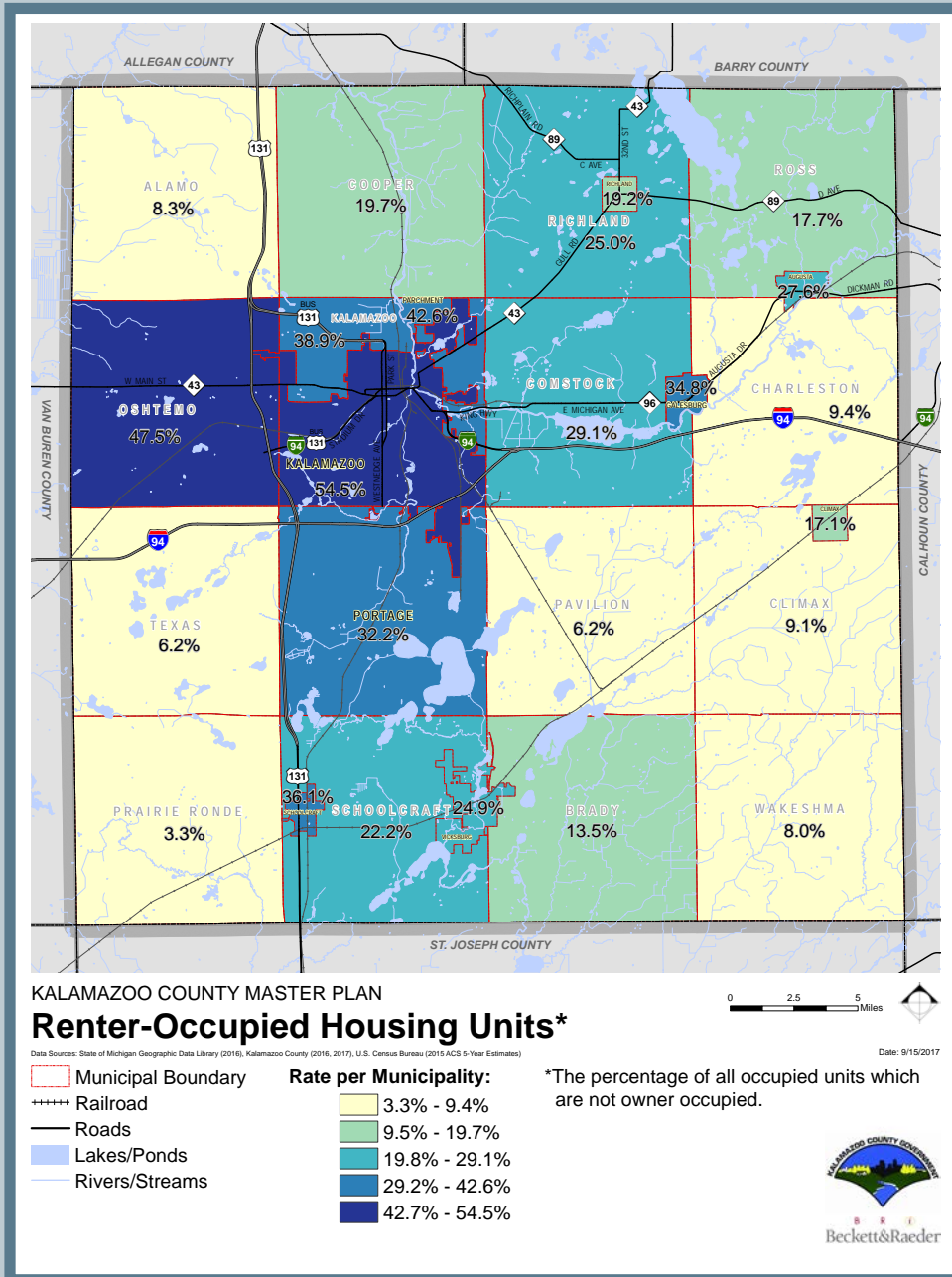
The category of total housing vacancy represents all housing structures that are vacant at the time of the census collection. This includes renter or homeowner vacancy, homes for sale when the owners have already moved out, and new units for lease or sale. One misleading factor about this indicator is that a unit can be classified as vacant if the residents have a primary home elsewhere, a common occurrence in areas with high proportions of seasonal or second homes. Recreational

M4: Vacancy Rate





### M5: Renter-Occupied Housing Units



vehicles are only included if they are the person's usual residence. Cities are generally interested in this measure because it indicates the level of potential blight within the community.

The total housing vacancy indicates the strength of the housing market. The housing market, however, depends on supply and demand forces which may have little to do with the physical housing stock. For example, a high vacancy rate could be attributable to seemingly unrelated issues such as population loss, lack of employment opportunities, and low wages, in addition to housing-related issues such as low-quality housing, oversupply, or undesirable formats. That is to say, this is an indicator that requires more investigation.

Housing vacancy is spread fairly evenly among cities, villages, and townships spanning on the low end from 3.7% in Alamo Township to the highest vacancy rate of 17.6% in Ross Township, where a number of seasonal homes are also included in the tally. There is a definitive cluster in the range of 7-9% where 12 of the communities land; the county as a whole has a 9.1% vacancy rate. There are five communities with 5% vacancy rates or lower. Similar to the unemployment rate, it is preferable to have a low vacancy rate that is still above zero. This circumstance allows for mobility without a zero-sum game: one person can move without another person having to move first. In general, a low vacancy rate suggests an attractive place to live.

### Renter-Occupied Housing

Renter-occupied housing means that the homeowner is renting

the home or unit to another person or family and does not live on the premises. Historically, the rate of renter-occupied housing has served as a proxy for the strength of the housing market because high renter occupancy has been correlated with lower median incomes and thus with particular populations such as students, young professionals, the elderly, and minorities. To local governments charged with stewarding a well-maintained and attractive community, renter-occupied properties represent a management challenge because there is a degree of separation between the conditions on a site and the party responsible for it. The foreclosure crisis of the early 21st century has significantly increased rental occupancy rates across the country; it remains to be seen whether it has affected the basic desirability of homeownership.

Renter-occupancy is generally higher as population density increases. In Kalamazoo County, all four of the cities and two villages make up six of the top eight rates of renter occupancy. Townships usually have the lowest rate of renter-occupied housing, or the highest homeownership rates. The bottom third of the scale consists entirely of townships, each with fewer than 10% of its housing units occupied by renters.

## EDUCATIONAL ATTAINMENT

### *High School vs. Bachelor's Degree*

A higher percentage of residents without a high school diploma correlates with lower-paying jobs and higher unemployment. By

the same token, residents with a bachelor's or graduate degree tend to earn higher wages and experience lower unemployment rates. Understanding these indicators can go a long way toward predicting a community's prosperity, and addressing them can go just as far toward influencing it. This is the underlying logic of the Kalamazoo Promise: the cost of subsidizing a resident's college education is considered an investment in the assets of the community at large.

The percent of residents without a high school diploma averages about 5.2% among the communities. There is a strong correlation between the communities with the highest rate of residents who do not have a high school diploma, and the communities with the highest rates of poverty. Among the top 10 communities on each list, seven are common to both. Conversely, there is a strong correlation between the communities with the highest rate of college attainment, and the communities with the lowest rates of poverty. Here too, four of the top five communities are common to both lists.

## INCOME

### *Median Household Income (MHI)*

At \$46,356, the median household income of Kalamazoo County is lower than either the state or national median (\$49,087 and \$53,482 respectively). Within the county, median incomes range from just under \$33,000 in the City of Kalamazoo to almost three times that amount (\$96,105) in Texas Township.

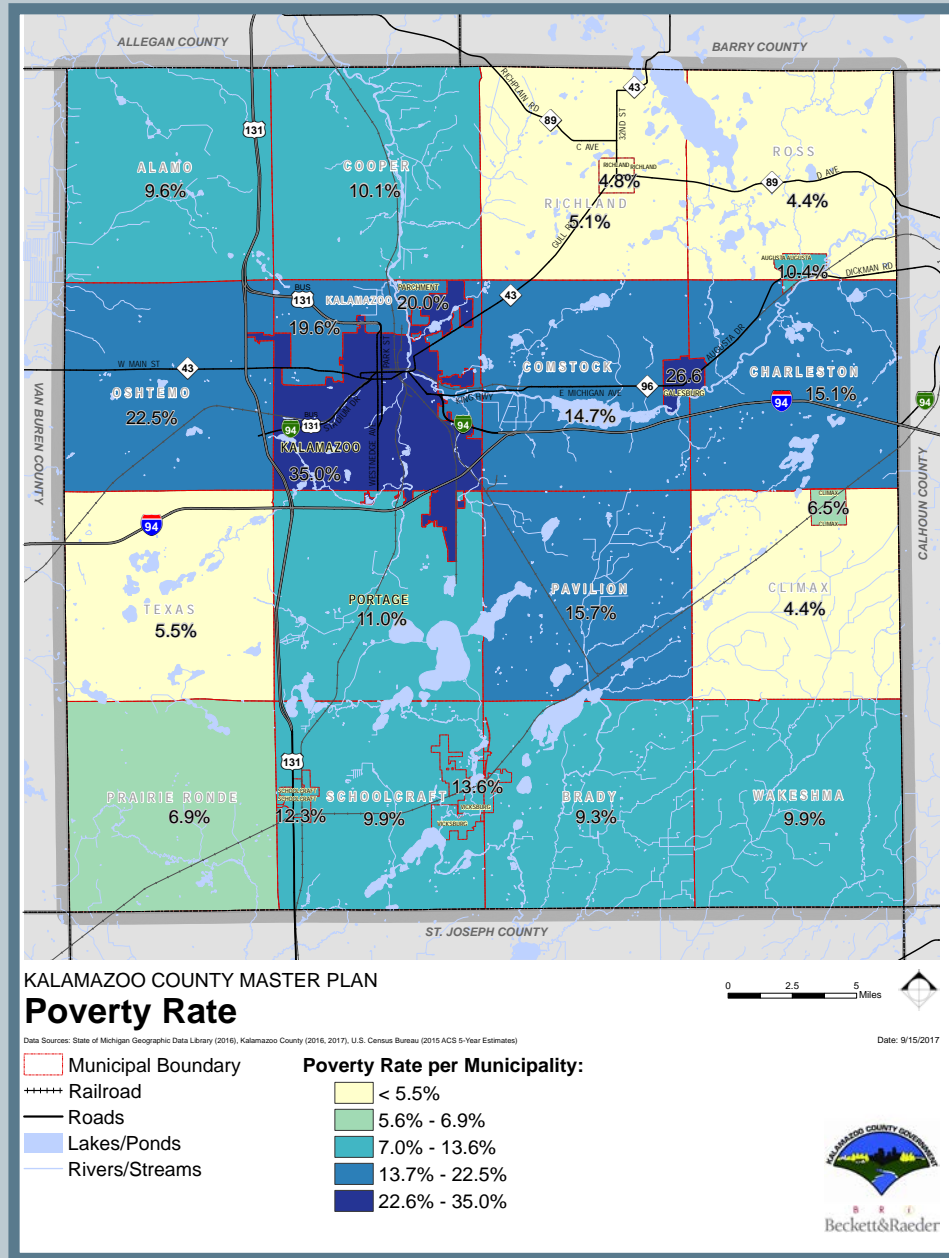
*T3: Comparison of Educational Attainment and Poverty Status*

<b>TOP TEN MUNICIPALITIES WITH THE HIGHEST PERCENTAGE OF PERSONS WITH NO HIGH SCHOOL DIPLOMA (Highest to Lowest)</b>
<i>City of Galesburg*</i>
<i>Pavilion Township*</i>
<i>City of Parchment*</i>
<i>Comstock Charter Township</i>
<i>Village of Schoolcraft</i>
<i>City of Kalamazoo</i>
<i>Village of Augusta</i>
<i>Kalamazoo Charter Township*</i>
<i>Wakeshma Township</i>
<i>Charleston Township*</i>
<i>*Note: Municipalities in italics are also among the top ten municipalities with the highest number of persons in poverty</i>

<b>TOP FIVE MUNICIPALITIES WITH THE HIGHEST PERCENTAGE OF PERSONS WITH A BACHELOR'S DEGREE OR HIGHER (Highest to Lowest)</b>
<i>Texas Charter Township*</i>
<i>Ross Township*</i>
<i>Village of Richland*</i>
<i>Oshtemo Charter Township</i>
<i>Richland Township*</i>
<i>*Note: Municipalities in italics are also among the top five municipalities with the lowest number of persons in poverty</i>

Source: ACS 5-Year Estimates, 2010-2014

## M6: Poverty Rate



The seven communities with lower median incomes than the County are all cities (Kalamazoo, Galesburg, Parchment), villages (Schoolcraft, Augusta), and urbanized charter townships (Kalamazoo, Oshtemo). This is a common pattern, as it takes fewer individualized resources to live more closely together and conversely, more resources to commit to large-lot ownership.

### People in Poverty

The Census Bureau sets an annual income threshold by household size to determine the poverty line. For example, a household of four people earning less than \$24,600 would be considered below the poverty line.

The percentage of people living below the poverty level is an indicator with a wide range in Kalamazoo County, spanning from 4.4% to 35%. The municipalities with the lowest incomes correspondingly have the highest poverty rates. Because these are the most populated areas in our county, they heavily influence the overall poverty rate of 19.1%. In most of the municipalities, the poverty rate is lower than that aggregate figure.

The percentage of children below the poverty line, although roughly in line with the indicator "people below the poverty line," is also higher in the cities. At 42.2%, the City of Galesburg's childhood poverty exceeds people in poverty by over 15%. The childhood poverty rate is also highest in the cities of Kalamazoo and Parchment as would be expected given their overall poverty rate. This could indicate that these households have more children than adults in the house. Here, too, the majority of



the municipalities (19) have a lower childhood poverty rate than the overall county rate of 21.7%.

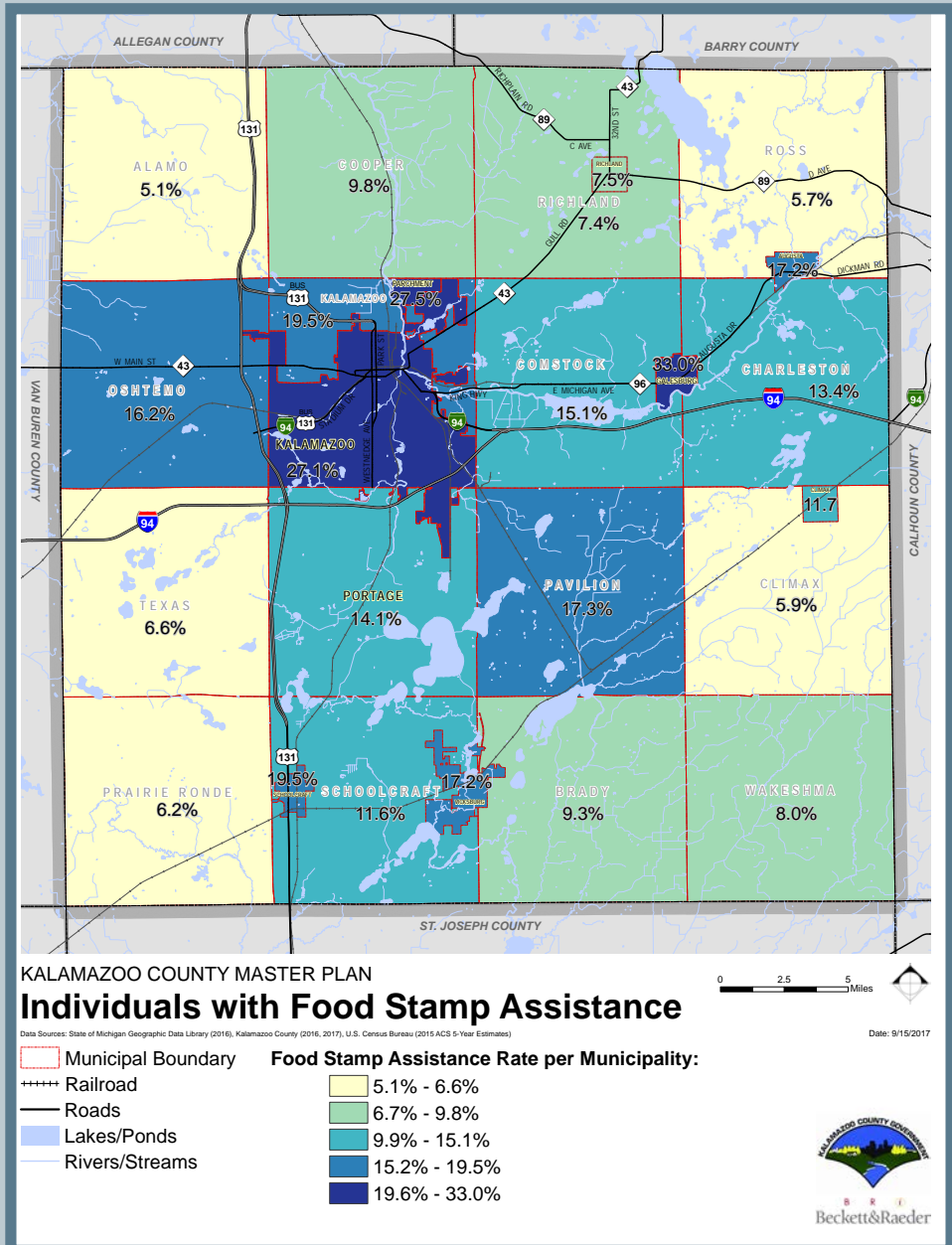
### Public Assistance

Once the figures for those living in poverty are known, it is helpful to see if they are receiving adequate support. Federal cash public assistance includes programs like Temporary Assistance to Needy Families (TANF), a means-tested program that provides financial assistance to cover basic necessities such as utilities, clothing, food, etc. SNAP, the Supplemental Nutrition Assistance Program, is a means-tested program that allows up to \$194 per person per household restricted to the purchase of certain food and beverages. Percent of people receiving SNAP benefits therefore indicates the amount of people who struggle to put food on the table.

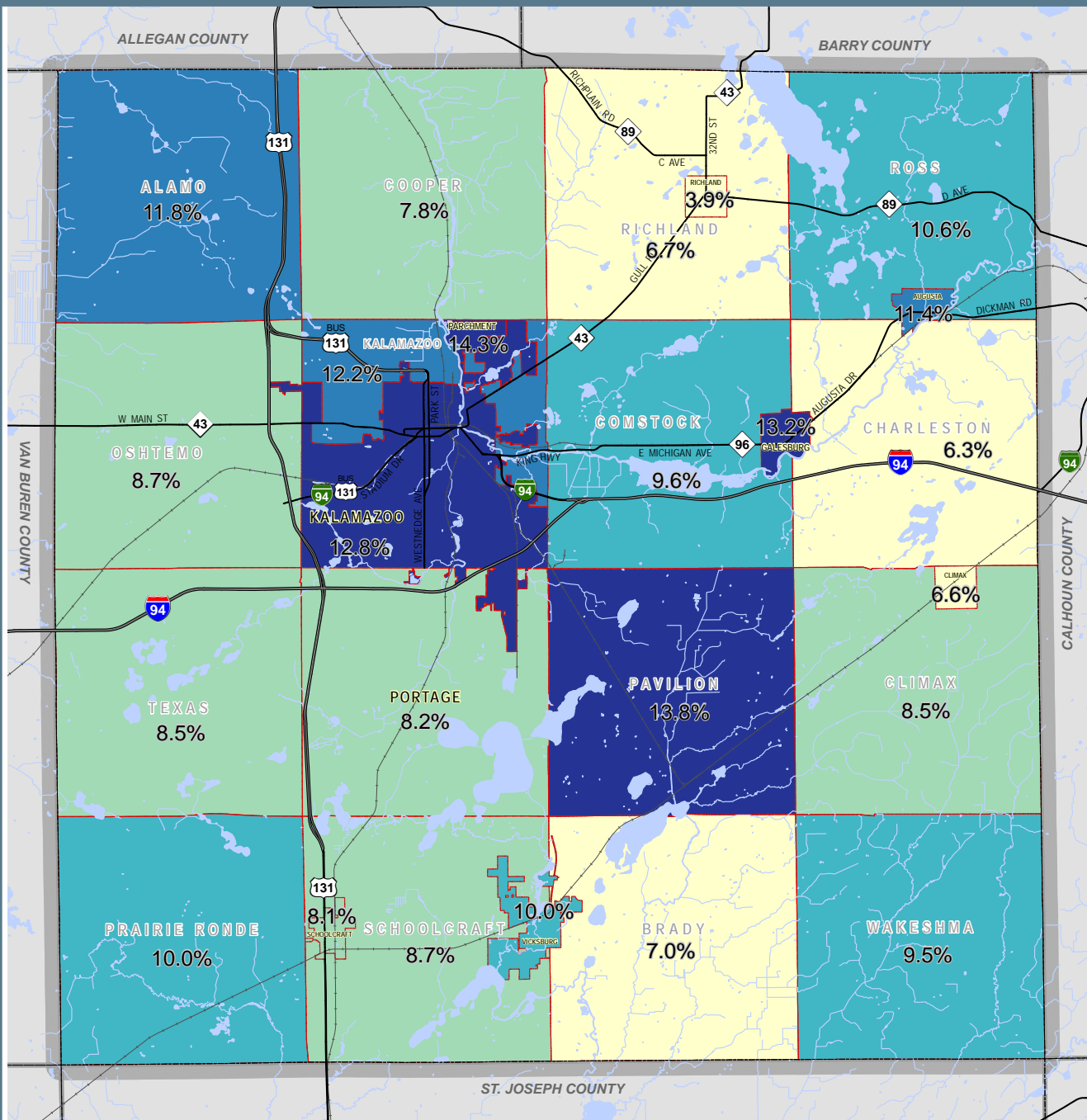
As a way to gauge if those in poverty are receiving the assistance they need, the following Prosperity Dashboard (F1) allows the user to compare the rates of those in poverty, and the rates of those receiving SNAP benefits. For example, while 26.6% of the population in Galesburg is below the poverty threshold, only 7% are receiving cash assistance but 33% are receiving SNAP benefits. However, others align more closely, for instance; in Cooper Charter Township there are 10.1% of people in poverty and 9.8% of the population receives SNAP benefits. Rarely is there a perfect overlap among those in need and the assistance they receive.

Because most public assistance programs are managed by the state or the federal government, this is not a reflection necessarily of the community's effort to provide

### M7: Individuals with Food Stamp Assistance



M8: Unemployment Rate



KALAMAZOO COUNTY MASTER PLAN

# Unemployment Rate

Data Sources: State of Michigan Geographic Data Library (2016), Kalamazoo County (2016, 2017), U.S. Census Bureau (2015 ACS 5-Year Estimates)

Date: 9/15/2017

- Municipal Boundary
- +++++ Railroad
- Roads
- Lakes/Ponds
- Rivers/Streams

## Unemployment Rate per Municipality:

- < 7.0%
- 7.1% - 8.7%
- 8.8% - 10.6%
- 10.7% - 12.2%
- 12.3% - 14.3%



benefits. Local programs can be most effective at targeting specific needs within the community. A 2015 millage in Kalamazoo County which will be used to directly support landlords who rent to homeless families with children is an example of a local innovation with the potential of measurable benefits to children in need.

## EMPLOYMENT

### *Private Sector Employment*

The percent employed in the private sector refers to persons who do not work for the government and are not self-employed.

This metric requires a deeper investigation because the range of private sector jobs is so wide that it does not explain if these jobs pay a decent wage, provide health care, and/or offer retirement benefits.

The vast majority of those employed work for wages or salary in the private sector. Even in the community with the fewest private sector workers, Ross Township, almost three-quarters of its population fits that description. The highest percent employed in the private sector is in the City of Galesburg at 91.3%. Of the workers in Kalamazoo County who are not private sector employees, about 12% are employed in the public sector and 6% are self-employed.

### *Eds and Meds*

The ratio of manufacturing to “Eds and Meds” shows to what extent our county is represented by “old economy” and “new economy” jobs. The term eds and meds is used as an indicator of jobs based typically on health

care and educational services that require post-secondary education; the comparison to manufacturing, which represent jobs born out of America’s industrialization era, is helpful. This ratio provides a snapshot of how the job market is broken down between these two fields. For example, a ratio of 1:1.88 means for every one manufacturing job, there are 1.88 eds and meds jobs. Because eds and meds jobs are expected to grow and manufacturing jobs have been declining over the last few decades, this ratio shows that this community is modernizing, or that is has more “new” jobs than “old” jobs.

“Eds and Meds” are seen as the industry of future for two main reasons. With an aging population, the healthcare industry has steadily grown over the last decade. Secondly, as millennials go to college in record-breaking numbers, educational institutions have grown as well.

Wakeshma Township has the county’s highest ratio of manufacturing jobs to Eds and Meds jobs (1.88), followed by Brady Township (1.63) and the City of Galesburg (1.41). The larger cities tend to be at the bottom of this scale, signifying that their industry relies more heavily on eds and meds type jobs.

Eighteen of the communities, including the county as a whole, have a ratio less than 1, meaning that industry is skewing towards eds and meds jobs, with Oshtemo Charter Township in the lead (0.32). These are likely influenced heavily by Western Michigan University, Kalamazoo College, and Kalamazoo Valley Community College.

### *Agriculture Sector*

Employment figures include full and part-time employment. Upon summarizing the goals and objectives of municipalities within Kalamazoo County, it became clear that many sought to maintain their rural, agricultural feel. While a lot of land may be dedicated to agriculture within Kalamazoo County, only a small portion of people are employed within the field.

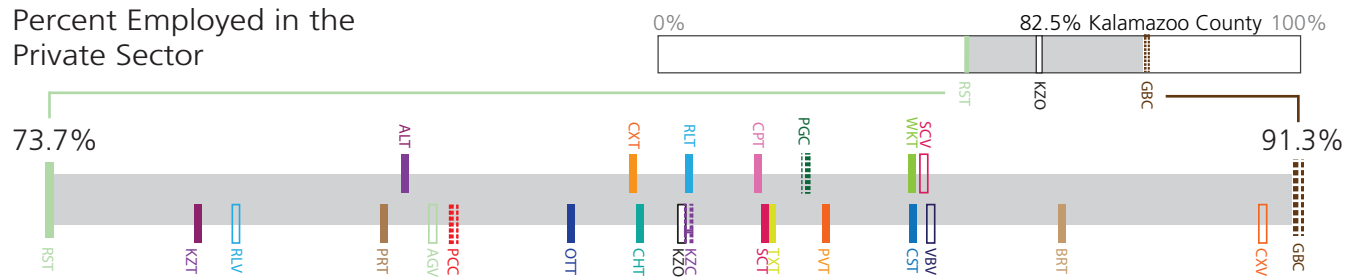
The USDA counts all civilian employed workers that are 16 and over who work in agriculture, fishing, forestry, hunting and mining. The USDA definition of a farm is any “place which \$1,000 or more of agricultural products were produced or sold, or normally would have been sold, during the census year.” The jobs usually associated with this sector are growing crops, raising animals, harvesting timber, harvesting fish, and other animals for a farm or ranch. The agriculture sector also includes forestry, fishing, hunting and mining.

Our county as a whole only has 1.2% agricultural workers. Although Brady Township hosts the greatest number of agricultural workers, this figure is still quite small at 4.6% of its total employed population. About one-third of communities report 2% or more of their employed civilians working in agriculture. These communities are primarily townships, but the villages of Schoolcraft and Richland are also included. More than one-third of the communities report 1% or less employed in agriculture, including the larger cities and their surrounding suburbs, as expected.

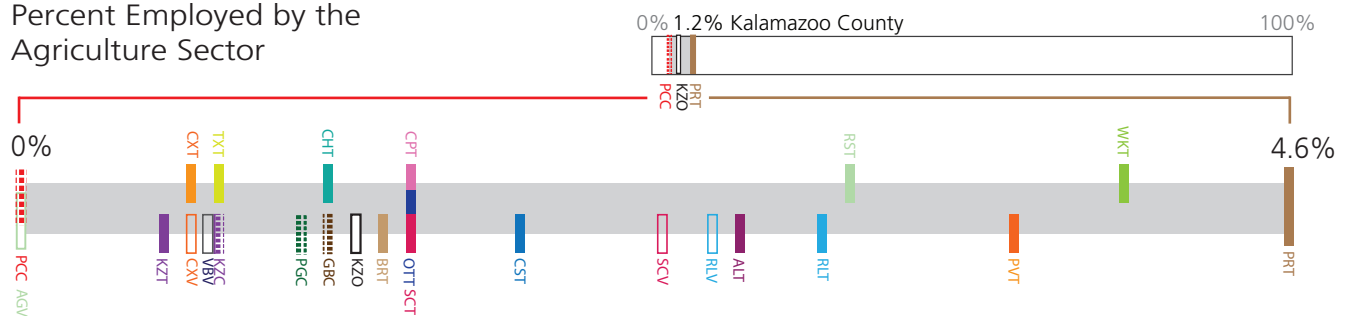


## EMPLOYMENT

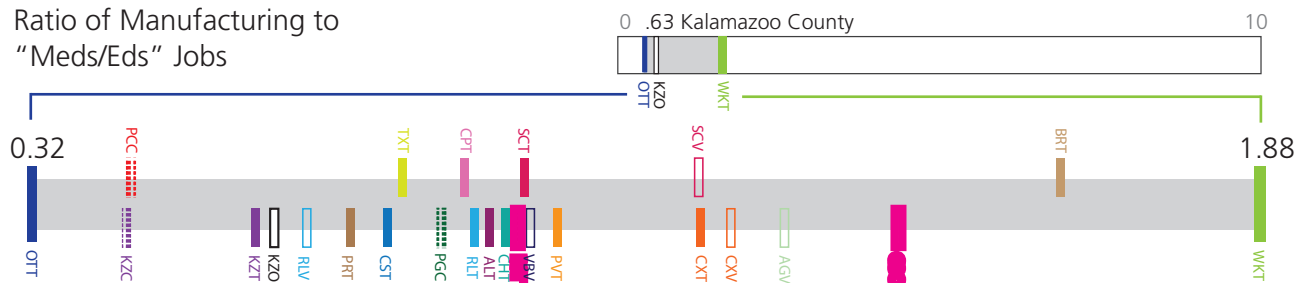
Percent Employed in the Private Sector



Percent Employed by the Agriculture Sector

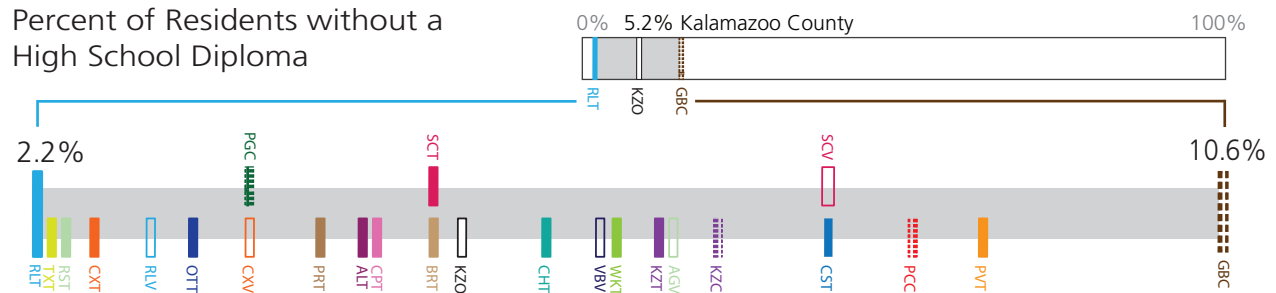


Ratio of Manufacturing to "Meds/Eds" Jobs

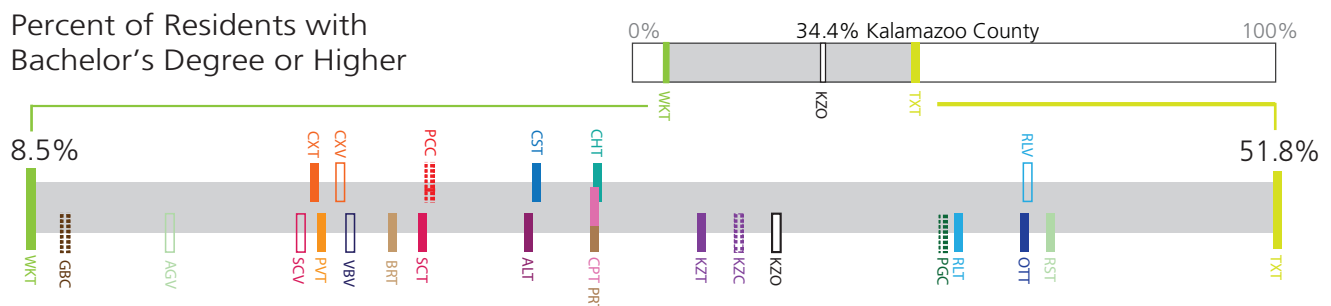


## EDUCATIONAL ATTAINMENT

Percent of Residents without a High School Diploma

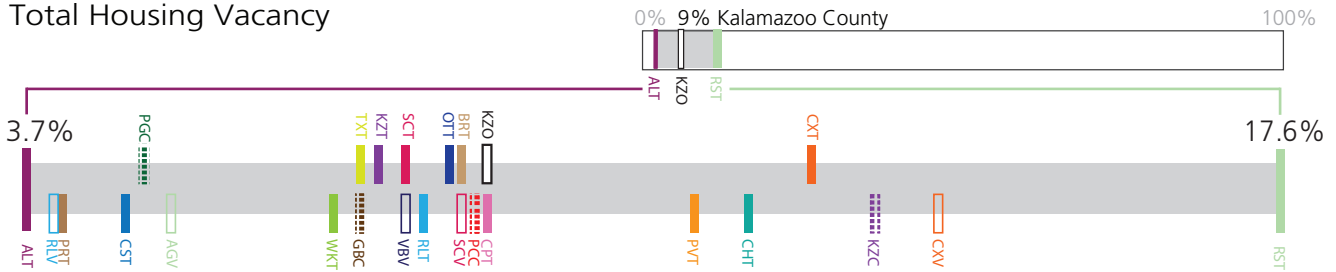


Percent of Residents with Bachelor's Degree or Higher

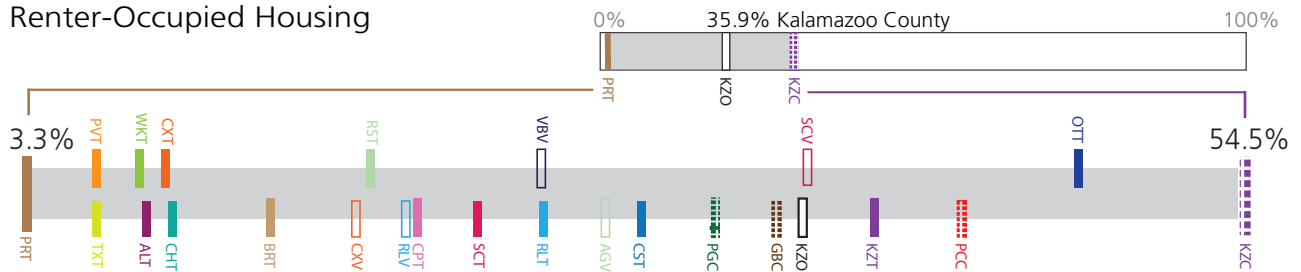


## HOUSING

Total Housing Vacancy

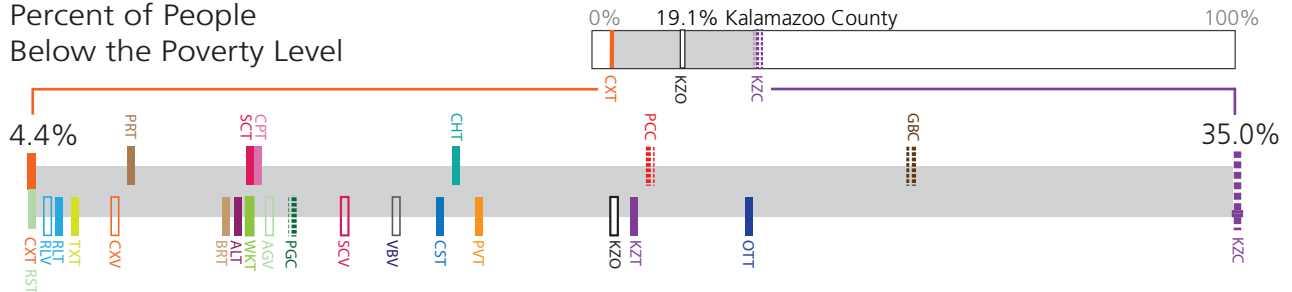


Renter-Occupied Housing

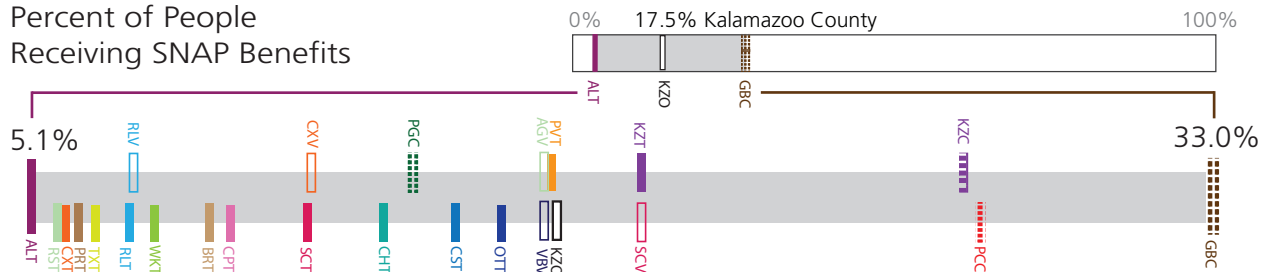


## POVERTY STATUS

Percent of People Below the Poverty Level



Percent of People Receiving SNAP Benefits



Alamo Township	ALT	Comstock Township	CST	Parchment City	PCC	Ross Township	RST
Augusta Village	AGV	Cooper Township	CPT	Pavilion Township	PVT	Schoolcraft Township	SCT
Brady Township	BRT	Galesburg City	GBC	Portage City	PGC	Schoolcraft Village	SCV
Charleston Township	CHT	Kalamazoo City	KZC	Prairie Ronde Township	PRT	Texas Township	TXV
Climax Township	CHT	Kalamazoo Township	KZT	Richland Township	RLT	Vicksburg Village	VBV
Climax Village	CVV	Oshtemo Township	OTT	Richland Village	RLV	Wakeshma Township	WKT
		Kalamazoo County		Please see Appendix for data tables			



*Kal-Haven Trail, South Haven Visitors Guide  
photo credit: Chris McGuire Photography*

# AREAS OF FOCUS

## OUTREACH TO COMMUNITIES

In its most basic form, a plan is a series of actions formulated to realize a goal; the value of any plan, then, rests heavily on a well-founded and well-articulated vision. In planning for land use and intensity, such articulation is best executed at the level of the individual jurisdiction, employing various outreach methods to ensure that the views of residents, business owners, institutions, and organizations are well-represented.

Once crafted, however, there is considerable value in comparing the goals and objectives of

communities within a region. An immediate benefit is the revelation of common themes, offering opportunities for collaboration among neighboring jurisdictions. Other concerns are truly best addressed on a more regional scale: natural features and economic development, for example, frequently cross jurisdictional lines.

An examination of the focus areas highlighted across the municipalities' master plans was used to identify these themes and suggest related strategies to support them. The KMCPC Master Plan work group collected and summarized the current and adopted Goals and Objectives from the planning documents of

each municipality in our county. To validate each summary, a member of the KMCPC and a consultant representative requested an appearance on the agenda of the community's regular Planning Commission meeting. At each meeting, a KMCPC representative introduced the KMCPC generally and the project specifically, while the consultant spoke briefly about collaborative opportunities. The audience members were offered an opportunity to ask questions and offer comments, and further invited to review the prepared summary and submit comments to the project team. In many cases, the communities' Planning Commissions expressed a desire to



strengthen their relationship with the County independently of the project at hand.

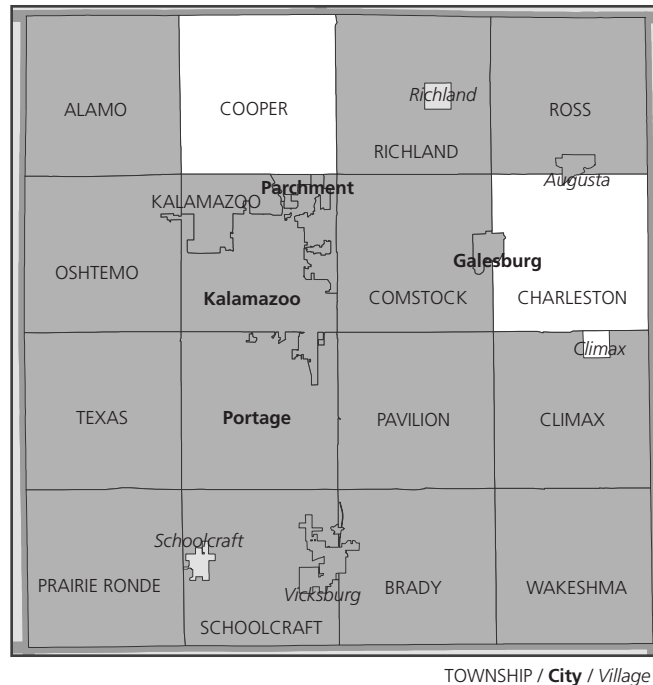
## GOALS AND OBJECTIVES: FOCUS AREAS

Twenty-one of the 24 jurisdictional subdivisions in Kalamazoo County had adopted Goals and Objectives statements at the time of the review, and these are analyzed in the following pages. Charleston Township and Cooper Charter Township were both in the process of either creating or revising their goals and objectives, and did not have drafts available for analysis at this time. Villages have the authority to plan autonomously, and where available such plans are included in this analysis.

### Protect Natural Resources

The natural resources in Kalamazoo County are plentiful and abundant. They are part of what makes this county unique and have influenced the pattern of development and land use. The rolling hills, inland lakes, meandering rivers, and scenic farmlands have greatly contributed to the character of the area, and many communities within our county view these resources as valuable assets to be managed, protected, and preserved. These areas have defined the identity of urban cities, village cores, and rural townships alike. From the mighty Kalamazoo River flowing through nine communities to the quiet preserves in outlying townships, natural features represent the beauty and diversity of Kalamazoo County.

### F2: Municipalities with Natural Resource Protection Goals



Identified in Goals & Objectives Not Identified in Goals & Objectives No Reported Goals & Objectives

Farmland, water features, and forested areas constitute the majority of natural features within our county. Public, private, and protected lands blend together to form a rich tapestry of scenic western Michigan vistas. The distribution and coverage of water features is immense. Over 850 miles of rivers, streams, and creeks; 18 square miles each of inland lakes and emergent wetlands; and 42 square miles of forested wetlands together comprise a significant portion of the landscape (Michigan Center for Geographic Information Database, 2016). Wetlands alone cover approximately 10.5% of the land in our county. State forests comprise around 4,000 acres of forest land, and approximately 3,000 acres of land is within the Fort Custer Recreation Area. A little less than 3,000 acres are constituted by Nature Preserves within our county, including the Al

Sabo Nature Preserve, Bow in the Clouds Nature Preserve, Chipman Preserve, Kleinstuck Preserve, Kellogg Forest, and the Kalamazoo Nature Center (Kalamazoo County Park and Recreation Commission, 2016). Together, these offer a variety of recreational and open space opportunities.

The protection of valuable natural resources plays a vital role in 19 municipalities' adopted goals and objectives, demonstrating that the vast majority of communities in our county are committed to protecting these resources.

Different mechanisms for protection of natural resources are exercised in the communities. The purchase of development rights is a policy detailed in the goals and objectives of four communities; similarly, conservation easements are strategies proposed by three communities. Seven communities mention various policies that focus

on the mitigation of negative impacts on natural resources through development best practices, such as stormwater management or provisions for septic tank maintenance. Eight

communities, all of which are directly connected to significant waterways, specifically identified water quality as a part of that need.

The County can support communities' efforts to protect their natural resources in several ways. One straightforward way is to be a data provider. Kalamazoo County GIS Services hosts, and offers access to, a wealth of data about natural features including topography, land cover, and both surface water and ground water. This is powerful data that becomes even more so when combined to conduct spatial analysis. However, its expense and technical nature means that it is often unavailable to the sparsely-populated rural communities in which it would be most useful. County-level provision offers an economy of scale.

The Kalamazoo County Drain Commission, discussed in more detail later in this chapter, serves as a convener and conduit for many issues related to water quality. It is a partner to many watershed planning groups, which serve the mission of understanding the relationship between land uses and water quality for the benefit of the latter.

Northern Kalamazoo County is drained by the Kalamazoo River, while the southern portion of our county flows into the St. Joseph River. Several subwatershed plans have been adopted throughout our county. A watershed management plan approved by the Michigan Department of Environmental Quality can help secure funds for implementation activities identified in the plan. The authority for this planning process is "outside the chain of command" of local, county, and state government, and the effort is frequently led by citizen groups rather than officials. However, their findings can dramatically inform desired and permissible uses throughout the watershed.

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“[In Kalamazoo County] There are several thriving farmers markets, craft breweries, distilleries, and farm-to-table restaurants that have created a culture of informed consumerism, a sense of place, and dedication to all things local.”

*- Farm-to-Institution: A Supply and Demand Planning Process*



*Kalamazoo Farmers Market, PFC Markets*

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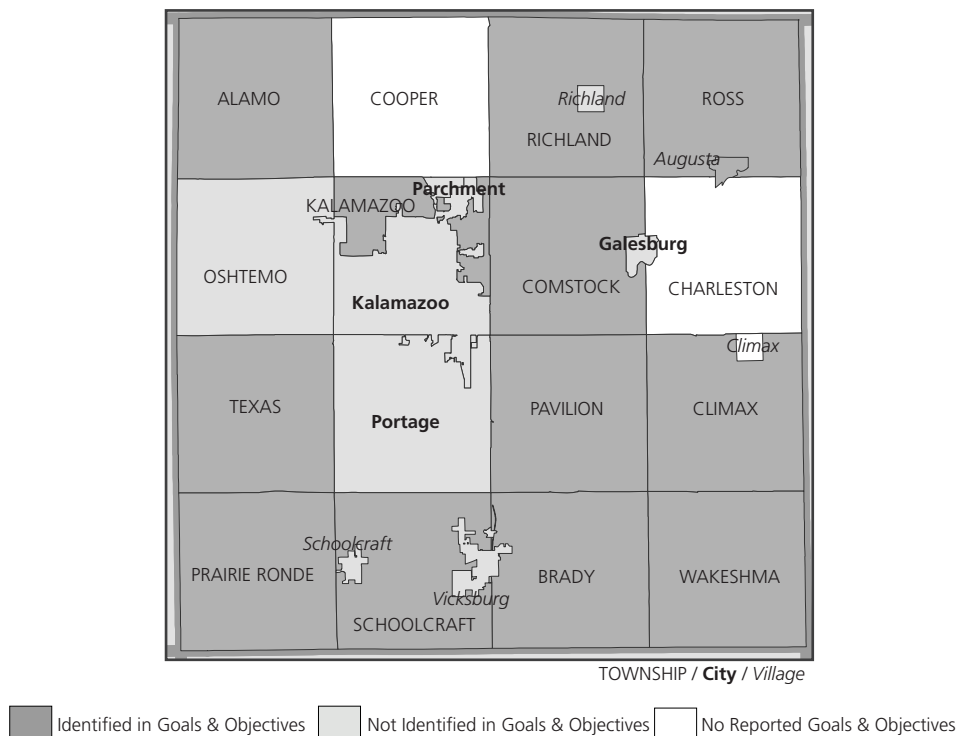
## Preserve Agricultural and Rural Land

Western Michigan is home to a special agricultural region. Farming operations and food processing are important components of the local economy, as evidenced by the existing land use. This part of Michigan is responsible for growing crops like corn, wheat, and soybeans, and it is also home to a unique belt of climate conditions suitable for hops and grapes for beer and wine production. The resurgence of the microbrewery market and Michigan's existing wine reputation offer agricultural opportunities specific to this region.

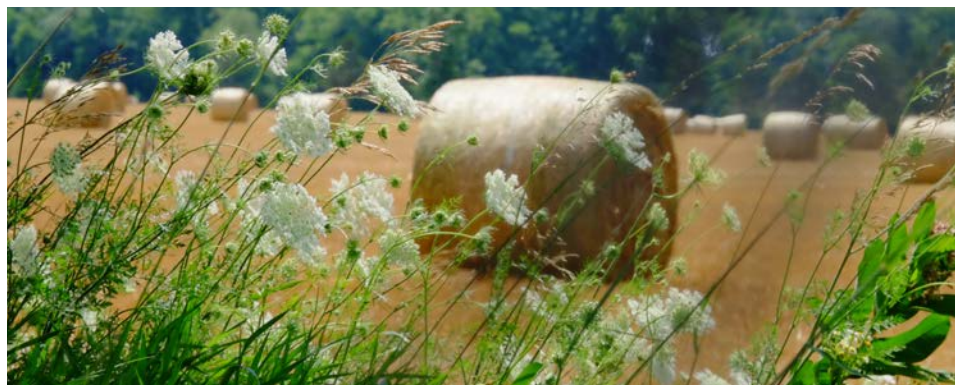
Farms in Kalamazoo are more than elements of the picturesque countryside; they act as a foundation for a major economic sector in the region. In the Southwest Michigan Prosperity Region (Berrien, Branch, Calhoun, Cass, Kalamazoo, St. Joseph, and Van Buren Counties), for every one job that is generated processing fruit and wine, more than three additional jobs are created as a result; similarly, the employment within crop production here is higher than the statewide average (SMRPC Committee, 2015). As demonstrated by the Farmland Capability Map (M9), a great deal of high quality soils suitable for agriculture are found in the Kalamazoo area. The high quality soils support moderate to intense agricultural activities, and even lower quality soils can still support open space uses or developed, non-agricultural uses.

The suitable soil types, favorable climate, and abundant water resources are sufficient conditions for farmland preservation. Michigan's Farmland and Open

### F3: Municipalities with Agricultural Preservation Goals



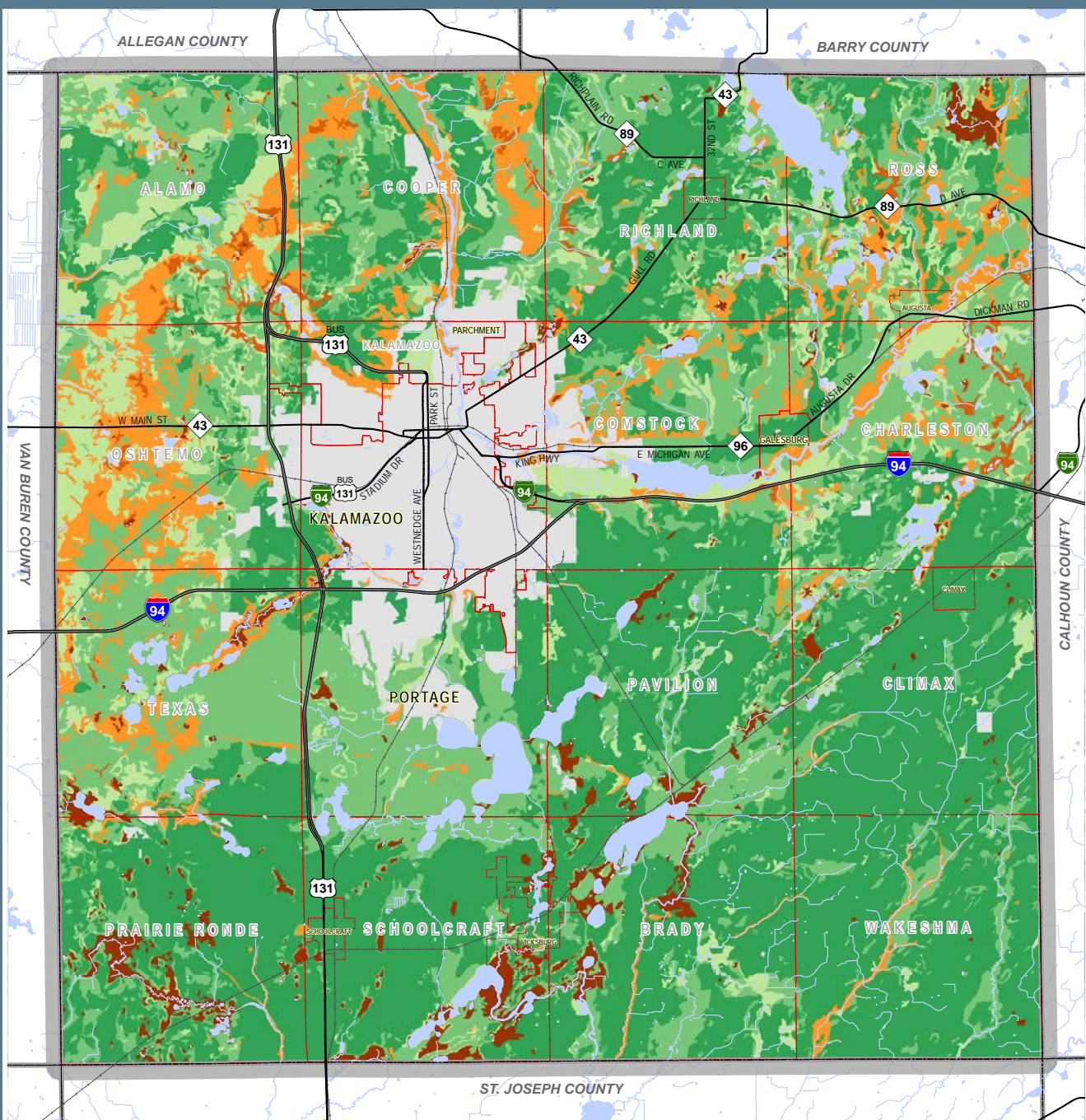
Rural Land in Kalamazoo County, Joel Amos



Agricultural Land in Kalamazoo County, Joel Amos



M9: Farmland Capability












# KALAMAZOO COUNTY MASTER PLAN

## Farmland Capability

Data Sources: State of Michigan Geographic Data Library, Kalamazoo County, Natural Resource Conservation Services, ArcGIS Online Soil Resources Center (<http://www.arcgis.com/home/webmap/viewer.html?useExisting=1&layers=ec8574f635e64b4fa98368943b2a4a70>)



-  Soils have slight limitations that restrict their use.
  -  Soils have moderate limitations that reduce the choice of plants or require moderate conservation practices.
  -  Soils have severe limitations that reduce the choice of plants or require special conservation practices, or both.
  -  Soils have very severe limitations that restrict the choice of plants or require very careful management, or both.
  -  Soils have little or no hazard of erosion but have other limitations, impractical to remove, that limit their use mainly to pasture, range, forestland, or wildlife food and cover.
  -  Soils have severe limitations that make them generally unsuited to cultivation and that limit their use mainly to pasture, range, forestland, or wildlife food and cover.
  -  Soils have very severe limitations that make them unsuited to cultivation and that restrict their use mainly to grazing, forestland, or wildlife.
  -  Soils and miscellaneous areas have limitations that preclude their use for commercial plant production and limit their use to recreation, wildlife, or water supply or for aesthetic purposes.
-  Urbanized Lands / No Data



Space Program, enabled by Public Act 116 of 1974, provides the legal framework for some of these tools. As of July 2016, the State recorded that between 21% and 35% of Kalamazoo County's total farmland is enrolled in the Preservation Program. The KMCPC reviews the PA 116 applications and makes recommendations regarding the approval to the townships, which then make a determination and forward the requests for final approval to the State. The County has approved almost 600 PA 116 applications as of 2017, demonstrating its popularity as a preservation mechanism.

A County may adopt a Farmland Preservation Ordinance which facilitates the addition of property into the Farmland and Open Space Program, and such an ordinance is under consideration in Kalamazoo County. To do so, the County and the municipalities within it would work together to define the criteria for land eligible for preservation, and identify those lands within the county that meet the criteria. An adopted countywide Comprehensive Plan and Farmland Preservation Ordinance would need to support the required elements as outlined by the Agricultural Preservation Fund to qualify Kalamazoo lands for preservation funds as they are available.

Farmland preservation is important to the 13 communities in our county which identified with pro-agriculture goals and objectives, indicating the desire to use preservation policies. All 15 townships in the county have at least two (and sometimes hundreds of) PA 116 preservation areas; two communities single out engagement with the provisions of PA 116 as a goal or objective for preservation. Generally, the presence of farmland goals follows a predictable rural-urban divide: 12

townships and one village mention it, whereas the rest of the villages, all of the cities, and just one township do not.

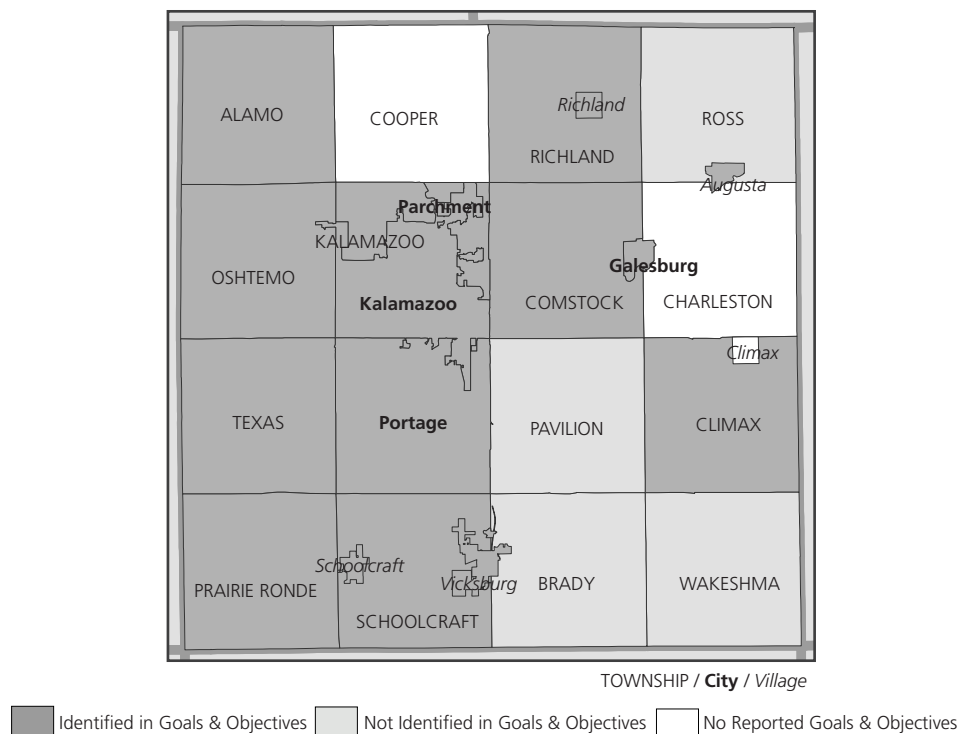
### Plan for Town Centers, Village Centers, and High Density Areas

Proper planning is a multifaceted process, and allocating density is a helpful mechanism for managing the variety of land uses in our county. Planning for city cores, village centers, and high-density areas allows for preservation and conservation elsewhere. This planning can halt and reduce sprawl, conserve open spaces, and concentrate business activity in downtown cores or commercial corridors. Locating similar uses and development intensities together creates complementary opportunities in all environments. Planning for density, however, also

requires a proactive approach from individual municipalities.

Generally encouraging high-density uses in certain areas will concentrate development accordingly, but the type and mix of development are also important. Planning for these "centers" is key to providing services and amenities to the nearby municipalities. Strong support for attracting and retaining employment centers and economic development embodies a much more proactive approach. Eight municipalities support initiatives that produce high density areas, strategically locating uses and planning for their harmony; 15 municipalities go further to link these "centers" to economic development and proactive goals and objectives advocating development within their boundaries. Sixteen municipalities defined the desire to guide growth and development in certain areas, managing the distribution

*F4: Municipalities with Growth and Investment Area Goals*







*Festival Downtown Kalamazoo, Discover Kalamazoo*

of land uses and the location of development.

Another consideration goes beyond the simple desire to provide services, employment, and opportunity. Walkable, traditional neighborhoods with pleasing aesthetics and complementary uses are a defining quality-of-life feature in today's built environment. These strategies are rooted in the idea of Placemaking, an economic development strategy that creates communities in which people want to live, work, and play, and are offered the opportunity to do all three.

In addition to its intrinsic value, the economic benefits of Placemaking have received well-deserved attention in Michigan as we strive to achieve prosperity in the 21st century. The mobility of talent in the "knowledge economy" has revealed a deep connection between community development and economic development. Employment in fixed-location settings such as plants and even offices gives way to jobs that can be performed anywhere. Given

the option, talented workers are consistently choosing to locate in places that share the same characteristics: mixed uses, walkable scale, varied housing and transportation options, cultural amenities, and green spaces. These are the places that will host the next generation of prosperity.

A key component of Placemaking is the understanding of each "place" as a part of a larger region, with the associated realization that not all places will provide all things. Economic systems are regional, not municipal, and require both vibrant activity centers and more tranquil natural settings in order to thrive. Kalamazoo County offers both. In addition to highlighting the seven municipalities which stated that becoming a destination and employing Placemaking-related strategies would be important for creating vibrant, stable communities, the County can also demonstrate to potential investors and site selectors that these areas exist in complementary harmony with other contexts that may also be important to their interests.

## Plan for Transportation, Non-motorized Transit, and Infrastructure

Infrastructure and transportation, including non-motorized transit, are essential components of Michigan life, although the reasons for their individual importance differ. Infrastructure provides the foundation upon which movement, circulation, and information systems function. Transportation is indispensable as we travel from one place to another, serving a primary function in the daily operations of all within our county. Non-motorized transit is an ever-increasing need as additional options for transit are high in demand, particularly in a county with a great number of millennials, institutions, and diverse populations.

Roughly two-thirds of all communities within Kalamazoo County identified goals in each category of infrastructure, transportation, and non-motorized transit. These are areas with a significant potential for overlap with County services, and therefore also for coordination and assistance. Public investments in infrastructure and transportation also impact decisions of private investors in business and enterprise. Some locations are more or less costly depending on the availability of public investment.

### *Transportation*

Kalamazoo Area Transportation Study (KATS) is the Metropolitan Planning Organization—the federally funded transportation policy organization—serving this region. In 2016, it released the



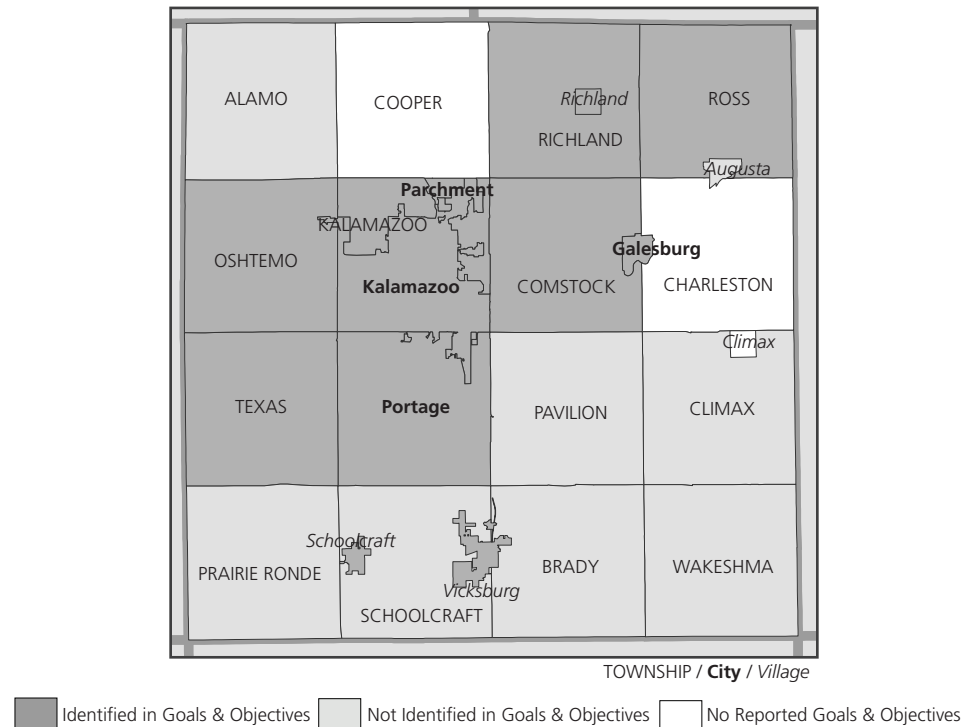
2045 Metropolitan Transportation Plan. The Plan identified four main goals to define the framework over the next three decades (Kalamazoo Area Transportation Study, 2016):

- Improve the Safety and Security of the Transportation System
- Increase the Accessibility, Reliability, and Mobility of the System for People, Freight, and Services
- Invest Strategically in Transportation Infrastructure to Enhance the Area's Livability and Sustainability
- Emphasize the Preservation of the Existing Transportation System

Similar goals were identified by the communities throughout Kalamazoo County. Fourteen municipalities addressed transportation concerns. Improved roads, additional transportation options, widened road shoulders for safety and bicyclists, and efficient transportation networks were frequently mentioned by the communities within our county. Many localities highlight the need to preserve the existing system while simultaneously improving it to meet the needs of their residents.

The road system is comprised of layered, but interconnected networks under various jurisdictions. Freeways, such as I-94 and US-131, as well as regular state trunkline highways, like M-43 and M-89, are under the jurisdiction of the Michigan Department of Transportation. Cities and villages have the responsibility of providing most services within their borders, including transportation, upon incorporation. The remaining roads, which make up the bulk of the mileage within our county, are under the authority of the Road Commission of Kalamazoo County (RCKC).

#### F5: Municipalities with Transportation Goals



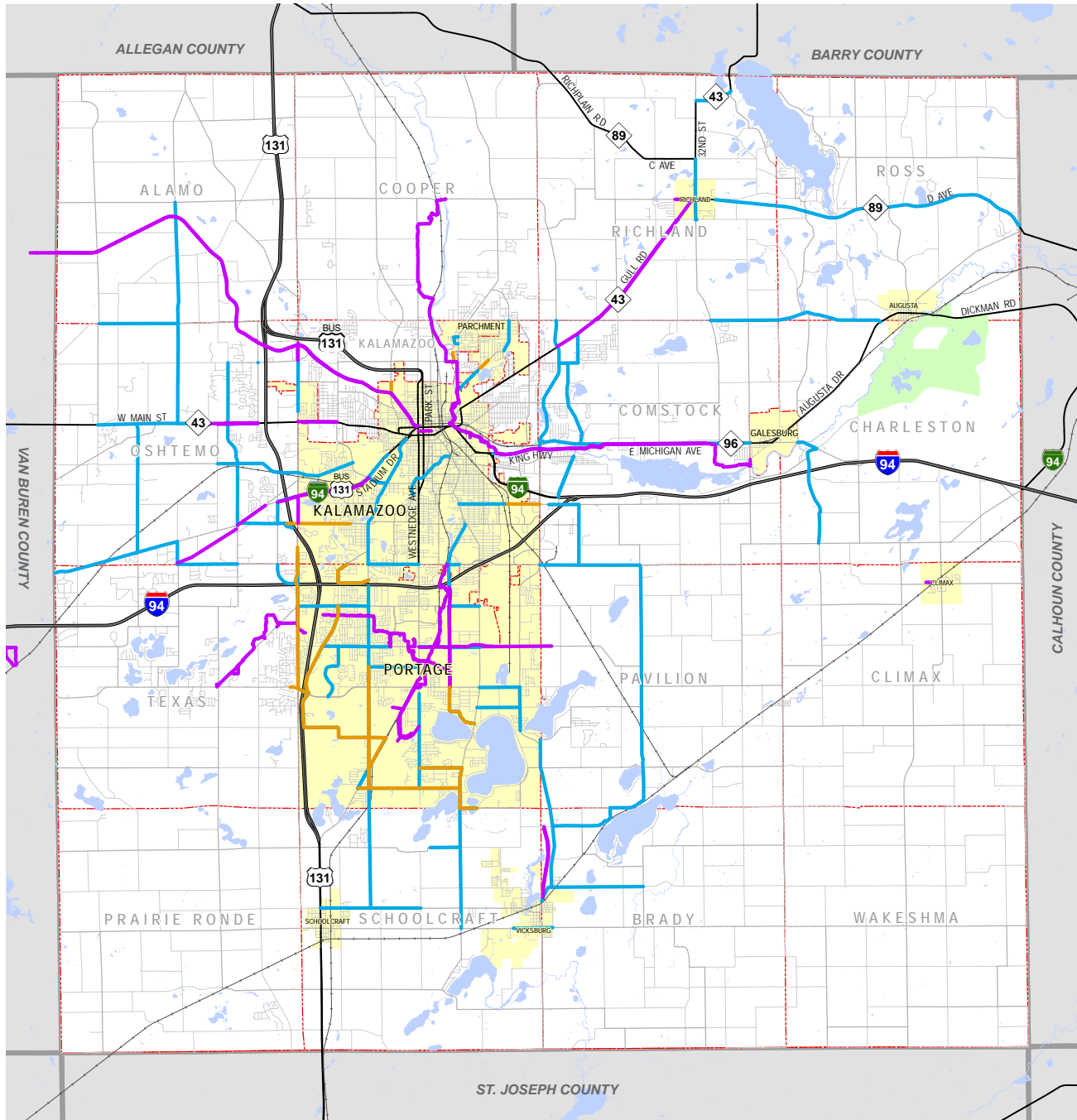
This means that all communities in our county which are not cities depend heavily on the RCKC. Along with the road system, RCKC maintains bridges, traffic signs and signals, culverts, storm sewers and the roadside throughout the county. It is the implementing agency for most of the transportation goals in the townships. The primary funding source of the RCKC comes from gas taxes and vehicle registration fees. The RCKC has no taxing authority and does not receive any revenue directly from property taxes.

Two transportation systems, the railroads and the airport, exist in our county which are not addressed in any local master plans because local jurisdictions do not have authority over them. These systems nevertheless impact our county and its communities. The

rail network is a fixed-location investment that has influenced the county's development pattern from the beginning, and the airport is a County-owned asset. Both make significant economic contributions by offering effective, reliable, and diverse methods of moving people and goods into, out of, and around the region.

The railroad network through Kalamazoo is used by multiple railways throughout our county (Michigan Railroad Association, 2016). The Amtrak line for passenger travel travels east toward Detroit and west toward Chicago. Kalamazoo sits nearly perfectly centered between the two destinations. Freight transport includes the Norfolk Southern Railway (NS) which runs east and west and connects to Jackson, Ann Arbor, and Detroit. The Canadian National

M10: Existing Non-motorized Facilities



## KALAMAZOO COUNTY Existing Non-motorized Facilities

Data Sources: State of Michigan Geographic Data Library, Kalamazoo County, City of Kalamazoo, City of Portage, KATS MPO (2016, 2017)

**Non-motorized Facilities**  
 — Bike Lane  
 — Shared-Use Pathway  
 — Shoulder

— Railroads  
 — Freeways  
 — State Highways  
 — Primary Roads  
 — Minor Roads  
 — Lakes & Ponds  
 — State Parks & Forests

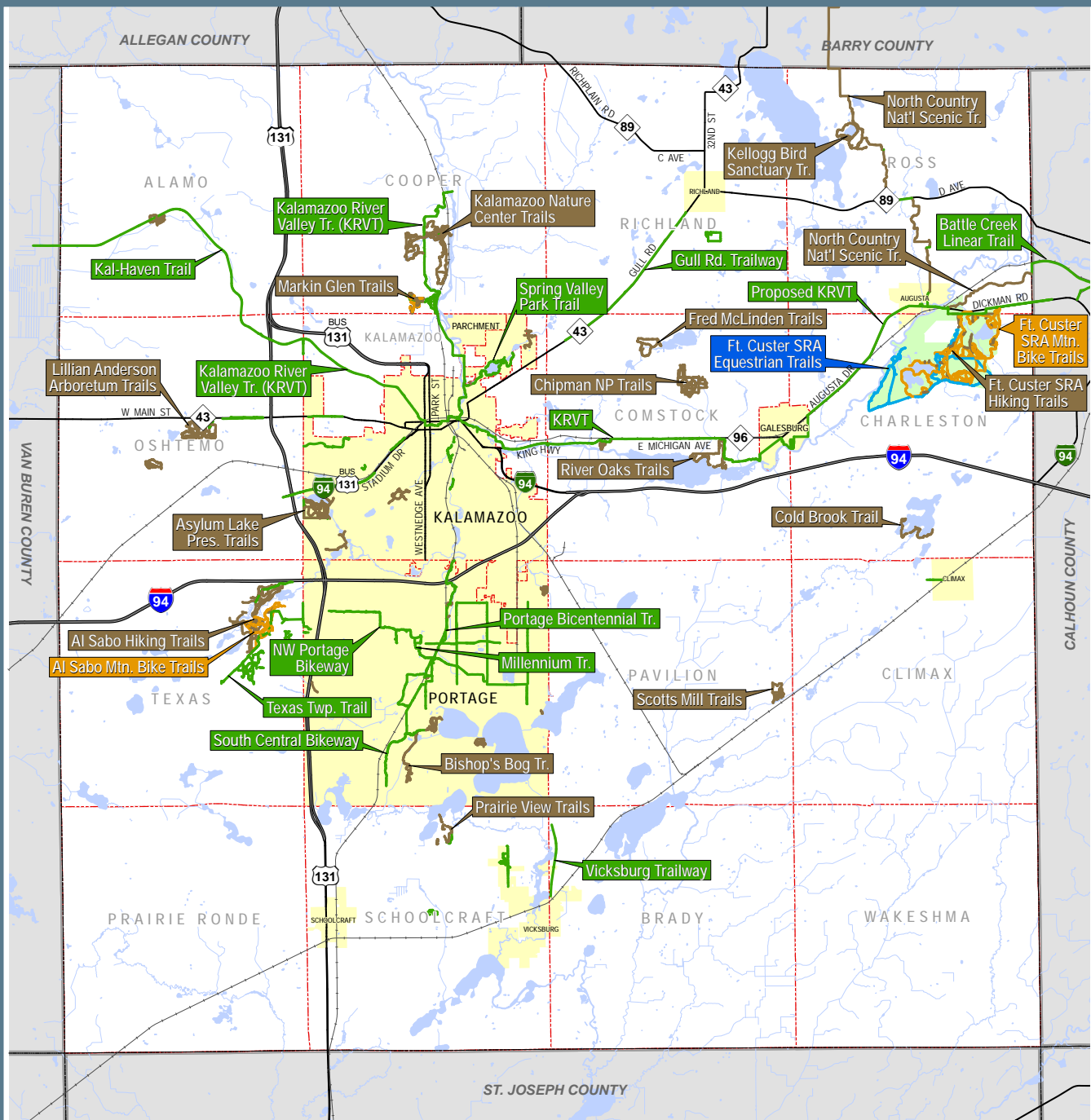
— Township Boundaries  
 — Cities & Villages  
 — County Boundaries

0 2.5 5 Miles



B R I  
Beckett&Raeder

## M11: Trails and Bikeways



## KALAMAZOO COUNTY Trails and Bikeways

Data Sources: State of Michigan Geographic Data Library, Kalamazoo County (2017)

- |                         |                              |
|-------------------------|------------------------------|
| — Railroads             | ▬ Township Boundaries        |
| — Freeways              | ■ Cities & Villages          |
| — State Highways        | ▬ County Boundaries          |
| — Rivers & Streams      | <b>Trails &amp; Bikeways</b> |
| — Lakes & Ponds         | — Multiple-Use Trails        |
| — State Parks & Forests | — Hiking Trails              |
|                         | — Horse Trails               |
|                         | — Mountain Bike Trails       |

0 2.5 5 Miles



Beckett & Raeder





*Amtrak Kalamazoo Transportation Center, Michael Minn Photography*

Railway (CN) travels northeast and southwest, connecting Lansing and South Bend, Indiana en route to Chicago. This line cuts across the rural southwestern portion of the county, but a small extension connects it to the City of Kalamazoo. Between Grand Rapids, Kalamazoo, and Indiana, the Grand Elk Railroad (GDLK), a short-line railroad, transports freight. The most common freight commodities moved by rail through Michigan are coal, chemical products, metallic ores, transportation equipment, metal products, petroleum or coal products, paper and pulp products, food products, and farm products (Michigan Department of Transportation, 2012).

The Kalamazoo/Battle Creek International Airport is located in the southeast corner of the City of Kalamazoo, bordered on all sides except the north by the City of Portage. According to its 2013 Master Plan, “Lindbergh Field” became the first licensed municipal airport in Michigan in 1929, offering regular airmail service. In the 1980s, ownership of the airport was transferred to the County, and it was christened with the name it uses today.

The Airport Master Plan describes a sharp decline in use of the Airport

since the late 1990s, attributing this to several factors. Passenger enplanements dropped by half between 1998 and 2010 due to airline mergers, service cuts, the impact of the 9/11 terrorist attacks on air travel, and the economic downturn that began in 2007. The downturn, coupled with the relocation of Western Michigan University’s flight school operations, also depressed general aviation operations. Cargo operations are closely tied with the economy, which in Michigan never fully recovered from the 2001 recession. However, the Airport Master Plan assumes 2009 to be the “bottom” of each of these curves, and forecasts moderate, incremental increases in each of these categories over the next five to 15 years.

### *Non-motorized Transit*

Non-motorized transit is heavily concentrated around the cities of Kalamazoo and Portage. Most of this existing infrastructure is through paved, four-foot shoulders along major roads with a mixture of shared-use pathways and bike lanes, and some connections extend into immediately adjacent townships and urbanized areas.

Many of the outlying townships, however, are entirely disconnected from this network or only connected by one or two paved shoulders, leaving many residents in the southeast, southwest, and northwest with little to no access to the system (Kalamazoo Area Transportation Study, 2016).

Thirteen communities identified non-motorized infrastructure needs within their goals and objectives, again representing all geographic types with a mix of townships, villages, and cities. These are supported in the Southwest Michigan Prosperity Region’s 5-Year Prosperity Plan, which identified “Creating a more diversified transportation system” as the region’s top goal in 2014. Strategies included focusing on walkable neighborhoods, increasing multi-modal transit options, encouraging transit-oriented development, and making improvements to the non-motorized system within and around Kalamazoo County.

### *Infrastructure*

Infrastructure exists at all scales, so planning for it must be done at all scales too. Fourteen communities in Kalamazoo County supported expanding infrastructure when necessary. In the Southwest Michigan Prosperity Region’s 5-Year Prosperity Plan, infrastructure was identified as one of the top four major goals for the region. This plan identified areas other than transportation such as:

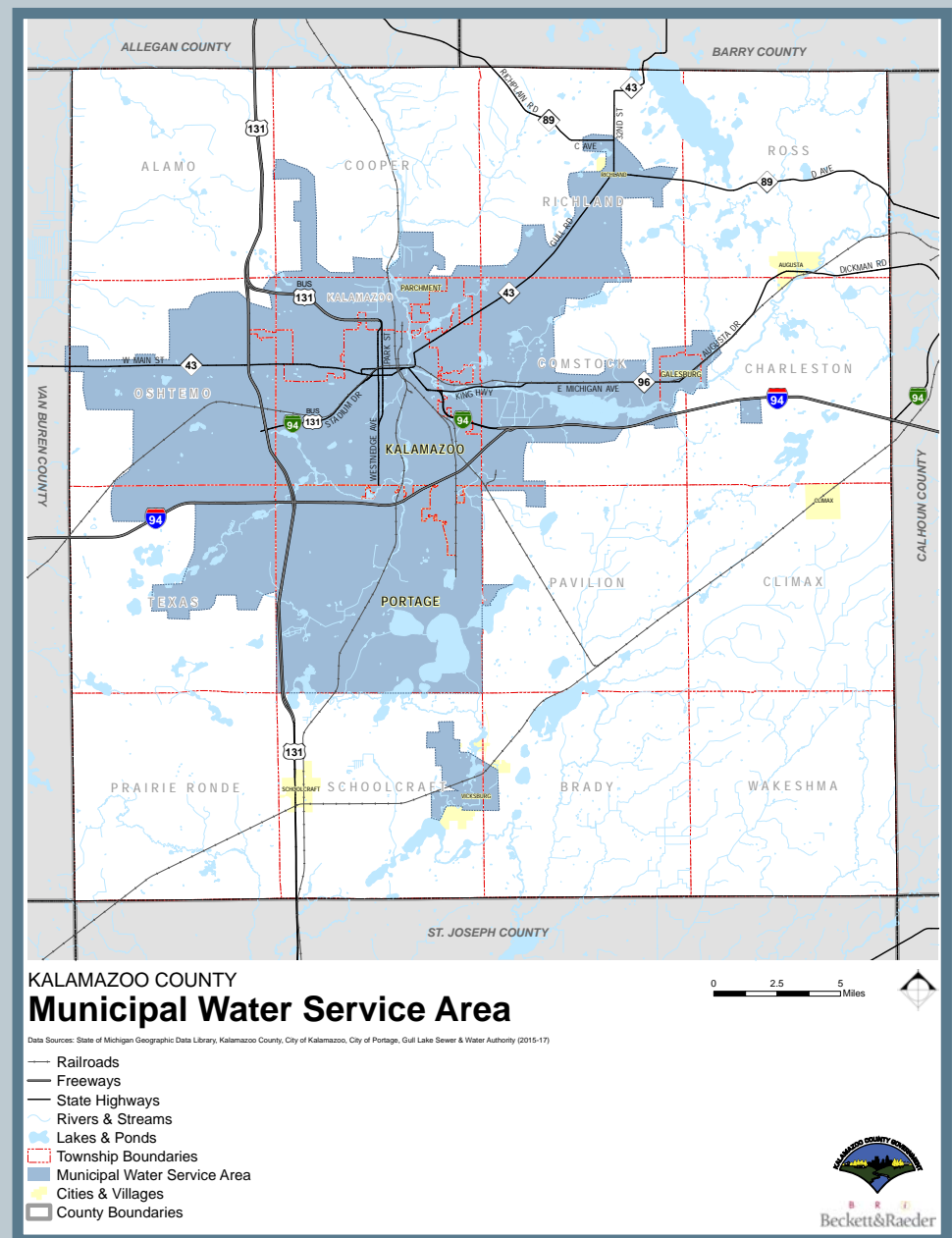
- Assist in extending a comprehensive telecommunication system
- Explore and promote a sustainable and economically competitive approach to energy supply
- Facilitate a collaborative approach to municipal infrastructure

The State's 83 counties are the logical and legal "home" for a number of infrastructure issues. This is because the County as an administrative structure provides full geographic coverage across the State, broken into pieces of manageable and relatively uniform size. Counties can participate meaningfully in smaller-scale projects by helping to coordinate them, and they can also participate as a single entity in larger-scale projects.

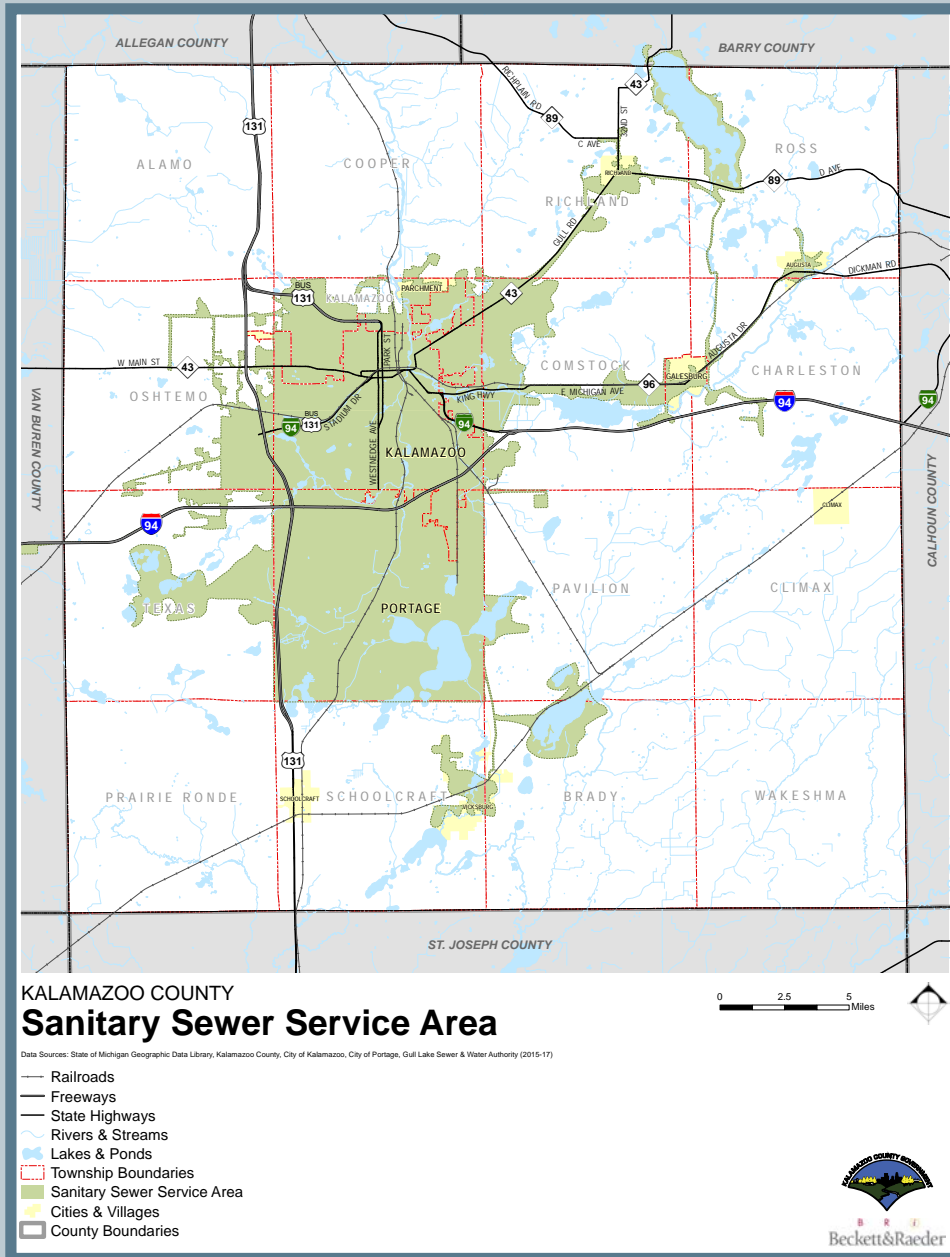
### Water Systems

Groundwater is the only source of drinking water in Kalamazoo County. In this region, groundwater is supplied by water reserves within sand and gravel rather than in underground aquifers or rivers. Most township residents rely upon private, drinking water wells. Eleven communities have access to a public water supply, including all four cities, five villages, and a portion of a handful of townships. A public water supply is often a prerequisite for the attraction of many commercial and industrial operations; conversely, lack of public water can effectively discourage those uses where they are less desired. The Environmental Health Unit of Kalamazoo County Health and Community Services Department is responsible for permitting and inspecting all private, on-site water supplies. Sewage treatment systems are also permitted at the County level. Major sewer systems exist in the Cities of Kalamazoo and Portage; the remainder of our county is mainly served by on-site sewage treatment systems (STS). In addition to residential and commercial STS permits, the County also licenses STS installers and inspects existing STS. Functioning STS are critical

M12: Municipal Water Service Area



### M13: Sanitary Sewer Service Area



to local and downstream water quality.

The RCKC manages the storm water associated with the roads. Cities, villages, and MDOT manage the stormwater for the roads that are under their purview. The Office of the Drain Commissioner creates and maintains the county drains and provides storm water guidance and support to the county.

Each county drain has a contributing area (similar to a watershed) called a drainage district. A drainage district is a public corporation that is legally and financially responsible for maintaining the functioning of the drain. The Drain Commissioner acts as a steward for each drainage district and keeps the historical, financial, and easement records; schedules maintenance; responds to service requests; requires permits for activities affecting the drain; borrows funds to pay for costs. The Drain Commissioner assesses the costs back to the landowners, transportation authorities, and municipalities, according to their estimated benefit. Apportionments—the fixed proportion owed by an entity for any costs—are adjusted as land use changes.

The Drain Commissioner also has additional responsibilities to provide stormwater site development guidance, rules, and/or review for all new plats, mobile home parks, and condominiums in the county through the Drain Commissioner's Site Development Rules.

## Plan for Recreational Needs

Recreation planning is an area with great potential to reap the benefits of coordinated planning. Recreational needs are diverse in



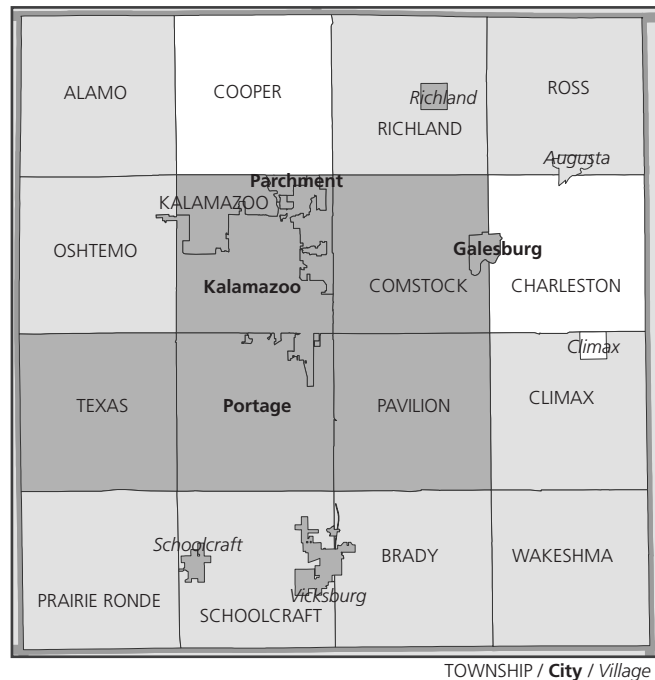
scale and intensity, and recreational assets are often tied to natural features. Recreational users can be more willing to travel to a preferred destination than users of other services. For all of these reasons, planning strictly by jurisdiction is not the most effective strategy.

Eleven communities within our county listed the need to promote and provide recreational opportunities as a top priority. Strategies to acquire, maintain, improve, and attract users to local parks dovetailed with the 2016 Kalamazoo County Parks and Recreation Commission Five-Year Master Plan. Goals and objectives identified by the planning process, community engagement, and the action plan which may affect any municipality within our county included:

- Develop and strengthen current funding sources and opportunities.
- Consider new funding sources and opportunities.
- Develop facilities to meet the current and future recreation needs of Kalamazoo County.
- Develop facilities that are appropriate for a resource-based County Park system in a responsible manner.
- Acquire property to meet the present and future recreation needs of Kalamazoo County.
- Promote the visibility and image of the park system to existing and potential users within our county and region.
- Meet the requirements of the Americans with Disabilities Act (ADA).

The top community engagement priority during the County Parks and Recreation Plan process was the completion of the KRVF Extension and developing new connections. The extension will consist of eight

*F6: Municipalities with Recreation Goals*

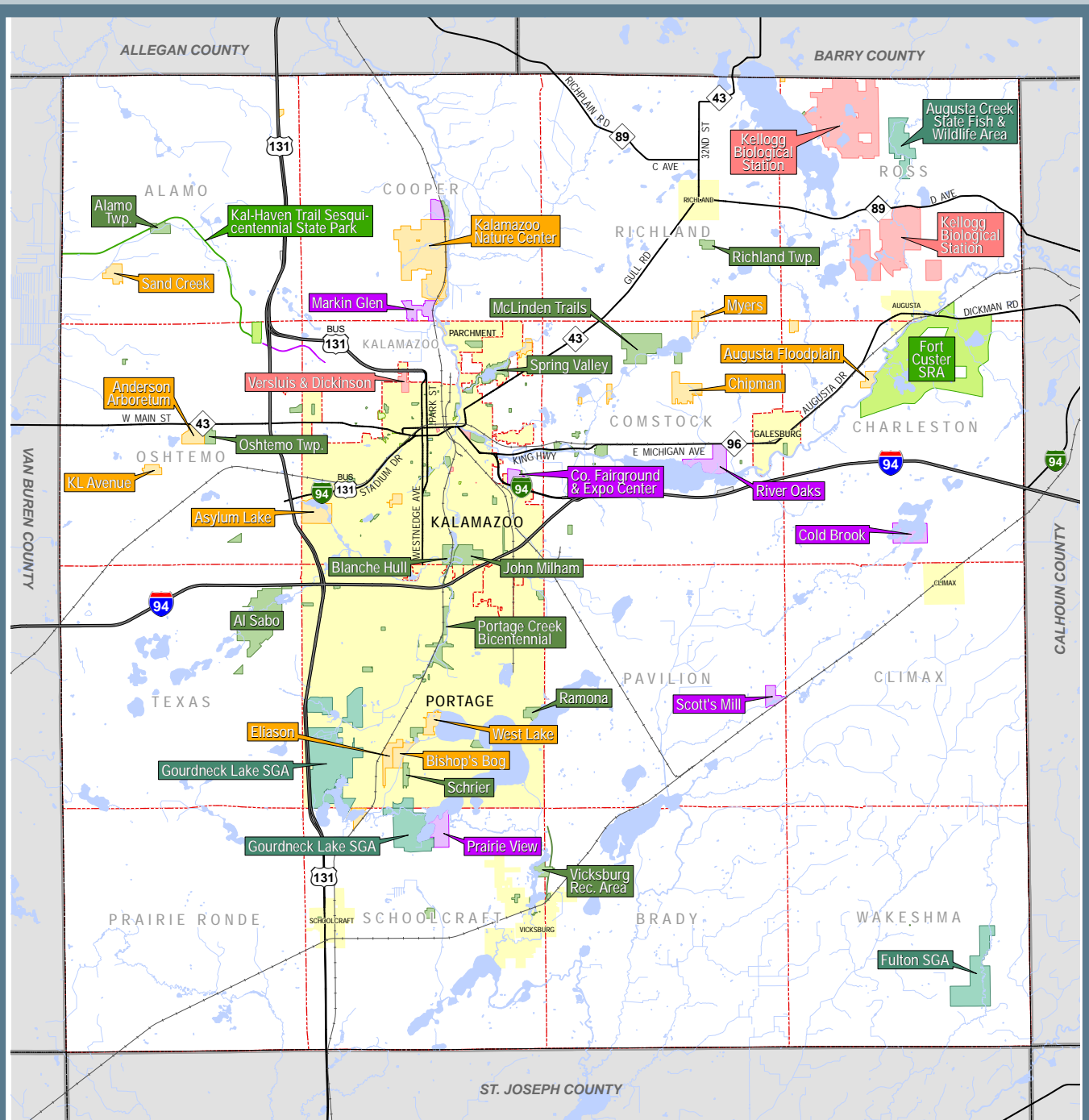


Identified in Goals & Objectives Not Identified in Goals & Objectives No Reported Goals & Objectives



*Kalamazoo River Valley Trail (KRVF), Parks Foundation*

## M14: Parks and Protected Areas



## KALAMAZOO COUNTY

## Parks and Protected Areas

Data Sources: State of Michigan Geographic Data Library, Kalamazoo County (2016, 2017) Note: Only areas 50 acres and larger are labeled.

- Railroads
- Freeways
- State Highways
- Rivers & Streams
- Lakes & Ponds
- - - Township Boundaries
- Cities & Villages
- ▭ County Boundaries

## Parks &amp; Protected Lands

- County Park
- Greenspace
- Municipal Park
- Nature Preserve

- Special Use Area
- State Game Area
- State Park
- State Rest Area

0 2.5 5 Miles



B R I  
Beckett & Raeder



miles of non-motorized trail in our county, connecting 35th Street in the City of Galesburg to Battle Creek, completing the 30 mile trail (SMRPC Committee, 2015). Once complete, it will link five counties through 134 miles of regional trail. Trails like this are crucial to many communities within our county; eight communities cited trail development, maintenance, connections, or planning as a goal or objective.

As opposed to river trails, which are land trails that follow a river's course, "water trails" intended for on-water travel by canoe, kayak, or raft are spreading swiftly across the state. Though the "trail," or river, is already in place in these cases, it is the wayfinding amenities and navigational assistance that transform them into a recreational experience. The Kalamazoo River Water Trail is an excellent example. Through a map-based Google site called SWMI Paddling, the entire length of the river from Albion to Saugatuck has been annotated with access points, attractions, and hazards. This information can then inform efforts to increase access and attractions, and decrease hazards.

Other priorities identified in the Parks and Recreation community engagement sessions included increasing awareness of the park system, increasing collaboration among municipalities, and natural resource management and education. These goals align at the regional level as well. Two of the Community Development Goals from the 5-Year Prosperity Plan, Volume 2, included:

- Encouraging the development of additional recreational opportunities and amenities in urban, suburban, and rural environments.



*Markin Glen County Park, Kalamazoo County Parks and Expo*



*River Oaks Splash Pad, Kalamazoo County Parks and Expo*



*Lake in Kalamazoo County, Joel Amos*



- Promoting existing trails and supporting the development of new trails and natural areas.

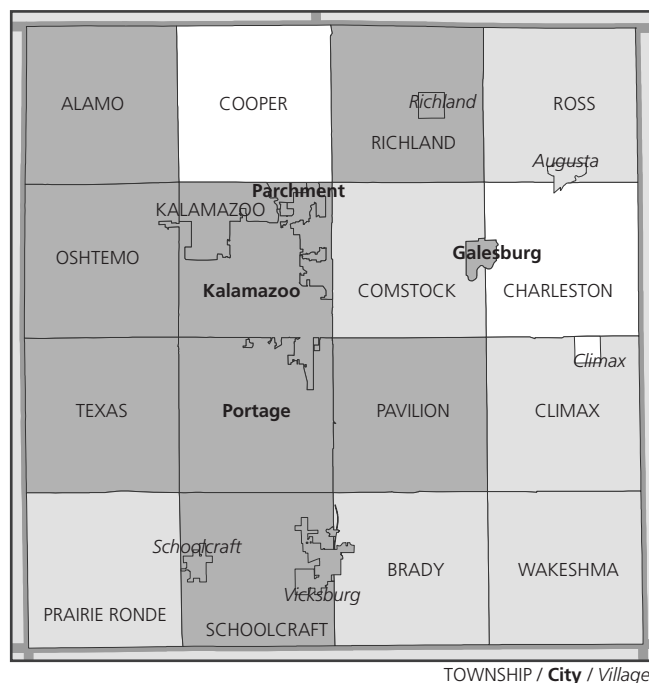
Additionally, an identified Priority Project Area was the development of a regional parks / recreation system plan, allowing even broader collaboration and cooperation.

## Address Housing Needs

According to the 2015 Target Market Analysis for Kalamazoo County, attached housing is high in demand, especially when compared to the traditional, single-family detached housing style. An annual market potential is defined as the potential demand for new residential structures that would be occupied in a community, if new structures were to be built. There is an annual market potential for between 10,205 (conservative scenario) and 26,495 (aggressive scenario) attached units per year, made up of condominiums, townhouses, row houses, apartments, lofts, or flats. For single-family detached units, the market potential ranges from 3,516 to 9,927 annually. These ranges emphasize the need for multiple housing types: the demand for attached units is roughly three times the demand for their detached counterparts (LandUse USA, 2015).

This situation is described by the concept of “missing middle” housing. There is a growing demand for housing formats other than the two most prevalent in many urban communities, the high-rise and the single-family detached dwelling. Multi-unit housing such as townhouses and row houses offer private single-family accommodations with reduced maintenance burdens,

### F7: Municipalities with Housing Goals



Identified in Goals & Objectives Not Identified in Goals & Objectives No Reported Goals & Objectives

while lofts and flats can provide a more dynamic mixed-use setting. The two largest living generations, the Millennials and the Baby Boomers, are both showing market preferences for these traits; nationwide, the gap between the supply and demand for missing middle housing options falls short by 35 million units.

Strategies identified to combat the missing middle, as identified in the Target Market Analysis, include:

- Conversion of high-quality, vacant buildings (such as schools, city halls, hospitals, hotels, theaters, and/or warehouses) into new flats and hotels.
- New-builds among townhouses and row houses, particularly in infill locations near rivers and lakes to leverage waterfront amenities.
- Rehab of upper level space above street-front retail within downtown districts.

- New-builds with flats and lofts in mixed-use projects, above new merchant space with frontage along main street corridors.

- New-builds among detached houses arranged around cottage courtyards, and within established residential neighborhoods.
- The addition of accessory dwelling units like flats above garages, expansions to existing houses with attached or detached cottages, or other carriage-style formats.

Affordability is a consideration for housing as well. According to the analysis, the most affluent lifestyle groups were the least prevalent in Kalamazoo County, and the largest demographic groups identified were those of younger groups and lower incomes. Affordable housing is an identified need in

many Michigan counties. As the statewide median age increases, housing needs begin to change, and we must plan in order to prepare. Kalamazoo County also contains several colleges and universities, indicating a high demand for rental property and a low income student population, which also rely on affordable housing.

The Kalamazoo County Land Bank has been diligently working to transform the housing stock within our county. With the new mantra of, "Repurpose, Renew, and Reconnect," they have been locating obsolete or underutilized properties, adapting them for reuse to meet current needs, and striving to make them a reality among the existing fabric of the community. In 2016, the Land Bank managed 374 properties within our county, but 68 had been purchased and were rehabilitated; 60 were fair market value sales, seven were sold to nonprofits, and one was transferred to a local government (Kalamazoo County Land Bank, 2016). Volume 2 of the 5-Year Prosperity Plan for Southwest Michigan labeled similar housing needs as "Community Development," emphasizing the needs to:

- Encourage increased access to housing options regarding density, cost, style, and location.
- Support education of developers and financiers regarding housing and demographic trends and community objectives.
- Support education of community leaders regarding redevelopment programs, land use and zoning techniques, and enforcement options to maintain housing stock.

Given this understanding and acknowledgment of housing needs in the Kalamazoo area, it should be

**"Missing Middle" Housing - A range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living.**

*[Daniel Parolek of Opticos Design, Inc. 2010]*

no surprise that 13 communities defined goals and objectives aimed at providing diverse housing options to county residents. Some communities specified populations to be accommodated, such as seniors and younger residents, while others recommended alternative formats such as townhouses but stipulated that they should be owner-occupied.

Many of the communities defined residential development priorities by location, either toward available infrastructure and services or away from natural and agricultural

F8: Missing Middle Housing



features. In either case, the County's GIS resources and spatial analysis capabilities can inform site selection. Furthermore, attracting and retaining younger populations, particularly those influenced by the Kalamazoo Promise, will be easier if affordable housing and a variety of middle housing types are available.

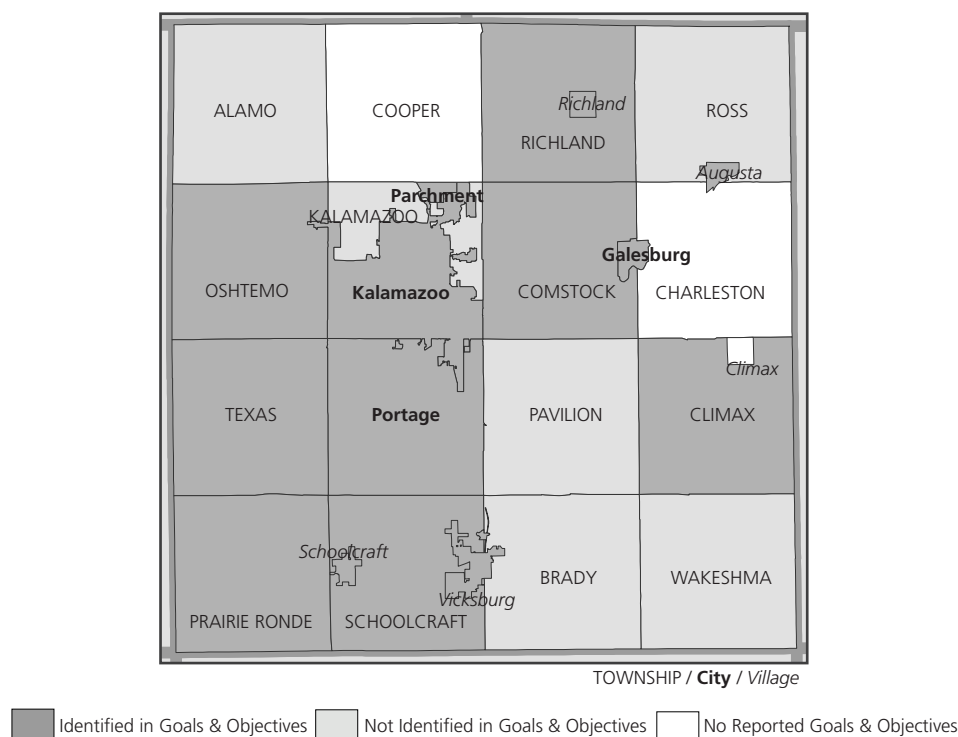
## Grow the Local Economy

There are several ways to measure and describe the local economy. Examining the major employers, job opportunities, and specific sectors found within our county provide valuable insight, regarding both the County as an economic force but also the role that individual municipalities play as host to major employers or unique centers of activity.

The workforce in Kalamazoo County is large, with over 133,000 people in the labor supply (American Community Survey One-Year Estimates, 2014). The industry in which the largest share of County residents works is the Educational, Health, and Social Services sector with 30% of the workforce, rightfully so given the several longstanding institutions. Workers are also concentrated in Manufacturing (16%), Retail Trade (11%), and Arts, Recreation, and Accommodations (11%). Unemployment averaged 3.9% countywide in 2016 (Bureau of Labor Statistics, 2016), the lowest rate since 2000.

Major employment sectors are found in the Cities of Kalamazoo and Portage, as these two neighbors act as a primary generator of jobs and industry. The City of Kalamazoo and Kalamazoo Charter Township, two of the most densely populated

### F9: Municipalities with Local Economy Goals



### T4: Major Employers

Company Name	County Employment
Bronson Hospital System	6,000
Western Michigan University	3,350
Stryker	3,000
Borgess Hospital	2,680
Pfizer	2,100
Kalamazoo Public Schools	1,800
Meijer	1,200
Kalamazoo Valley Community College	1,040
Portage Public Schools	1,030
Parker-Hannifin	1,000
Zoetis	1,000
Kalamazoo County	980
Target	890
Harding's Friendly Market	800
Kalamazoo City	670

Sources: Michigan Labor Market Information, Southwest Michigan First, W.E. Upjohn Institute, Company Reports



municipalities in our county, have numerous medical employment opportunities with companies such as Bronson Hospital System (the largest employer in the county with 6,000 employees), Stryker (3,000 employees), Borgess Medical Center (2,680 employees), and Zoetis, Inc. (1,000 employees). Pfizer Inc., one of the world's largest pharmaceuticals companies, hosts 2,100 manufacturing jobs in Portage. Kalamazoo is an incubator for international medical research facilities and pharmaceutical production.

Western Michigan University is the largest employer in the education sector with 3,350 positions. Kalamazoo Valley Community College, Kalamazoo Public Schools, and Portage Public Schools employ a similar share of the labor market (1,040, 1,800, and 1,030 respectively). Kalamazoo County (980 employees) and the City of Kalamazoo (670 employees) are also significant public-sector employers.

The region east of the City of Kalamazoo hosts a number of large companies, significantly contributing to the number of

local jobs. In Comstock Charter Township, Bell's Brewery opened new headquarters in 2003, and this location supplies a significant portion of Bell's 30-state distribution area. Located in the Midlink Business Park are Hark Orchideen Research, Kaiser Aluminum, and one of General Mills' main production facilities. Eaton Corporation, located in Charleston Township just outside of Galesburg, is a company that manages electrical, hydraulic, and mechanical power. Target Corporation in Charleston Township (890 employees), and Benteler Automotive Group and Kaiser Aluminum in Comstock Charter Township, are large U.S. and internationally active companies and plants.

In northeast Kalamazoo County, Ross Township and Richland Township support a smaller job center. The Parker Hannifin Corporation, a major County employer with 1,000 employees, is located in this region, producing engineering materials for aerospace use. Altogether, major employment centers exist in several municipalities throughout our county. Two major retail employers,

Meijer Corporation (1,200 employees) and Harding's Friendly Market (800 employees), achieve this status across several stores throughout the county.

Agriculture, Forestry, and Fishing represented the smallest industry share in our county (1.2%). Despite its low influence on the employment profile, agriculture is of great value to the overall character of the county, supports community goals regarding preservation, and offers economic opportunity. Studies from the region can offer guidance on county topics. "Farm to Institution: A Supply and Demand Planning Process" examines food systems within Southwest Michigan to shed light on the opportunities and barriers for growing the regional agricultural economy (New Growth Associates, 2016). They include:

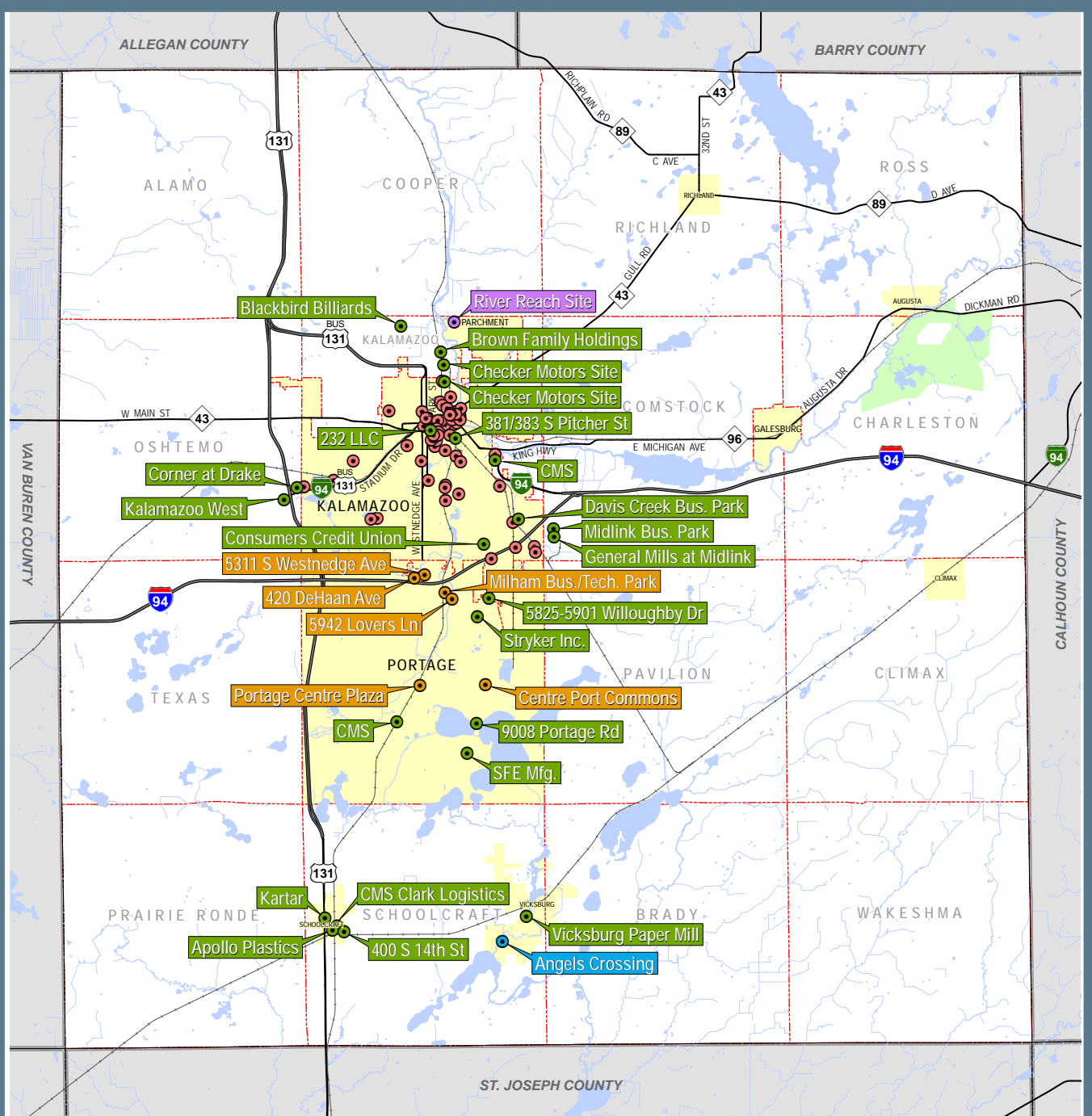
- Southwest Michigan has rich agricultural resources;
- Some food systems infrastructure is underutilized;
- Demand exceeds supply;
- Producers are eager for wholesale opportunities;
- Institutions are enthusiastic about a KVCC FIC [Kalamazoo Valley Community College Food Innovation Center] Food Hub;
- Barriers to farm-to-institution procurement exist;
- Opportunities are abundant.

Moreover, the Community Development project priority area identified in Volume 2 of the Southwest Michigan Prosperity Region's 5-Year Prosperity Plan included "A system that supports the growth, processing, purchase and distribution of regional food." The Southwest Michigan Prosperity Committee granted \$37,500 to a regional food system and mapping



*Western Michigan University, Michael Minn Photography*

# M15: Brownfield Redevelopment Sites



## KALAMAZOO COUNTY Brownfield Redevelopment Sites

Data Sources: State of Michigan Geographic Data Library, Kalamazoo County, City of Kalamazoo, City of Portage (2016, 2017)

### Brownfield Sites by Brownfield Redevelopment Authority (BRA)

- Kalamazoo County BRA
- City of Kalamazoo BRA
- City of Parchment BRA
- City of Portage BRA
- Village of Vicksburg BRA

- Railroads
- Freeways
- State Highways
- Rivers & Streams
- Lakes & Ponds
- State Parks & Forests

- Township Boundaries
- Cities & Villages
- County Boundaries

0 2.5 5 Miles



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*Farm Production in Kalamazoo County, Joel Amos*

analysis as part of a food hub marketing initiative, echoing the prominence of agriculture and food systems within this region.

Fifteen communities in our county identified economic development goals as a beneficial long-term approach to growing the local economy. One of the many strengths of the county is the variety of assets and employment sectors found throughout the municipalities. From agriculture to industry and everything in between, economic development in any municipality's preferred sectors enhances the rich tapestry of Kalamazoo County's economy.

Given the significance of local institutions, it is wise to connect with them and other organizations, authorities, or statewide initiatives. Western Michigan University, Kalamazoo Valley Community College, and Kalamazoo College

are drivers of the knowledge economy. Furthermore, the Kalamazoo Regional Chamber of Commerce and Southwest Michigan First work with area agencies and municipalities to grow the Kalamazoo County economy. Municipalities are encouraged to connect with these groups and with statewide initiatives, such as the Michigan Economic Development Corporation (MEDC) Redevelopment Ready Communities®, to cultivate economic growth and strategies.

Brownfield redevelopment is an important consideration in all older industrialized communities. The Kalamazoo County Brownfield Redevelopment Authority has been successfully working with developers to integrate vacant, blighted properties into useful, functional spaces. Partnership through the Authority and the

communities within our county should foster economic growth and provide another tool to address community needs.

## **Collaborate and Plan Together**

Fifteen communities identified interjurisdictional and regional cooperation as an important goal or objective. Better planning happens when residents, groups, organizations, and municipalities are all on the same page; the realization of many of the goals and objectives presented in this Plan will require collaboration across the municipal boundaries of the 15 townships, 5 villages, and 4 cities for successful implementation. Recreational trails and non-motorized paths are meant to connect people and places, not stop abruptly at local boundaries. Economic development often requires more cooperation than competition in practice. The Kalamazoo River does not stop flowing when it reaches a jurisdictional boundary.

Communities face an interconnected set of issues and obstacles, but they also share many of the same opportunities. Working together to plan for connected items such as trails and pathways, motorized corridors, economic development strategies, and rural preservation initiatives may bridge the divide among communities while strengthening key relationships to foster progress and transformation. Approximately three-fourths of the communities with goals and objectives believe collaboration is essential when planning for the current and future needs of each community.





*Education For the Arts (EFA) Performance, EFA*

# COMMUNITY RESOURCES

Kalamazoo County has a wealth of community resources. The County and the many municipalities within have taken advantage of numerous federal, state, and local grants, as well as many privately funded opportunities, available to groups, organizations, non-profits, and events in Kalamazoo County. The following section identifies some of the community resources, funding, and grant opportunities. This list is not all inclusive.

## Community Development

Kalamazoo County's community members are the driving force in both the private and public sectors. Local community programs provide opportunities for growth, strength, and networking for residents.

### *Public Libraries*

[www.kalcounty.com/directory/libraries.htm](http://www.kalcounty.com/directory/libraries.htm)

These libraries are a resource for technology, education, and professional development.

- Augusta-Ross Township District
- Comstock Charter Township
- Galesburg Memorial
- Kalamazoo Public
- Lawrence Memorial Public
- Parchment Community
- Portage District
- Richland Community
- Schoolcraft Community
- Vicksburg District

### *Kalamazoo Neighborhood Housing Services*

[www.knhs.org](http://www.knhs.org)

KNHS is a non-profit offering a variety of specialized loan

products and free financial education services to anyone in our county. Its mission is to revitalize neighborhoods and foster home ownership in Kalamazoo County.

### *Kalamazoo Community Foundation*

[www.kalfound.org](http://www.kalfound.org)

The Community Foundation provides essential funding to programs that ensure all children have an equitable chance for success in school, that nurture and prepare young people for life beyond school, and that support individuals and families from all walks of life. It aims to enhance community prosperity in every corner of Kalamazoo County, and make life better for all.

### *Building Blocks of Kalamazoo*

[www.bbkazoo.org](http://www.bbkazoo.org)

Assisting the City of Kalamazoo's low and low-to-moderate income neighborhoods upgrade their homes. Originally a part of Kalamazoo Neighborhood Housing Services.

### *Portage Community Center*

[www.portagecommunitycenter.org](http://www.portagecommunitycenter.org)

Assists with food and clothing, eviction and shut-offs, medication, transportation, eye exams and glasses, resumes and finding employment, legal problems, finding a doctor or dentist, and substance abuse programs.

### *Other Community Development Programs*

- Citizens Research Council of Michigan
- Council of Michigan Foundations
- Douglass Community Association
- Gilmore Foundation
- Kalamazoo in Bloom
- Southwest Michigan First
- United Way of Kalamazoo
- Numerous active neighborhood organizations

## **Education**

Kalamazoo County offers educational opportunities on many levels, starting with pre-kindergarten. A total of 16 public school districts are located within or partially within the county boundaries. College students have a choice of several higher education schools in our county.



*Commissioner Jack Urban at Kalamazoo Public Library 20th Annual Party, City of Kalamazoo*



*Preschool Fun, Kalamazoo Nature Center*



Jarron Bowman, Kalamazoo Promise recipient says, “I cannot thank you enough for all you’ve done for me, for thousands of disadvantaged students, for Kalamazoo, for Michigan, and for the soul of our society. I’ll say it anyway. Thank you.”

### *Kalamazoo Promise*

[www.kalamazoopromise.com](http://www.kalamazoopromise.com)  
Graduates of Kalamazoo Public Schools are provided college tuition coverage based on the amount of time they have spent in the school district. This program provides enormous benefit to the larger community with the long-term goals of reducing poverty, building a strong workforce, and retaining young populations.

### *Kalamazoo County Ready 4s*

[www.kcready.4s.org](http://www.kcready.4s.org)  
Ready 4s is a community-designed organization focusing on helping pre-kindergarten programs reach high quality. Offers tuition assistance to families.

### *Head Start*

[www.kresa.org/headstart](http://www.kresa.org/headstart)  
Head Start is a Pre-K program running September through June at 12 locations in Kalamazoo County. Head Start provides children with learning activities and transportation.

### *Safe Routes to School*

[saferoutesmichigan.org](http://saferoutesmichigan.org)  
“Safe Routes to School is a federal program to make it safe, convenient, and fun for children, including those with disabilities, to bicycle and walk to school. The efforts to improve routes also helps ease traffic jams and air pollution, unite neighborhoods, and contribute to students’ readiness to learn in school.” -Safe Routes to School

In Kalamazoo County, the following schools have implemented this program:



*President Obama gives the commencement speech for Kalamazoo Central High School graduates, 2010. [obamawhitehouse.archives.gov](http://obamawhitehouse.archives.gov)*



- Galesburg-Augusta Middle School
- Washington Writers' Academy
- 12th Street Elementary School
- Amberly Elementary School
- Haverhill Elementary School
- Moorsbridge Elementary School
- El Sol Elementary School
- Woodward School for Technology and Research
- Parkwood-Upjohn Elementary School

### *Kalamazoo Valley Community College*

[www.KVCC.edu](http://www.KVCC.edu)

KVCC is a public two-year college offering certificate or associate degree programs in 45 areas of study. Four campuses offer specialized learning experiences.

### *Western Michigan University*

[www.wmich.edu](http://www.wmich.edu)

Western Michigan University is the largest college in the county with over 23,000 students and 257 degree programs, including one of the largest and best aviation programs in the country. Three campuses in the county are supplemented by regional offices across the state.

### *Kalamazoo College*

[www.kzoo.edu](http://www.kzoo.edu)

One of the 100 oldest colleges in the country, Kalamazoo College is a small, private liberal arts school. Its strong focus on experiential education, including international engagement and service learning.

### *Other Education Based Programs*

- Educating for Freedom in Schools
- Kalamazoo Literacy Council
- Kalamazoo Nature Center
- Specialized Language Dev. Center
- Youth Advancement Academy



*Biking to School Safely, Safe Routes to School Michigan*



*Source: Homer Stryker Medical Center*



*Black Arts and Cultural Center of Kalamazoo*

- Kalamazoo Area Mathematics and Science Center (KAMSC)
- Kalamazoo Regional Educational Service Agency (KRESA)
- Education for Employment (EFE)
- Education for the Arts (EFA)

## Health and Human Services

### *Youth Development*

- Big Brothers Big Sisters
- Boys and Girls Club
- Boy Scouts of America
- Girl Scouts of America
- Michigan Youth Arts Festival
- Civil Air Patrol
- Fire Art and Justice

### *Other Health and Human Services*

- Bronson Health Foundation
- Community Healing Centers
- Family Health Center
- Lending Hands of MI
- Constance Brown Hearing and Speech Center
- Fair Food Matters
- Food Bank of South Central MI

- Red Cross
- The Arc: Community Advocates
- Kalamazoo Neighborhood Housing Services
- Open Roads Bike Program
- Community Action Agency
- Veterans Service Office

## Arts and Culture

### *Arts Council of Greater Kalamazoo*

[www.kalamazooarts.org](http://www.kalamazooarts.org)

Kalamazoo Arts provides programs to Kalamazoo County including Art Hop, Art on the Mall, Concerts in the Park, and Make Music Kalamazoo. The organization has grant opportunities for artists, organizations, and non-profits in the greater Kalamazoo area.

### *Kalamazoo County Public Arts Commission (KCPAC)*

[www.kalamazooarts.org/public\\_art/listing](http://www.kalamazooarts.org/public_art/listing)

KCPAC was founded in 1981

under an Urban Cooperation Act agreement between Kalamazoo County and the cities of Kalamazoo and Portage. The Commission, consisting of volunteer members, advocates for and supports public art by providing recommendations and resources which establish best practices for public art projects.

### *Kindleberger Summer Festival of the Performing Arts*

[www.kindleberger.org](http://www.kindleberger.org)

The Kindleberger Arts Commission offers many involvement opportunities for the business community and residents during the summer festival in Parchment.

### *Other Arts and Culture Organizations*

- Bach Festival Society of Kalamazoo
- Black Arts and Cultural Center
- Fontana Chamber Arts
- Irving S. Gilmore Keyboard Festival
- Kalamazoo Book Arts Center
- Kalamazoo Civic Theatre
- Kalamazoo Cultural Center
- Kalamazoo Institute of Arts
- Kalamazoo Symphony Orchestra
- Portage: Recycled Art in the Park

## Transportation

### *Kalamazoo Area Transportation Study*

[www.katsmpo.org](http://www.katsmpo.org)

KATS is a Michigan Metropolitan Planning Organization that has the authority of federal law to conduct regional transportation planning for Kalamazoo County and the northwest portion of Calhoun County. This Council meets multiple times a year and has designated task forces to address different needs for different communities.

## Regional Planning

### *Southcentral Michigan Planning Council*

<http://smpcregion3.org>

The Southcentral Michigan Planning Council (SMPC) is one of 14 State Planning and Development Regions in Michigan. SMPC represents Region 3 which is comprised of Branch, Calhoun, Kalamazoo, and St. Joseph Counties. SMPC aims to improve the economic, environmental, and fiscal health of member organizations through transportation, land use, and environmental planning, economic development, and efficient local staffing. SMPC serves local units of governments (counties, cities, villages, and townships), the Michigan Department of Transportation, and Road Commissions/Departments. Regional efficiencies are realized through economies of scale, partnerships, and leveraging of resources. SMPC also administers the Southwest Michigan Prosperity Committee.

### Small Urban Task Force

This program administered by SMPC provides federal Surface Transportation Program dollars to cities, villages, transit agencies and road commissions located within or serving urban areas with populations from 5,000 to 50,000. Road and transit capital investments are eligible under this program.

### Rural Task Force

The Rural Task Force program provides federal and state dollars for road and transit capital projects in rural counties (counties with a population under 400,000). SMPC administers the Region 3 Task Force which is comprised of Barry, Branch, Calhoun, Kalamazoo, and St. Joseph Counties. The counties in the task force work collectively to prioritize and fund projects throughout the region.

### State Programs in the County

The following programs are offered by the State of Michigan.

### *Michigan WORKS!*

[www.michiganworks.org](http://www.michiganworks.org)

Michigan Works! has multiple locations in Kalamazoo County. This program provides professional development opportunities for residents to gain employment.

### *Transportation Alternatives (TA)*

[www.fhwa.dot.gov/environment/transportation\\_alternatives/](http://www.fhwa.dot.gov/environment/transportation_alternatives/)

TA is a fund through the State of Michigan program to expand travel choice and strengthen the local economy. These funds go toward transportation enhancements, recreational trails, streetscaping, rail-trails, and historic preservation.

### *Transportation Economic Development Fund (TEDF)*

[www.michigan.gov/mdot/](http://www.michigan.gov/mdot/)

TEDF is a State of Michigan program providing funding for economic development road projects, urban congestion relief, secondary all-season roads, forest roads, and urban areas in rural counties.



*Agriculture in Kalamazoo County, Joel Amos*





Source: Kalamazoo Wings

# ACTION PLAN

County planning focuses on education rather than intervention. The mission of the KMCP is to educate, convene, and coordinate materials, knowledge, and information, providing a valuable service to the communities and uniting County agencies and organizations with the respective individual municipalities.

The KMCP reviews new local Master Plans, plan updates, and PA 116 applications, and offers feedback and recommendations about them to the local planning commissions. The recommendations are ultimately the responsibility of the municipality to accept or reject. It is therefore important for the County to provide educational materials and ensure that the municipalities

have the resources they need to plan, and the County fulfills the role of coordination, dissemination, and convention.

One important resource provided by the County is the Geographic Information Systems (GIS) mapping website at <http://www.kalcounty.com/planning/gis.htm>. It includes a generalized zoning layer that makes it possible to see the zoning categories, on a general level, in the neighboring governmental units. It also has web links to the individual governments' websites to direct the viewer to the local resource for additional information about the zoning. In addition, a similar Generalized Future Land Use Map has been compiled based on local Future Land Use maps (pages 62-63). Both countywide maps are

available as PDF downloads, or for purchase in the County Planning office as prints.

The County GIS is a source of base data for local plans, such as parcel, road, hydrology, drains, wetland and other map layers. Aerial imagery has been collected in 2009, 2013, 2016 and 2017 through a partnership with several municipalities. The imagery provides a valuable resource for planning and other activities countywide.

Overall educational strategies empower communities, granting knowledge and information to local decision-makers and offering applicable recommendations through the Master Plan review process. As a member of the Michigan Association of Planning

(MAP), KMCPC can provide information about local, regional and State resources regarding planning publications, training opportunities and support for local planning efforts.

The KMCPC is considering future activities such as producing a newsletter and gathering County officials, local officials, planning commissioners, and industry specialists together to host a planning summit. Increased

coordination among the groups, including education, training, and workshop opportunities, provides an opportunity for KMCPC to be available to support local planning activities.

#### *T5: Kalamazoo County Action Plan*

## EDUCATION

### **Provide resources about managing, protecting, and planning for land uses**

Create a webpage on the County website with links to model ordinances and plans in the County and in nearby Michigan communities regarding planning, non-motorized transit, preservation of farmland, the protection of natural resources and watersheds, or any other relevant topics that could benefit the municipalities within the County.

Use the Master Plan review process at the County level as a way to address issues found within communities and encourage the planning measures that coincide with the respective community's goals and objectives.

Provide data, support and education in GIS related issues, as well as access to the countywide aerial imagery and other map layers for the municipalities as needed.

Publish an annual or bi-annual newsletter focusing on planning related subjects.

## CONVENTION

### **Convene local leaders and planning commissioners to address a number of issues facing communities**

Organize an annual "Leadership Summit" as a one-day workshop for local planning commissioners to come together to hear professional speakers discuss planning topics, engage in networking opportunities with neighboring communities, brainstorm and collaborate about planning topics, and interact with the KMCPC and County planning staff.

Collaborate with municipalities to investigate the value of a Farmland Preservation plan and ordinance.

Work directly with the Michigan Association of Planning (MAP), the Southcentral Michigan Planning Council (SMPC), and the Southwest Michigan Prosperity Region to help engage communities in their training and continuing education events, open to planning commissioners throughout the County, to receive guidance and training related to planning issues.

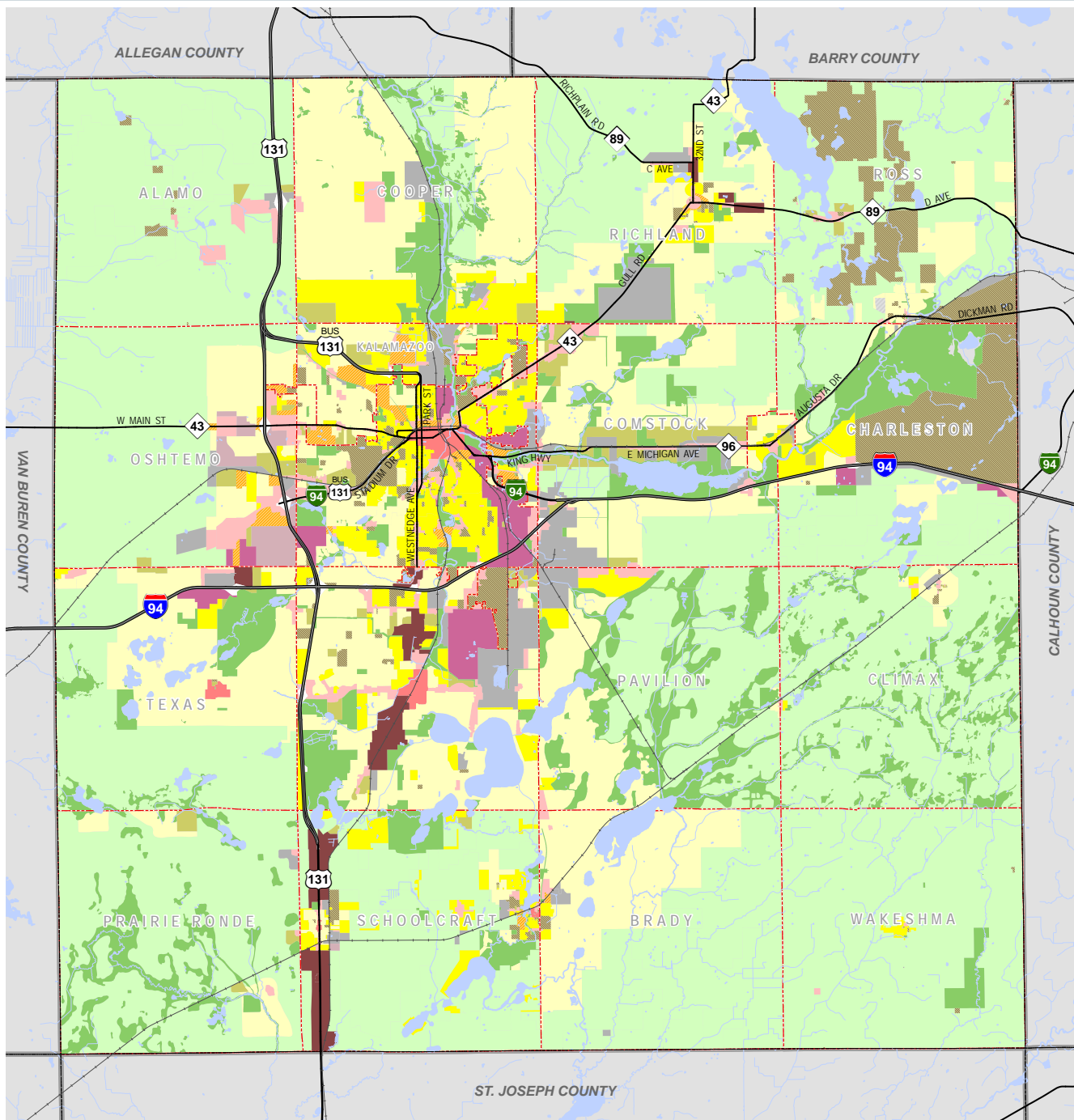
## COORDINATION

### **Coordinate with local planning commissions and other County agencies to ensure proper communication**

Develop an email list for communication at the County level to distribute important planning information to municipalities and their planning commissions.

Coordinate with the Kalamazoo County Parks and Expo Center, Road Commission of Kalamazoo County, Kalamazoo Area Transportation Study (KATS), and State agencies periodically to see if any major projects are proposed that may impact the communities within the County, and notify communities using the email list.

## M16: Generalized Future Land Use



## KALAMAZOO COUNTY Generalized Future Land Use

Data Sources: State of Michigan Geographic Data Library, Kalamazoo County, Local unit Future Land Use Plan maps and reports

- Railroads
- Freeways
- State Highways
- Rivers & Streams
- Lakes & Ponds
- Township Boundaries
- County Boundaries

### Generalized Future Land Use

- Agriculture and Rural Residential
- Commercial - General or Local
- Commercial - Central Business District
- Commercial - Highway or Regional Center
- Industrial
- Mixed-Use Development
- Park, Open Space, Recreation, etc.
- Public, Government and Institutional

- Research, Business or Technology Park
- Residential - Low Density
- Residential - Medium Density
- Residential - High Density
- Right-of-Way (Freeway)
- Special Planning Area
- Unknown/No Data
- Water

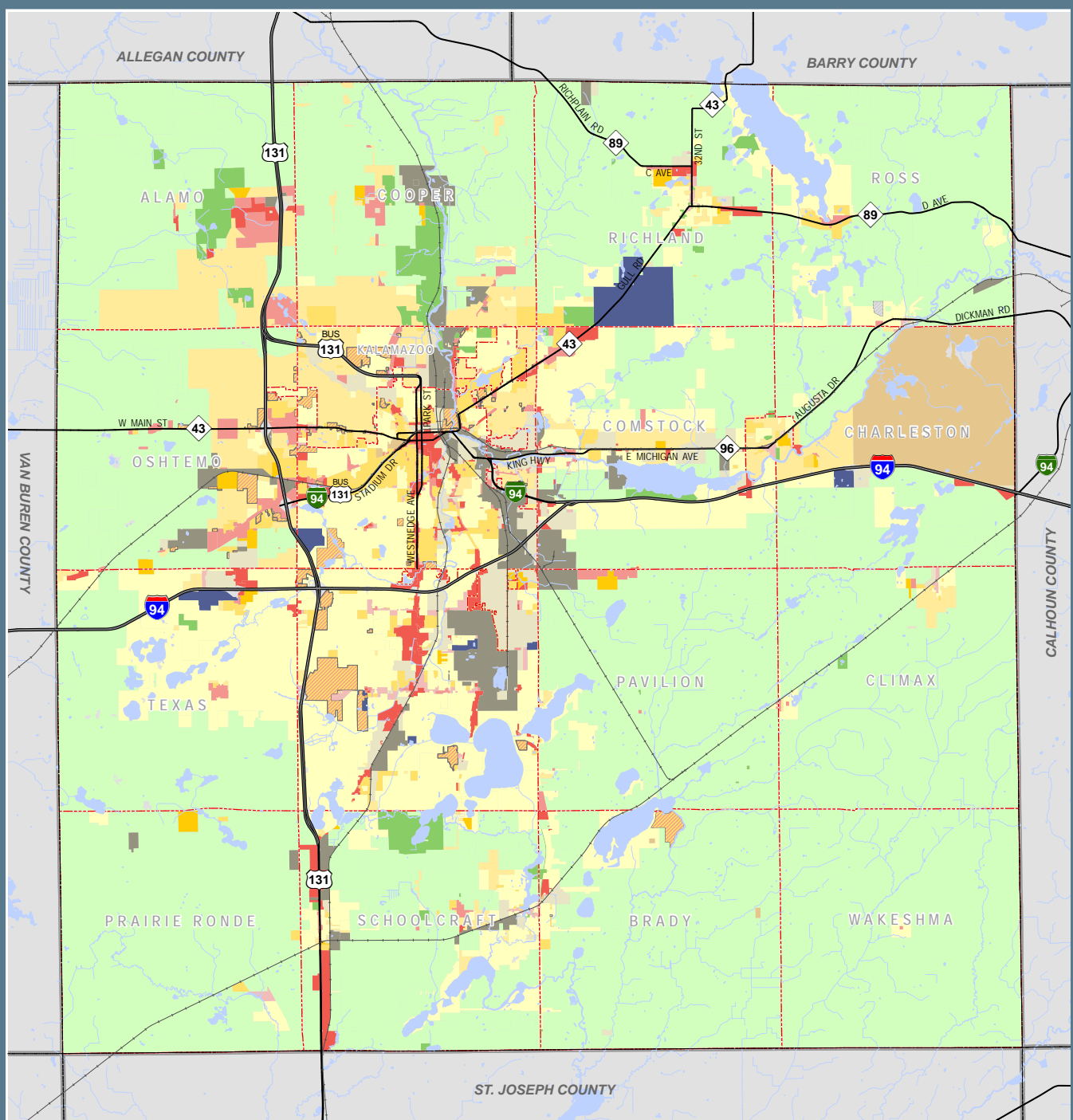
0 2.5 5 Miles



Beckett & Raeder



## M17: Generalized Zoning



## KALAMAZOO COUNTY Generalized Zoning

Data Sources: State of Michigan Geographic Data Library, Kalamazoo County

- Railroads
- Freeways
- State Highways
- Rivers & Streams
- Lakes & Ponds
- Township Boundaries
- County Boundaries

### Generalized Zoning Districts

- Agriculture, incl. Rural Residential
- Office
- Commercial - Local/General
- Commercial - Highway/Regional
- Industrial - Restricted/Light
- Industrial - Heavy/Service
- Judicial
- Conservation, Recreation, Limited Dev.

- Public, Government, Institutional
- Planned Unit Development
- Residential - Single Family
- Residential - 1 & 2 Family
- Residential - Multi-family
- Residential - Mobile Homes
- Residential/Commercial Mixed Use
- Research/Industrial/Educational Park
- Unknown/No Data

0 2.5 5 Miles



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# APPENDIX

## WORKS CITED

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Percent Employed in the Private Sector		Percent Employed by the Agriculture Sector		Ratio of Manufacturing to "Meds / Eds" Jobs	
Alamo Township	75.5%	Alamo Township	2.6%	Alamo Township	0.90
Augusta Village	78.9%	Augusta Village	0.0%	Augusta Village	1.28
Brady Township	88.0%	Brady Township	1.3%	Brady Township	1.63
Charleston Township	81.9%	Charleston Township	1.1%	Charleston Township	0.91
Climax Township	84.3%	Climax Township	3.6%	Climax Township	1.15
Climax Village	90.9%	Climax Village	0.6%	Climax Village	1.19
Comstock Charter Township	85.4%	Comstock Charter Township	1.8%	Comstock Charter Township	0.77
Cooper Charter Township	83.6%	Cooper Charter Township	1.4%	Cooper Charter Township	0.86
Galesburg City	91.3%	Galesburg City	1.1%	Galesburg City	1.41
Kalamazoo Charter Township	78.5%	Kalamazoo Charter Township	0.5%	Kalamazoo Charter Township	0.58
Kalamazoo City	82.6%	Kalamazoo City	0.7%	Kalamazoo City	0.41
Kalamazoo County	82.5%	Kalamazoo County	1.2%	Kalamazoo County	0.63
Oshtemo Charter Township	80.9%	Oshtemo Charter Township	1.4%	Oshtemo Charter Township	0.33
Parchment City	79.2%	Parchment City	0.0%	Parchment City	0.45
Pavilion Township	81.8%	Pavilion Township	0.6%	Pavilion Township	0.99
Portage City	84.0%	Portage City	1.0%	Portage City	0.82
Prairie Ronde Township	78.2%	Prairie Ronde Township	4.6%	Prairie Ronde Township	0.73
Richland Township	82.6%	Richland Township	2.9%	Richland Township	0.86
Richland Village	76.3%	Richland Village	2.5%	Richland Village	0.64
Ross Township	73.7%	Ross Township	3.0%	Ross Township	0.92
Schoolcraft Township	83.7%	Schoolcraft Township	1.4%	Schoolcraft Township	0.92
Schoolcraft Village	86.0%	Schoolcraft Village	2.3%	Schoolcraft Village	1.17
Texas Charter Township	83.8%	Texas Charter Township	0.7%	Texas Charter Township	0.79
Vicksburg Village	86.1%	Vicksburg Village	0.6%	Vicksburg Village	0.93
Wakeshma Township	85.4%	Wakeshma Township	4.0%	Wakeshma Township	1.88

*DP03 Economic Characteristics, Census Bureau*  
2009-2014 American Community Survey (ACS) 5-Year Estimates

Percent of Residents with a Bachelor's Degree or Higher		Percent of Residents without a High School Diploma	
Alamo Township	25.9%	Alamo Township	4.5%
Augusta Village	13.4%	Augusta Village	6.7%
Brady Township	21.1%	Brady Township	5.0%
Charleston Township	28.2%	Charleston Township	5.8%
Climax Township	18.4%	Climax Township	2.6%
Climax Village	19.3%	Climax Village	3.7%
Comstock Charter Township	26.1%	Comstock Charter Township	7.8%
Cooper Charter Township	28.1%	Cooper Charter Township	4.6%
Galesburg City	9.6%	Galesburg City	10.6%
Kalamazoo Charter Township	31.9%	Kalamazoo Charter Township	6.6%
Kalamazoo City	33.1%	Kalamazoo City	7.0%
Kalamazoo County	34.4%	Kalamazoo County	5.2%
Oshtemo Charter Township	43.0%	Oshtemo Charter Township	3.3%
Parchment City	22.4%	Parchment City	8.4%
Pavilion Township	18.7%	Pavilion Township	8.9%
Portage City	40.2%	Portage City	3.7%
Prairie Ronde Township	28.1%	Prairie Ronde Township	4.2%
Richland Township	40.7%	Richland Township	2.2%
Richland Village	43.1%	Richland Village	3.0%
Ross Township	43.9%	Ross Township	2.4%
Schoolcraft Township	22.2%	Schoolcraft Township	5.0%
Schoolcraft Village	17.8%	Schoolcraft Village	7.8%
Texas Charter Township	51.8%	Texas Charter Township	2.3%
Vicksburg Village	19.7%	Vicksburg Village	3.9%
Wakeshma Township	8.5%	Wakeshma Township	6.3%

*DP02 Social Characteristics, Census Bureau*  
2009-2014 American Community Survey (ACS) 5-Year Estimates

Total Housing Vacancy		Renter-Occupied Housing	
Alamo Township	3.7%	Alamo Township	8.3%
Augusta Village	5.3%	Augusta Village	27.6%
Brady Township	8.7%	Brady Township	13.5%
Charleston Township	12.0%	Charleston Township	9.4%
Climax Township	12.7%	Climax Township	9.1%
Climax Village	14.1%	Climax Village	17.1%
Comstock Charter Township	4.8%	Comstock Charter Township	29.1%
Cooper Charter Township	9.1%	Cooper Charter Township	19.7%
Galesburg City	7.4%	Galesburg City	34.8%
Kalamazoo Charter Township	7.6%	Kalamazoo Charter Township	38.9%
Kalamazoo City	13.4%	Kalamazoo City	54.5%
Kalamazoo County	9.1%	Kalamazoo County	35.9%
Oshtemo Charter Township	8.5%	Oshtemo Charter Township	47.5%
Parchment City	8.8%	Parchment City	42.6%
Pavilion Township	11.4%	Pavilion Township	6.2%
Portage City	5.0%	Portage City	32.2%
Prairie Ronde Township	4.1%	Prairie Ronde Township	3.3%
Richland Township	8.1%	Richland Township	25.0%
Richland Village	4.0%	Richland Village	19.2%
Ross Township	17.6%	Ross Township	17.7%
Schoolcraft Township	7.9%	Schoolcraft Township	22.2%
Schoolcraft Village	8.7%	Schoolcraft Village	36.1%
Texas Charter Township	7.4%	Texas Charter Township	6.2%
Vicksburg Village	7.9%	Vicksburg Village	24.9%
Wakeshma Township	7.1%	Wakeshma Township	8.0%

*DP04 Housing Characteristics, Census Bureau*  
2009-2014 American Community Survey (ACS) 5-Year Estimates

Percent of People Below the Poverty Level		Percent of People Receiving SNAP Benefits	
Alamo Township	9.6%	Alamo Township	5.1%
Augusta Village	10.4%	Augusta Village	17.2%
Brady Township	9.3%	Brady Township	9.3%
Charleston Township	15.1%	Charleston Township	13.4%
Climax Township	4.4%	Climax Township	5.9%
Climax Village	6.5%	Climax Village	11.7%
Comstock Charter Township	14.7%	Comstock Charter Township	15.1%
Cooper Charter Township	10.1%	Cooper Charter Township	9.8%
Galesburg City	26.6%	Galesburg City	33.0%
Kalamazoo Charter Township	19.6%	Kalamazoo Charter Township	19.5%
Kalamazoo City	35.0%	Kalamazoo City	27.1%
Kalamazoo County	19.1%	Kalamazoo County	17.5%
Oshtemo Charter Township	22.5%	Oshtemo Charter Township	16.2%
Parchment City	20.0%	Parchment City	27.5%
Pavilion Township	15.7%	Pavilion Township	17.3%
Portage City	11.0%	Portage City	14.1%
Prairie Ronde Township	6.9%	Prairie Ronde Township	6.2%
Richland Township	5.1%	Richland Township	7.4%
Richland Village	4.8%	Richland Village	7.5%
Ross Township	4.4%	Ross Township	5.7%
Schoolcraft Township	9.9%	Schoolcraft Township	11.6%
Schoolcraft Village	12.3%	Schoolcraft Village	19.5%
Texas Charter Township	5.5%	Texas Charter Township	6.6%
Vicksburg Village	13.6%	Vicksburg Village	17.2%
Wakeshma Township	9.9%	Wakeshma Township	8.0%

*DP03 Economic Characteristics, Census Bureau*  
2009-2014 American Community Survey (ACS) 5-Year Estimates

## COUNTY RESOLUTIONS

### RESOLUTION

TO

WAIVE REVIEW OF LOCAL TOWNSHIP

ZONING ORDINANCES AND AMENDMENTS

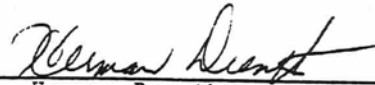
WHEREAS, the Kalamazoo Metropolitan County Planning Commission was established by the Kalamazoo County Board of Supervisors in March of 1961 under P.A. 282 of 1945, as amended; and

WHEREAS, the Planning Commission has performed several functions as prescribed by P.A. 282 of 1945; and

WHEREAS, the Planning Commission has also provided a review of all local township zoning amendments in accordance with Section 10 of P.A. 184 of 1943, as amended; and

WHEREAS, the Planning Commission has recently undergone a reorganization plan and revised its work program, to the extent that it is necessary to modify the Planning Commission's function.

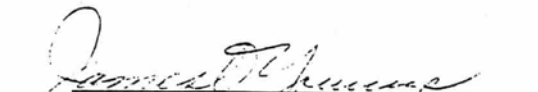
NOW, THEREFORE, BE IT RESOLVED that the Kalamazoo County Board of Commissioners hereby waives the right of its County Planning Commission to review all local township zoning ordinances and amendments under Section 10 of P.A. 184 of 1943, as amended.

  
Herman Drenth  
Chairman

STATE OF MICHIGAN    )  
                              ) ss.  
COUNTY OF KALAMAZOO)

I, James O. Youngs, County Clerk, do hereby certify that the foregoing is a true copy of a Resolution adopted by the Kalamazoo County Board of Commissioners at a regular session held on the 20th day of December, 1983.



  
James O. Youngs, County Clerk



**RESOLUTION TO EXEMPT  
THE KALAMAZOO METROPOLITAN COUNTY PLANNING COMMISSION  
FROM PREPARING CAPITAL IMPROVEMENTS PROGRAM REPORTS**

WHEREAS, the Kalamazoo Metropolitan County Planning Commission (hereafter referred to as the Planning Commission) was established in January 1960 by a Resolution of the Kalamazoo County Board of Commissioners pursuant to Act 282 of the Public Acts of 1945; and

WHEREAS the Planning Commission is authorized pursuant to Act 33 of the Public Acts of 2008 as amended; and

WHEREAS, the Planning Commission is designated as a Metropolitan County Planning Commission pursuant to section 37(1); and

WHEREAS, the Planning Commission is in the process of creating a County Master Plan; and

WHEREAS, in accordance with section 65 of Act 33 of 2008, as amended, the Kalamazoo County Board of Commissioners wishes to exempt the Planning Commission from the requirement of preparing a Capital Improvements Program of public structures and improvements as part of the County Master Plan, and to delegate that responsibility to the County Administrator-Controller and his/her designees; and

WHEREAS, the County Administrator-Controller is directed to submit the Capital Improvements Program to the County Board of Commissioners annually, as part of the annual budget process; and

WHEREAS, the County Board of Commissioners is required to approve the annual Capital Improvements Program during the annual budget adoption process.

NOW, THEREFORE BE IT RESOLVED that the Kalamazoo County Board of Commissioners hereby exempts the Planning Commission from preparing a Capital Improvements Program.

**STATE OF MICHIGAN**                    )  
  ) **SS**  
**COUNTY OF KALAMAZOO**            )

I, Timothy A. Snow, County Cler /Register, do hereby certify that the foregoing is a true copy of a Resolution adopted by the Kalamazoo County Board of Commissioners at a regular session held on May 3, 2017.

  
Timothy A. Snow  
County Clerk/Register

KALAMAZOO COUNTY BOARD OF COMMISSIONERS  
KALAMAZOO COUNTY, MICHIGAN

RESOLUTION ASSERTING THE RIGHT BY THE COUNTY BOARD OF COMMISSIONERS  
TO APPROVE OR REJECT THE KALAMAZOO COUNTY MASTER PLAN

WHEREAS, the Michigan Planning Enabling Act (MPEA) authorizes municipal and county planning commissions to prepare a "Master Plan" pertinent to the future of the municipality or county; and

WHEREAS, the Kalamazoo Metropolitan County Planning Commission has prepared a proposed Master Plan for the County to update and replace its previous Master Plan, and contemplates approving the Master Plan after a public hearing; and

WHEREAS, under the Michigan Planning Enabling Act, MCL 1125.3843(3), the approval of the proposed Master Plan by resolution of the Planning Commission is the final step for adoption of the Master Plan, unless the legislative body by resolution has asserted the right to approve or reject the Master Plan; and

WHEREAS, the Board of Commissioners considers it desirable to assert the right to approve or reject any new Master Plan upon its approval by the Planning Commission.

NOW, THEREFORE, the Kalamazoo County Board of Commissioners hereby resolves to assert the right to approve or reject any new Master Plan as approved by the Kalamazoo Metropolitan County Planning Commission after a public hearing, including all the text, charts, tables, maps, and descriptive and other matter therein intended by the Kalamazoo Metropolitan County Planning Commission to form the complete Master Plan.

CERTIFICATE

I, Timothy A. Snow, County Clerk/Register, do hereby certify the foregoing resolution was approved by a majority of the members of the Kalamazoo County Board of Commissioners by a roll call vote at a regular meeting of the Board held on April 17, 2018, in compliance with the Open Meetings Act.

Motion by: Gisler

Seconded by: Seals

STATE OF MICHIGAN     )  
                                      )SS  
COUNTY OF KALAMAZOO )

  
Timothy A. Snow  
County Clerk/Register



## AD TEXT

### Public Notices

Kalamazoo Metropolitan County Planning Commission Notice of Public Hearing May 3, 2018  
 KALAMAZOO COUNTY MASTER PLAN Public notice is given to all persons in Kalamazoo County that a public hearing will be held by the Kalamazoo Metropolitan County Planning Commission, on Thursday, May 3, 2018, at 7:00 p.m., in the Kalamazoo County Administration Building, 201 W. Kalamazoo Ave., Kalamazoo, Michigan, to solicit comments on the proposed Kalamazoo County Master Plan. All persons are invited to attend and be heard. Written comments may be submitted to the Kalamazoo County Planning & Development Department, 201 W. Kalamazoo Ave., Kalamazoo, MI 49007, before the day of the meeting. The proposed Master Plan is meant to serve as an inventory of local plans and a resource of updated data. It is to function as an extension of planning material for municipalities, not a competing master plan with overarching authority. The proposed Master Plan is available for review on the web at <http://kalcountymasterplan.org/> and comments may be submitted online before the day of the meeting on the website's "Contact Us" tab. This notice is in compliance with PA 267 of 1976 as amended (Open Meetings Act), MCL 125.3843(1), and the Americans with Disabilities Act (ADA). Individuals with disabilities requiring auxiliary aids or services should contact Kalamazoo County Planning & Development Department, Att. Lotta Jarnefelt, 201 W. Kalamazoo Ave., Kalamazoo, MI 49007, or 269-384-8112, seven days in advance.

Related Categories: Notices and Announcements - Legal Notice

Published in *The Kalamazoo Gazette* 4/17. Updated 4/17.





# KALAMAZOO COUNTY GOVERNMENT

In the Pursuit of Extraordinary Governance...

Kalamazoo Metropolitan County Planning Commission

## Notice of Public Hearing

*May 3, 2018*

### KALAMAZOO COUNTY MASTER PLAN

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### OFFICE OF THE COUNTY CLERK & REGISTER OF DEEDS

TIMOTHY A. SNOW, CMC, MCCO, CLERK & REGISTER OF DEEDS

201 West Kalamazoo Avenue | Kalamazoo, MI 49007 | Clerk: 269.383.8840 | Register: 269.384.8970 | [www.kalcounty.com/clerk](http://www.kalcounty.com/clerk)

# MUNICIPAL MASTER PLAN SUMMARIES

## *master plan summary*

Kalamazoo Metropolitan County Planning Commission

### Alamo Township Master Plan Summary, 1998

#### Community Data, Trends, Highlight of Important Chapters or Characteristics

The 2010 U.S. Census shows there was a 1.5% decline in Alamo's population. The percentage of workers in manufacturing increased between the years 2000-2010, up to 22% of the workforce.

#### Goals, Objectives, and Policies

Alamo Township's goals fall into eight categories.

- **Community Character:** Alamo Township wants to maintain its rural character. More specifically, the plan recommends enforcement that reduces blight, and establishing guidelines and ordinances to preserve its agricultural character.
- **Agriculture:** The goal is to conserve farmland. To accomplish preservation, the Township will discourage single family homes on farmland properties greater than 2.5 acres in size, encouraging the concentration of residential housing on less productive farmland, and reviewing development plans with alternatives in mind that reduce interference with farms.
- **Residential:** The Master Plan states this goal as minimizing scattered housing and fractured farmland. The plan suggests limiting multi-family developments to areas serviced by utilities, and to encourage open space zoning for residences.
- **Commercial and Industrial:** Provide development that meets the community's needs. The plan recognizes its commercial corridor if it continues to provide paved parking lots with landscaping, loading areas behind buildings, outdoor lights that reduce off-site glare.
- **Natural Resources:** The Township wishes to conserve its natural resources. The objectives referring to water wish to maintain a safe supply of groundwater, and to limit development near vulnerable surface water features, and in areas with a high water table. Moreover, one objective mentions managed use and/or site reclamation to diminish the devaluation of natural resources.
- **Transportation:** The Master Plan calls for improved roads and bridges with a right-of-way that allows for future widening. The objective is to balance land use and road systems by evaluating developments based on how much traffic they will generate and their effects on the roads.
- **Utilities:** The goal is to allow public utilities when financially feasible.
- **Community Facilities and Services:** This section aims to maintain quality facilities and services that respond to the residents' needs. The Township will develop parks when feasible and promote the preservation of buildings and sites that are culturally significant.
- **Continuous Planning:** The idea of this goal is to promote planning that adequately controls the direction of future growth. The plan uses standard approaches such as a reviews and amendments to the Land Use Plan and the Zoning Ordinance.

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Kalamazoo Metropolitan County Planning Commission

## Augusta Village Master Plan Summary, 1977

### Goals, Objectives, and Policies

Augusta's Village goals are not grouped by theme but have been grouped into commonly used categories:

- **Environmental:** Augusta wants to protect and enhance its environment by adopting zoning and subdivision control that restricts development in wetland areas and keep commercial/industrial uses adjacent to similar types of development.
- **Agriculture:** The goal is to preserve agricultural land by restricting all development to non-agricultural lands.
- **Public Services:** This section discusses the provision of basic amenities and services for their resident's convenience. This includes maintaining roads, improving the sewer system, and providing community facilities. One goal is to keep capital improvements within the resident's income range while still financing proposed spending program, for example, by staying aware of federal and state assistance for local municipalities. A policy to support financing large projects is to expand high tax generating uses.
- **Commercial:** The Village's goal includes a slow expansion of its business district. The objective therefore is to moderate the amount of land allowed for commercial uses and restricted it to areas adjacent to existing commercial areas.
- **Future Land Use:** Augusta's goal is to encourage development that is compatible with future utilities and services. Specifically, Augusta wants development to occur in order to take advantage of existing and proposed facilities to keep user costs down. The plan writes that it will utilize the following to guide future community decisions:
  - Augusta Wastewater Facilities Plan 1976
  - Augusta Municipal Water System Improvements Report 1974
  - Augusta Storm Drainage System Report 1975



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Kalamazoo Metropolitan County Planning Commission

### **Brady Township Master Plan Summary, 2009**

#### **Community Data, Trends, Highlight of Important Chapters or Characteristics**

Brady Township saw a large jump in population growth (36%) between the years 1990-2000. It is primarily residential but its agricultural land makes up almost 9% of Kalamazoo County. The Township does not have a water or sanitary sewer system. The Township has an array of natural features inclusive of five lakes, wetlands, and 2,700 acres of woodland.

#### **Goals, Objectives, and Policies**

Brady Township has two general goals of maintaining its natural beauty and resources, but also to encourage growth desired by its residents that provide for their health, safety and welfare. The objectives fall into seven categories.

- **Agriculture/Rural Land Use:** The objective is to preserve suitable farmland. To accomplish preservation, the Township will protect agricultural areas from incompatible land uses.
- **Open Space and Recreational Land Use:** The Township hopes to preserve open space by identifying open space areas that can be used for recreational needs, including possible parks.
- **Water Resource:** This section wishes to maintain and improve the quality of surface waters. To do this, the Township will promote land use standards and controls that protect groundwater sources.
- **Residential Land Use:** The Master Plan states the desire to limit residential development to selected areas within the Township with similar forms as former development. The Township promotes development standards that protect ground water and surface water quality.
- **Commercial Land Use:** The Township wishes to restrict future commercial development to heavily populated areas. It plans to identify where commercial development could locate near compatible land areas.
- **Industrial Land Use:** The plan states limiting the amount of new land area for industrial development and instead use existing industrially zoned property.

*master plan summary***Kalamazoo Metropolitan County Planning Commission****Charleston Township Land Use Plan Summary, 2005****Community Data, Trends, Highlights of Important Chapters or Characteristics**

Charleston Township's population peaked in the 1970s at 2,607 residents. The large loss of population in the following decade can be attributed to closing the Fort Custer State Home for Children. Similar to national trends, the remaining population is aging, reflected by an increasing median age.

**Land Use Classification Highlights**

Charleston Township did not follow a conventional Master Plan "goals" section, but the purpose of the Plan can be found on page 15 of the September 2005 Plan: "The Plan strives to create compatible land arrangements, which can promote investment, preserve property values, advance economic development, and guide capital improvement expenditures in the future." The Plan also analyzes and reports on the different land use classifications:

- **Open Space/Recreational:** Most open space designations are along low-lying areas along the rivers and creeks to protect waterways from erosion. "Recreational" includes open space but also has more programmed amenities such as picnic shelters and baseball fields.
- **Government:** Combined, the Fort Custer Military Reservation, the Fort Custer State Recreational Area, and Township Hall make up government lands, the largest single land use in the township.
- **Agriculture:** After government land, the second largest use is agriculture. There are two types of classifications. AG-1 is a restricted classification designed to keep land undeveloped or agricultural. AG-2 recognizes that agriculture may not always be financially feasible, this classification allows for large lot residences (although the preference is to keep land AG-1).
- **Rural Residential Estates:** Because this land is not suitable for agriculture, it is reserved for low-density, single-family with restrictions on minimum lot sizes. Some agricultural activities are permitted such as raising crops and raising livestock (limited).
- **Residential:** Low-density is for detached single-family homes with lots of 60,000 square feet or more. Medium-density includes single-family detached homes, duplexes, townhouses, and small complexes with density not to exceed 8-12 people per acre. High density residential is meant for multi-family housing and mobile home parks with approximately 25-36 units per acre.
- **Commercial:** This land use is usually characterized by retail and services that meet the resident's day-to-day needs. They are typically small to medium sized establishments near major thoroughfares. The location of this type of development is regulated and must meet parking requirements.
- **Light Industrial:** Primarily clean industries, this land use has small to medium sized businesses with little to no outdoor storage or reliance on highways.
- **Research & Industrial Park:** Meant to complement light industrial, this use has low intensity land coverage and no nuisance factors.

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Kalamazoo Metropolitan County Planning Commission

## Climax Township Draft Master Plan Summary, 2015

### Community Data, Trends, Highlight of Important Chapters or Characteristics

Climax Township's population growth has slowed as it only grew by 51 people between the years 2000-2010, as opposed to 191 people between years 1990-2000. As it remains rural, there is little projected population growth in the coming decades.

### Goals, Objectives, and Policies

Climax Township's general goals fall into five categories but are not accompanied by objectives or policies.

- **Open Space:** The Master Plan describes two goals. The first is to protect and preserve the most sensitive areas from development such as wetlands, floodplains, or areas with concentrations of hydric soils. The plan also states that the open space designation will extend to public and/or recreational facilities.
- **Agricultural:** The goal is to keep agriculture as the Township's primary industry. To do this, the plan proposes limiting commercial and residential uses to areas adjacent to the Villages.
- **Residential:** This section is broken down into goals for low density and medium/high density. Low density development will be supported in rural areas through larger parcel land division whereas areas within the Village will support smaller parcels through subdivisions. Medium and high density developments will be limited to areas supported by the public utility system.
- **Commercial:** The Township will support commercial development within the Villages, and along the historic main streets of Climax Village and Scotts Village.
- **Industrial:** The Master Plan supports industrial parks within the City of Battle Creek and along I-94, Charleston Township, Pavilion Township and Comstock Townships.



*m a s t e r   p l a n   s u m m a r y***Kalamazoo Metropolitan County Planning Commission  
Comstock Township Master Plan Summary, 2016****Most Recent Plan: 2016**

The Comstock Township Planning Commission were encouraged that the County was undertaking a master plan. No significant comments on the analysis of their goals and objectives initially, but after following up a second time with the Township, we received minor edits to the goals and objectives.

**Goals, Objectives, and Policies**

Comstock Township's goals fall into four categories.

- **Community:** The "Community" goals revolve around being a safe place with natural beauty. There are two objectives that emphasize the importance of code enforcement through an "aggressive approach" to regulating blighted properties. Enforcement extends to protecting groundwater quality by requiring utility hook up for new construction and to hook up to public utilities within five years. In terms of public health, the plan also focuses on expanding public water and sewer systems, and considering a township-wide recycling and waste service that includes rental units. Comstock plans to improve communication with regular, non-traditional face-to-face events with residents. Identifying a community brand and updating logos/graphics are envisioned to provide a consistent image.
- **Recreation:** The Township also supports ensuring a healthy community with investment in recreational facilities that meet diverse needs. The plan strategizes to acquire more land for recreational purposes in areas with less access to recreation, and increasing funds through increased programming while considering a long-term, more reliable funding source (i.e. millage). The Master Plan also discusses connecting parks to other public spaces such as the library or Town Hall. Furthermore, objectives to increase patronage are to provide free wi-fi, bike repair, charging stations, shelter, small water craft storage, etc.
- **Work:** Comstock strives to be a place that provides ample employment opportunities near affordable transit options. This section considers studying tax increment financing options and, if positive, the Township would establish corridor improvement districts, a downtown development authority, principal shopping district, or redevelopment project area. The plan also supports designating areas near the I-94 corridor for "campus-style" mixed use work environments and specifically industrial uses. The Township also wants to pursue a highly educated workforce and therefore recommends connecting township leadership with school districts regularly to discuss ways to promote the quality education choices available to prospective employers and residents.
- **Mobility:** The Township wants to provide a variety of safe and affordable transportation options. The plan envisions grid pattern street development and sidewalks in new neighborhoods. It also advocates for TODs, incentivizing reduced parking in mixed-use areas near transit stops, concentrating development to discourage sprawl, and improving transit amenities such as benches, shelters and bike racks. Connecting to prior goals, the plan calls for expanding the trail network in order to connect recreational amenities.

## *m a s t e r   p l a n   s u m m a r y*

### Kalamazoo Metropolitan County Planning Commission

## Galesburg City Draft Master Plan Summary, 2012

### Community Data, Trends, Highlight of Important Chapters or Characteristics

Galesburg experienced a large drop in the age range 20-44 (38.5%), and possibly corresponding with this drop in younger residents is the high percentage of renter occupied housing. While the minority population remains low, there was a substantial increase in both African-Americans and Hispanics, 157.9% and 113.1% respectively. The employment industries are also changing. Galesburg follows national trends with manufacturing employment falling and professional management services rising.

### Goals, Objectives, Policies

Galesburg's goals fall into four categories.

- **Small Town Character:** The idea behind these goals is to keep the “small-town feel” that make the city special, to promote the downtown, and improve safe and efficient transportation networks. The City plans to reinvest in the downtown, incentivize rehabilitation to historic buildings, and encourage mixed-uses with pedestrian amenities at key focal points. In addition, it will continue existing efforts to beautify parks and public areas as well improve the streetscape and landscape at the gateway corridor. The City can promote the downtown through the Downtown Development Agency.
- **Opportunities for Growth:** This section is multi-faceted. It recommends promoting M-96 and other business corridors, promoting a variety of housing stock, and recognizing points of interest and recreational assets, in addition to maintaining services and infrastructure. The plan recommends promoting businesses and events as destinations to visitors. For housing, the City wants to identify areas for higher-priced homes and condominiums to attract entrepreneurs and management, as well as retirees. To boost recognition of recreational assets, the plan proposes to coordinate local events, and provide easy access from surrounding points of interest.
- **Connectivity with & within the Community:** This section details how to achieve connecting activity centers and points of interest within the City. Some methods are to implement “complete streets” along with bike lanes, wayfinding signs, and pedestrian amenities at focal points along corridors. One strategy suggests devising a plan for non motorized paths.
- **A Beautiful, Natural Environment:** The Master Plan strives to promote the Kalamazoo River as an asset, to protect the quality of its water, as well as provide recreational opportunities to showcase the natural environment. Galesburg wants to implement standards for new development that are low impact near the river, and incentivize waterfront owners to use low impact solutions like rain gardens. One recreational opportunity along the river could be a linear park that connects to the downtown. This leads into another objective which is to expand and enhance the views of the Kalamazoo River from downtown.

## *m a s t e r   p l a n   s u m m a r y*

Kalamazoo Metropolitan County Planning Commission

### **Kalamazoo City Master Plan Summary, Draft 2017 Plan**

#### **Community Data, Trends, Highlight of Important Chapters or Characteristics**

The City of Kalamazoo Draft Master Plan *Imagine Kalamazoo 2025* is currently available for public review. The focus of the Plan is the grand vision for the City and the ways to directly improve conditions, creating a more equitable and prosperous community for everyone.

#### **Goals, Objectives, Policies**

Kalamazoo City's goals are categorized into 10 strategic goals, each accompanied by actions which were assigned in broader categories to reduce duplicated efforts and form a cohesive set of guiding principles. The below community themes are found throughout the document:

- **Connected & Accessible Community:** Successful communities develop strong connections between a diverse range of people and places.
- **Equity & Opportunity for All:** Limited resources and opportunities must be shared; all people from every neighborhood must share in decision-making processes.
- **Vibrant & Friendly Environment:** It is vital that we protect and improve the quality of our local natural environment, and create strong communities with targeted, place-based, community-driven investments.

The below strategic goals become a stepping stone to achieving the above community themes:

- **Shared Prosperity:** Abundant opportunities for people to achieve shared prosperity.
- **Connected City:** A city that is networked for walking, biking, riding, and driving.
- **Inviting Public Places:** Parks, arts, culture, and vibrant streets.
- **Environmental Responsibility:** A green and healthy city.
- **Safe Community:** A community where it is safe to live, work, bike, drive, walk, and play.
- **Youth Development:** A city with places and supports that help young people thrive.
- **Complete Neighborhoods:** Residential areas that support the full range of people's daily needs.
- **Strength Through Diversity:** An inclusive city where everyone feels at home.
- **Economic Vitality:** A supportive infrastructure for growing businesses and stabilizing the local economy to the benefit of all.
- **Good Governance:** Making and implementing public decisions in ways that are collaborative, inclusive, and data-driven.



## *m a s t e r   p l a n   s u m m a r y*

Kalamazoo Metropolitan County Planning Commission

### **Kalamazoo Township Master Plan Summary, 2000**

#### **Goals, Objectives, and Policies**

Kalamazoo Township's goals fall into eleven major categories:

- **Transportation:** The goal is to expand transportation opportunities for various users. They will encourage upgrading road quality and bus service, and expanding bike paths.
- **Compatible Land Use:** The plan aims for ordered development so that it is restricted to designated areas and that high and low density areas are separated by transitional spaces.
- **Residential:** The Township wants to provide high quality residential development to its various residents. This means encouraging single-family housing and higher density when necessary and to buffer them from commercials and/or industrial uses
- **Agriculture:** To preserve agricultural land, the Township plans to restrict urban growth from productive land, and to create an agricultural zoning district with very low residential density.
- **Recreation and Open Space:** This section hopes to provide diverse recreational and open space facilities and to conserve unique natural resources. To do this, they will restrict development near Kalamazoo River (floodplain), and promote multiple uses of facilities to meet the needs of all residents.
- **Commercial:** The Township supports commercial facilities under the condition that they do not disrupt residential areas and worsen traffic. To combat these potential consequences, they encourage commercial development on major thoroughfares and encourage them to share entrances and exits to reduce the number of curb cuts.
- **Industrial:** The Township supports industrial growth but encourages it in isolated areas and near transportation facilities and utilities.
- **Service:** The goal is to provide services and amenities to residents, specifically, upgrading the quality of roads, schools, law enforcement, health services and to provide water and sewer and recreational facilities, among other services.
- **Government Input and Information:** The Township wants to provide opportunities for public input in decisions that affect their neighborhoods. The policies suggest using questionnaires, public hearings, a newsletter, newspaper articles, radio, and TV to reach the public.
- **Review and Update:** The plan calls for a periodic review and update of the Land Use Plan. The policy provided states convening a sub-committee when necessary for this task.
- **Environmental:** This section's goal is to provide a safe and clean place for residents. To accomplish this, the Township will write environmental assessments for potentially polluting properties and explore funding mechanisms for environmental clean-up on contaminated sites.

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Kalamazoo Metropolitan County Planning Commission

## Oshtemo Township Master Plan Summary, 2011

### Key Characteristics and Trends:

Between 2000-2010, Oshtemo Township experienced the second highest growth in population in Kalamazoo County. Like many communities, the population is aging, but there was also growth in the 15-24 age group. There has also been an increase in the percent of African-Americans moving into Oshtemo from 7.1% in 1990 to 12.2% in 2010.

### Goals, Objectives, and Policies

Oshtemo Township's goals fall into six major categories (and sub-area plans not included in this summary):

- **Community Character:** The Master Plan aims to protect its rural character and natural features. To do so, the Township recommends preserving open space and protecting natural features, especially surface water and groundwater from the negative impacts of development.
- **Housing:** The housing goals are to protect and expand single family neighborhoods, and direct their growth to areas supported by public utilities. Accomplishing this means avoiding "leapfrog" development of vacant land. The Plan also aspires to promote a diverse range of housing options. The objectives include rehabilitating older multiple-family housing and allowing manufactured homes in designated areas.
- **Office and Commercial Development:** The Township hopes to direct new commercial development to appropriate areas, and also to encourage innovative design. The Master Plan suggests that new development should be planned as an extension of existing commercial development. To respect residential areas, the Township will transition to small-scale commercial land uses near neighborhoods.
- **Industrial Development:** Oshtemo Township wants to encourage high-tech, life sciences, and knowledge-based industry through land use policies. The plan proposes identifying and promoting areas where industry should be located. It later states that industrial expansion should be an extension of existing industry.
- **Motorized:** These goals aim to promote connectivity and efficient design of the local street network as well as improve the link between land use and transportation. This means designing streets within new developments that are cost-effective and provide residents with infrastructure. Moreover, the plan mentions reducing the negative impacts of truck traffic on land uses and residents.
- **Non-motorized transportation:** The Township would like to preserve roadways for all users by continuing to implement the Access Management Plan and to enforce its guidelines. Secondly, the goal is to increase the quality and accessibility of the non motorized network. One way to do this is to extend bike paths and increase connectivity between residential and commercial areas.

## *m a s t e r   p l a n   s u m m a r y*

### Kalamazoo Metropolitan County Planning Commission

## Parchment City Master Plan Summary, 1994

### Community Data, Trends, Highlight of Important Chapters or Characteristics

Prior to 1990, Parchment City showed no net population growth, in part because homeowner occupancy was high leaving little space for new families to move in. Between 1980 –1990 the population grew by almost 8%, but due to a decrease in household size, there was still a housing oversupply. By 1990, Parchment City had more than twice as many 5-9 unit structures than the County.

### Goals, Objectives, and Policies

Parchment City's general goals do not fall into categories but rather the objectives and their policies are organized by four themes:

- **Residential Development:** The Master Plan suggests providing a variety of attractive living options for all income and age groups. One policy is to encourage the rehabilitation of existing housing stock. The City will also promote policies that create new developments in the same style as adjacent uses, with an appropriate buffer between the uses, and identify areas for housing that are already supported by public utilities and services. The plan also discusses the provision of a mix of housing types and densities for current and future needs in regards to age, income or handicap.
- **Commercial and Office Development:** The City recommends that commercial and office developments align with future land use patterns as well as offer a range of shopping and services. To achieve this objective, the plan promotes the historic district and proposes locating shopping destinations where they can safely accommodate traffic. More specifically, the plan also requires acceleration and deceleration, and left turn lanes where traffic must be handled safely. In addition, the plan regulates the provision of greenbelts and landscaping with commercial and office development.
- **Industrial:** The objective in this section is to encourage a variety of industry on attractive sites, bringing employment that strengthens the tax base. The plan discusses concentrating industry where it can be supported by facilities and services and with sufficient proximity to incompatible uses. Also, the City plans to rehabilitate industrial areas by removing vacant and inadequate buildings, and improving their appearance with landscaping, off-street parking and improved design.
- **Public/Semi-Public Land Uses:** This objective strives to provide public and semi-public areas that offer a range of opportunities for its residents' enjoyment. Among some of the policies are to encourage parks and open space with major residential developments and to develop pedestrian pathways and bike paths along utility and drainage corridors. This plan would also establish programs that correspond with the Recreation Plan goals and objectives and to use recreational facilities to preserve environmentally sensitive areas.



*m a s t e r   p l a n   s u m m a r y*

Kalamazoo Metropolitan County Planning Commission

## Pavilion Township Land Use Plan Summary, 2005

### Goals:

Below are the categorized objectives that fall into two general land use goals: to encourage growth that provides the highest degree of health, safety and welfare for its residents, and to retain its natural beauty and resources to retain the “agriculture community” that attracted residents to the Township.

### Objectives:

Pavilions’ goals fall into eight categories.

- **Urban Development:** This objective focuses urban growth to specified areas and maintains compatible land use relationships. To accomplish this, the plan is to direct intense development to vacant land already adjoining developed areas, in addition to coordinating development with adjacent governments.
- **Residential Land Use:** Under the objective of providing a variety of housing types within selected areas, the Township aims to direct multiple family development served by transportation, and limit new residences to single family homes near existing development. While the plan mentions using PUDs and subdivision, the Township does not want density to exceed 2 dwelling units per acre unless served by municipal sewage.
- **Commercial Land Use:** Pavilion wants to provide limited commercial shopping areas to meet its resident’s needs by creating a limited commercial service area.
- **Industrial Land Use:** To provide land for selected industrial activities, Pavilion will separate industrial use from residential, limit industrial development to activities that benefit the community, and locate them near transportation and public utilities.
- **Open Space and Recreation Land Use:** In order to preserve open space, they will plan for adequate park and recreational facilities for the current and planned population. In particular, the objective is to preserve land with natural features that are not well suited for development (i.e. floodplains, marshes, topography).
- **Thoroughfare Land Use:** This objective focuses on a thoroughfare system that is coordinated with land use and that accommodates the residents travel needs. To do so, they will require all new plats to provide street improvements, and meet standards for controlling access to the primary road system.
- **Agriculture:** Pavilion would like to retain agricultural land for farming by supporting the rights of farmers in agricultural districts.
- **Water Resource:** To maintain the quantity and quality of the Township’s surface and ground water, the plan outlines enforcing density controls and setbacks, focusing development near public sewers, and prohibiting filling or dredging lake shore frontage.

## *m a s t e r   p l a n   s u m m a r y*

Kalamazoo Metropolitan County Planning Commission

### **Portage City Master Plan Summary, 2014**

#### **Community Data, Trends, Highlight of Important Chapters or Characteristics**

The City of Portage is known for a growing population, wide range of housing opportunities, excellent schools, numerous shopping and recreation areas, cultural/entertainment activities, proximity to a variety of post-secondary education opportunities, an educated workforce and world-class healthcare. The city has been a leader in economic development activities by providing unique opportunities for businesses to grow including the Stryker Corporation, a leading medical instruments company and Pfizer, Inc., a global pharmaceutical company. These community characteristics, coupled with one of the largest employment bases in the region, make Portage a “Natural Place to Move.”

#### **Goals, Objectives, and Policies**

Portage City’s goals fall into three major categories (and two sub-area plans):

- **Community and Quality of Life:** This section describes preserving and providing natural, historic and cultural resources, continuing to provide and improve public services, and strengthening community identity. To accomplish these goals, Portage City plans to provide recreational opportunities for all ages and abilities; increase non-motorized transportation options that will link natural areas, neighborhoods, parks, schools, places of employment and commercial areas through an extensive multi-use trail system; and follow best practices in regards to storm water facilities. To strengthen community identity, the Master Plan outlines creating and promoting walkable business hubs with diverse commercial, retail, and entertainment venues. It also intends to enhance communication between local government, citizens, businesses, and educational institutions on city projects.
- **Transportation:** Portage City’s goals include supporting “complete streets”, prioritizing new transportation projects, improving corridor management, and maintaining context-sensitive streets that add character to a neighborhood. Specifically, Portage City wants to provide a transportation network and facilities that better meet the needs of pedestrians and bicyclists at all skill levels. For motorized transit, effective corridor management requires improvements to system management (intersection signalization), transportation demand management (ride-sharing and preferential parking for multiple-occupancy vehicles), and technology (traffic signal coordination and information sharing). Lastly, the City plans to save sufficient funds to maintain current transportation facilities before expanding their capacity.
- **Land Use + Character:** These goals include providing a range of housing opportunities for all income levels and encouraging diverse commercial and industrial development within designated areas. The Master Plan proposes rehabilitating single-family homes for aging seniors. It also mentions providing incentives to local non-profit housing organizations to create housing opportunities for seniors, low-income families, and disabled persons. To maintain and expand employment opportunities, Portage City wants to ensure the strength of Commerce Square, City Centre Area, and Lake Center Area while supporting development in other prime and marginal commercial and industrial areas. The City is also promoting the program “Natural Place to Move” that encourages personal wellness as a way to keep businesses with a balanced and skilled workforce.

*m a s t e r   p l a n   s u m m a r y***Kalamazoo Metropolitan County Planning Commission****Prairie Ronde Township Master Plan Summary, 2010****Community Data, Trends, Highlights of Important Chapters or Characteristics**

Between 1990 and 2000, Prairie Ronde Township's population grew by almost 53%, significantly more than the surrounding townships. The Master Plan believes this growth is attributed to its proximity to I-94 and US-131. It also has the "most stable housing market" defined as the highest percentage of total occupied units, and the lowest percentage of renter-occupied units relative to neighboring townships. Also, as of 2000, Prairie Ronde had a median age of 35.4, higher than the County but a couple years younger than comparison townships.

**Goals, Objectives, and Policies**

Prairie Ronde's goals fall into six major categories:

- **Open Space:** Prairie Ronde Township plans to preserve its rural character through the preservation of natural resources. To do this, the Master Plan wants to cluster residential development, increase building setbacks, and promote permanent open space spaces that prohibit development. The Township also considers the "prairie" a community resource that teaches residents about the benefits of open space preservation.
- **Agriculture:** The Township proposes preserving active agricultural land and the rural character of residences within agricultural areas. They plan to retain land with the best soil and drainage systems for agriculture as well as follow "best management practices" for agricultural activities.
- **Housing:** The goal is to continue the development of single-family residences through traditional land division. The Plan considers increasing the minimum lot area for two zones: A-Agriculture and R-1 Single Family. In turn, the Township will limit intensive multiple family and mobile home developments to areas where it can extend infrastructure cost-effectively.
- **Commercial:** The Master Plan continues to support commercial development in its current location, but the Plan also considers another location closer to US-131 that supports both regional and local businesses. The objective is to encourage development that supports existing businesses.
- **Industrial:** The Township wants to retain industrial business but supports only minimal industrial expansion. The Master Plan suggests limited industrial development to areas where water and sewer can serve facilities cost-effectively. They also endorse county-wide efforts to cluster industry near existing infrastructure, as opposed to rural areas.
- **Transportation:** The transportation goal is to limit direct access points along primary roads. The Master Plan considers improvements along W Avenue and 8<sup>th</sup> Street to accommodate both motorized and non motorized transit. One suggestion is to increase setbacks and lot width standards for a safer, more rural feel.



*master plan summary*

## Kalamazoo Metropolitan County Planning Commission

**Richland Township Master Plan Summary, 2015****Community Data, Trends, Highlight of Important Chapters or Characteristics**

Richland Township's population aged 50 years or over is about 37%, with the age category 65 years or older slightly higher than the national percentage at 14%. As a result of its location along Gulf Lake, Richland Township has a unique housing market where over one-quarter of vacant homes are categorized as seasonal. However, this vacant seasonal housing figure is still lower than nearby townships, such as Ross.

**Goals, Objectives, and Policies**

Richland Township's goals are divided fall into five major categories:

- **Recreation/Open space:** Richland Township's Master Plan aspires to preserve natural features and where feasible use such areas for both active and passive recreational activity. The Township will use floodplain and wetland data to protect open space and connect residential areas to community facilities through non motorized means.
- **Agriculture:** Richland Township's goal is to simultaneously support active agriculture within the Township and decrease adjacent residential development. To accomplish this, the Master Plan proposes a minimum 40-acre parcel near agricultural areas and encouraging agricultural operations to rezone to the Agriculture Business category because it provides greater space from residential development.
- **Residential:** Richland Township's goal is to provide diverse housing stock with higher density housing located near commercial and recreational uses and single family houses on larger lots. The Master Plan lays out how the Township will use different land use categories. One objective is to use the Low Density Residential designation as a growth boundary that borders agricultural areas. Secondly, the Medium/High Density designation serves as a transition from Low Density to commercial development. Lastly, the plan mentions encouraging open space preservation (OSP) and planned-unit development, in particular where OSP acts as a buffer or as a recreational amenity.
- **Commercial:** Richland Township's goal is to provide a mix of commercial where smaller businesses meet local needs, and larger businesses locate along M-43 and M-89. To do this, the Township will encourage small business development in a designated Local Commercial area and use the Regional Commercial designation for larger businesses that need access to the two state highways.
- **Industrial:** Richland Township wishes to provide new light or service-oriented industry in areas that have a sufficient buffer to adjoining developments. The Master Plan recommends continuing support for the Research Park, Zoetis, which has integrated agriculture businesses with open space. Richland Township can also use M-43 and M-89 corridors for mixed-use options that are also compatible with residential areas.

*master plan summary***Kalamazoo Metropolitan County Planning Commission****Richland Village Master Plan Summary, 2012****Community Data, Trends, Highlight of Important Chapters or Characteristics**

In comparison to neighboring townships, Richland Village has experienced higher population growth. The Village also has a higher median household income than Kalamazoo County and the State at almost \$70,000 per year. In 2009, the Village's vacant housing units dropped to 0% from 14%, and the renter-occupied vacant housing units dropped by about 2%. Richland Village identified some of the village assets as the original and centrally located Village Green which supports an active civic life, a strong business district and a high achieving school district.

**Goals, Objectives, and Policies**

Richland Village's goals fall into three major categories:

- **Village as a Destination:** To achieve the goal "Village as a Destination" the Master Plan proposes strategies that follow common placemaking approaches such as implementing wayfinding signage and pedestrian amenities, encouraging mixed-uses, emphasizing its historic character, and using ordinances to encourage development in the core. Transportation is also viewed as a key component to making the Village a destination. Safe and efficient transportation within the core could be improved with traffic calming techniques, "Complete Streets" to improve walkability, and reducing the congestion at intersections. Nonetheless, Richland Village would like to become a destination while honoring its small town feel. To retain small-town elements that make Richland Village special, the plan recommends promoting Village heritage through events and festivals, and beautifying parks and public areas, among other ideas.
- **Opportunities for Growth:** "Opportunities for Growth" discuss marketing the Village and its local businesses, and also providing diverse housing stock for residents of all ages. The strategies outlined seek to identify and promote points of interest and recreational assets to draw in regional visitors to local businesses and events. Working with local business to cross-promote attractions within the community will also help to achieve this goal. Moreover, the Village will strive to protect and provide attractive housing stock close to points of interest. Richland Village also plans to identify areas for condominiums and townhouses to attract entrepreneurs as well as retirees.
- **Connectivity with & within the Community:** This section has a large overlap with the "Village as a Destination" section as the focus remains on non motorized facilities along corridors that connect to active centers, complete street concepts, and pedestrian amenities at focal points along corridors. However, the Village wishes to expand connections to the area-wide trail system, and to connect main corridors to the Village core using non motorized facilities.

## *m a s t e r   p l a n   s u m m a r y*

### Kalamazoo Metropolitan County Planning Commission Ross Township Master Plan Summary, 2011

#### Goals, Objectives, and Policies

Ross Township's goals were not formally categorized but have been grouped using common Master Plan themes:

- **Farmland:** The goal is to continue to accommodate those who use their land for agricultural purposes, despite an economy that is shifting away from agriculture. The township wants to zone active farms so they can retain large parcels, and buffer them from adjacent parcels.
- **Open Space:** To achieve the goal of preserving open space, the Township plans to implement land use and development regulations that incentivize preservation, along with establishing conservation easements and public purchase of development rights.
- **Natural Resources:** Ross does not want to sacrifice natural features for development. The objectives are to create development regulations that protect natural features, encourage innovative design that enhances natural features, and promote local technical assistance resources.
- **Ground and Surface Water/Watershed:** To maintain the quality of ground and surface water, the plan seeks to identify environmentally sensitive areas, buffer bodies of water, and create a comprehensive approach to water resource management. Objectives refer to incorporating best practices into the zoning code such as watershed and water quality protection techniques and storm water management practices.
- **Residential:** The Township wants residential development to be integrated with open spaces by concentrating multi-family units in designated areas, and providing incentives for maintaining open spaces in residential design.
- **Innovative Development Standards:** This section discusses creative site design that retains the Township's rural character by staying educated on "state-of-the-art" planning and zoning techniques.
- **Transportation:** The Township wants a network of streets and roads that are well located, cost-effective, and environmentally sensitive. Some objectives are to identify future transportation needs, and to promote bike land along with a coordinated trail system.
- **Public Services and Facilities:** Ross wants to increase its daily use of technology, encourage buried utilities, and purchase new equipment for improved operations, with the goal of maintaining high level services within financial constraints.
- **Commercial and Industrial Development:** Ross wants to prevent sprawling commercial and industrial land uses. To restrict sprawl, the Township will restrict development to concentrated clusters. To keep development aesthetically pleasing, design standards will be incorporated in the zoning code.
- **Parks and Recreation:** In 2013, the Township passed a Parks and Recreation Plan that strives to make recreational opportunities safe, well connected, and accessible to all ages and disabilities.



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Kalamazoo Metropolitan County Planning Commission

## Schoolcraft Township Master Plan Summary, 2008

### Community Data, Trends, Highlight of Important Chapters or Characteristics

Natural resources have had significant impact on residential and industrial development. Due to prime agricultural soil and a groundwater aquifer, Schoolcraft Township has a large land base for corn production. The Township is low-density at 46 units per square mile, and the residents find its natural features and active agriculture to be elemental the community's character.

### Goals, Objectives, and Policies

Schoolcraft Township's goals fall into three major categories:

- **Rural Character and Community Relationships:** The Master Plan aims to protect its rural character and high environmental quality, and to coordinate complementary land uses and services with neighboring communities. The Township strives to create a balanced land use plan that supports the people and its economy. Lastly, they hope to incorporate low-impact design standards that highlight the Township's natural views. To accomplish these goals, the Township will concurrently encourage open space to preserve natural features and concentrate higher density development where infrastructure can accommodate more people. They will also implement new standards that minimize light pollution of the night sky.
- **Business and Economic Development:** The Master Plan also aims to provide a mix of commercial and industrial uses along US-131 that align with its rural character. The Township allows industrial uses near supporting infrastructure that contributes to economic growth, and that minimizes interference with the natural features. The Plan also mentions maintaining Portage Road/VW Avenue as a compact commercial area. The policies to implement these goals include a regionally-coordinated approach to commercial business opportunities, as well as coordinated maintenance and improvements to projects along US-131. The Township suggests a designated area for light industrial evaluated by its impact to its surroundings, local economy, infrastructure, safety and accessibility.
- **Agriculture/Natural Resources:** Schoolcraft Township wants to preserve farmland to support a viable agriculture community, in addition to protecting lakes, wetlands and wildlife from development. Another goal is to identify land that links natural corridors. The land use policies describe zoning regulations that minimize development in agricultural areas and require site plans that show the location of all natural features. The Township proposes reviewing development plans to ensure that it minimizes soil erosion and protects surface water and groundwater. And among other policies, the Township wants to restrict lakeside development unless a sanitary sewer system is available.

*master plan summary*

## Kalamazoo Metropolitan County Planning Commission

**Schoolcraft Village Master Plan Summary, 2006****Community Data, Trends, Highlight of Important Chapters or Characteristics**

As of 2000, Schoolcraft Village was losing adults aged 20-34. As they put it, they are losing the core of the Creative Class. Due to a 1990s construction boom of housing units that outpaced population growth residential areas are “built out” with a low vacancy rate.

**Goals, Objectives, and Policies**

Schoolcraft Village’s goals fall into four major categories:

- **Community Development:** The Master Plan outlines goals that preserve the historic, small-town character of the Village, support growth of well-defined neighborhoods with a balance of different land uses, and provide opportunities for growth along the railroad corridor. The approach to growth is to ensure new land uses are compatible with existing uses, use Traditional Neighborhood Design, and place the majority of parking downtown behind buildings. To promote its history, the Village will work with Schoolcraft Historical Society to inventory historic structures. The small town feel will be enhanced with pedestrian friendly development, the provision of civic spaces for socializing, and community events and festivals.
- **Residential:** This section proposes providing a range of housing types while maintaining quality neighborhoods with well-maintained housing stock. Diverse housing types should be encouraged to appeal to both seniors and young professionals. To keep neighborhoods strong, the plan mentions educating homeowners on property maintenance and requiring that their homes be visually attractive. The Village will also encourage appropriate transitions between residential and non residential land uses, as well as discourage uses that increase traffic in residential areas. New development to accommodate growth should have little impact on the character of the Village.
- **Commercial:** The goals in this section are to protect downtown in the long-term, ensure there is sufficient parking, and provide commercial development that is physically consistent with the small-town atmosphere. To ensure the viability of downtown, the plan suggests façade improvements downtown and to work with developers to create second floor living spaces. Parking will become more convenient with signage and enhanced landscaping, screening and consistent setbacks. To spur commercial development, the Village intends to market Industrial Park and to give incentives to businesses to locate in the Village downtown.
- **Community Facilities:** These goals generally strive to maintain a complete network of community services and recreation opportunities for all residents. More specifically, one goal is to encourage the State and Schoolcraft Area US-131 Planning Committee to build a bypass for US-131 around the Village. The plan recommends meeting with surrounding communities to organize a course of action. The plan also suggests coordinating with St. Joseph County on implementation strategies.

*master plan summary***Kalamazoo Metropolitan County Planning Commission****Texas Township Master Plan Summary, 1999 and 2006 Update****Goals, Objectives, and Policies**

Texas Township's goals fall into ten major categories:

- **Natural Features:** Texas' goal is to protect and preserve its essential natural features. To accomplish this goal, they must inventory natural features and limit density near them. They also aim to protect surface water through buffer requirements, lake setbacks, and wellhead protection standards.
- **Utilities, Infrastructure, and Other Public Services:** The broader goal is to locate facilities to complement land use plans. The objectives are to evaluate the Zoning Ordinance and maintain cooperative relationships with the County Road Commissioner, MDOT, and adjoining communities.
- **Planning, Code Enforcement and Regional Cooperation:** This goal supports property maintenance standards that promote healthy and safety. The Township will evaluate the Plan's land uses as well as those in surrounding communities with the objective of creating a GIS database of important land uses.
- **Parks and Recreation:** The Plan aims to work with private entities and institutions to create a network of natural areas. The Township must map existing and potential greenway connections and maintain this information. They plan to increase the amount of trails and establish a parks department.
- **Agriculture and Rural Preservation:** The Township wants to retain agricultural areas with the most suitable soils and to keep agriculture buffered from high intensity land uses. They plan to implement the purchase and transfer of development rights and support a growth boundary.
- **Economic Development/Municipal Finance:** This section seeks to take advantage of the Township's location on regional transportation corridors to promote "high quality job-creating land uses." They mention writing plans with Oshtemo along I-94 and Portage on US-131 to cooperate on economic development strategies.
- **Housing:** The Plan will encourage neighborhoods that are attractive and responds to the market. Moreover, the Township will encourage diverse housing types and a process for PUDs that is flexible and fosters creative development forms.
- **Community and Quality of Life:** The Township aims to improve the focal point that defines the community at Texas Corners and the development of community meeting spaces and senior centers. They encourage form-based code and walkability standards for Texas Corners.
- **Community Services and Institutions:** Texas wants to provide social and cultural services. They plan for the provision of a nursing and trauma center, senior care facilities, and activities appropriate for the youth.
- **Traffic and Transportation:** The goal is to provide safe and efficient transit connections for walkers, bikers, and motorists. To do so, they encourage safe pedestrian and bicycle connections between neighborhoods, widened shoulders, and complete street design.

## *m a s t e r   p l a n   s u m m a r y*

### Kalamazoo Metropolitan County Planning Commission

## Vicksburg Village Master Plan Summary, 2015

### Community Data, Trends, Highlight of Important Chapters or Characteristics

The Vicksburg Village Master Plan states that its median household value and median gross rent are slightly lower than comparison communities, meaning that the Village may supply a more affordable housing market, attracting a younger demographic. This is also supported by a lower median age of 35.3 years.

### Goals, Objectives, and Policies

Vicksburg Village's goals fall into nine major categories:

- **Development and Planning:** Vicksburg Village will continue to provide a mix of housing, businesses, and activities for all demographic groups by reviewing the Zoning Code and Master Plans periodically to address changing conditions and opportunities.
- **Commercial:** The Master Plan respects the Village's historic character and focuses on redevelopment downtown. It proposes developing a variety of commercial uses but emphasizes they must comply with historic-style massing and design.
- **Industrial:** The Village wants to simultaneously improve industrial areas but also prepare for the changing economy. The Master Plan notes promoting the development of the industrial sector while upgrading its physical appearance.
- **Housing:** The goal is to maintain current housing stock and to also provide more diverse options that are complementary to the neighborhood character by encouraging residential development for all ages, incomes and household sizes, with the same historic character of existing homes.
- **Recreation, Culture and Leisure:** The plan sets out to maintain and expand arts, culture and recreation opportunities to better serve its residents. They plan to develop additional recreational amenities (including non motorized transportation) and to expand parks and recreation programs.
- **Natural Features:** The goal is to protect and preserve sensitive, natural features by incorporating them into future development using preservation methods.
- **Historic Preservation:** The Village strives to preserve and enhance historic resources. The steps are to investigate historic designation, educate the public and protect existing historic structures.
- **Community Facilities and Public Safety:** The Village aspires to expand and improve public safety. To do so, the plan suggests repairing and expanding infrastructure so that it is state-of-the-art (which includes communication technology).
- **Transportation:** The goal is to encourage safe multi-modal transportation networks that facilitate economic growth. Some suggestions are to promote pedestrian friendly networks, and develop better methods to control traffic flow.



*m a s t e r   p l a n   s u m m a r y***Kalamazoo Metropolitan County Planning Commission****Wakeshma Township Master Plan Summary, 1991 - 2013****Community Data, Trends, Highlight of Important Chapters or Characteristics**

The 1990 assessment roll showed 327 agriculture parcels, 392 residential parcels and 1 industrial parcel. Because there is no railroad, major highway, nor municipal sewer or water services, it is evident why little industry has developed here. Most businesses are developing in the unincorporated village of Fulton closer to primary population center, according to the 1980 census.

**Goals, Objectives, and Policies**

Wakeshma Township's general goals do not fall into categories but rather the objectives and their policies are organized by seven themes:

- **Agricultural Land Use:** The objective outlined for this section is to preserve farmland. The policies listed to ensure preservation are to protect farmland from other land uses, promote farms on land most suitable for agriculture, and enroll land through the Farmland Preservation Act.
- **Residential Land Use:** The Master Plan suggests limiting low-density residential development to land unsuitable for farming and instead encourages this type of development on sites with suitable soils for well and septic systems. The Township will discourage high-density housing.
- **Commercial Land Use:** The Township will continue to maintain existing commercial enterprises that meet the community's needs, and will allow for new commercial uses if those needs change.
- **Industrial Land Use:** The Master Plan states that it will only allow industries that are necessary and safe. Industry will be located where there is compatible soil, and the Township will establish guidelines and regulations regarding the development of industrial uses.
- **Water Resource Use:** The objective is to protect and improve water resources. Policies to accomplish this are to encourage farmers, homeowners and commercial farm chemical applicators to test their soil before applying fertilizer, and encourage them to use proper handling, application and disposal procedures.
- **Open Space Land Use:** The Township promotes incentives for owners who preserve their land as open space. To accomplish preservation, the plan mentions encouraging good forestry and management practices on woodlots, and more generally to preserve the Township's physical environment.
- **Physical Resource Use:** The objective in this section is to use conservation construction practices to protect road-side habitats. One policy is to encourage electrical power line companies to upgrade power lines to last 10-20 years, and the other policy encourages private pipeline companies to keep the right-of-way aesthetically pleasing.

## RESOLUTIONS OF ADOPTION



# KALAMAZOO COUNTY GOVERNMENT

In the Pursuit of Extraordinary Governance...

## Kalamazoo Metropolitan County Planning Commission

### RESOLUTION TO APPROVE PROPOSED MASTER PLAN FOR REVIEW BY THE COUNTY BOARD OF COMMISSIONERS AND DISTRIBUTION FOR PUBLIC REVIEW AND COMMENT

**WHEREAS**, the Michigan Planning Enabling Act (MPEA) authorizes the Kalamazoo Metropolitan County Planning Commission to prepare a "Master Plan" pertinent to the future of the County; and

**WHEREAS**, the Kalamazoo Metropolitan County Planning Commission has prepared a proposed Master Plan for the County to update and replace its previous Master Plan; and

**WHEREAS**, the proposed Master Plan has been produced pursuant to the standards set forth by the MPEA; and

**WHEREAS**, the Kalamazoo Metropolitan County Planning Commission has reviewed the proposed Master Plan and found it satisfactory, desirable, and proper;

### NOW, THEREFORE, BE IT RESOLVED

that the Kalamazoo Metropolitan County Planning Commission hereby requests the Kalamazoo County Board of Commissioners to have the attached proposed Master Plan distributed to the cities, villages and townships within Kalamazoo County, as well as other entities and public, for purposes of review and comment pursuant to Public Act 33 of 2008 – Section 41 (MCL 125.3841).

STATE OF MICHIGAN                    )  
  ) SS  
COUNTY OF KALAMAZOO            )

I, Neil Sikora, Chair of Kalamazoo Metropolitan County Planning Commission, do hereby certify that the foregoing is a true copy of a Resolution adopted by the Kalamazoo Metropolitan County Planning Commission at a regular meeting held on December 7, 2017.

  
Neil Sikora, Chair  
Kalamazoo Metropolitan County Planning Commission



**KALAMAZOO METROPOLITAN COUNTY PLANNING COMMISSION  
KALAMAZOO COUNTY, MICHIGAN**

**RESOLUTION RECOMMENDING THE APPROVAL AND ADOPTION OF THE KALAMAZOO COUNTY  
MASTER PLAN**

**BY THE KALAMAZOO COUNTY BOARD OF COMMISSIONERS**

WHEREAS, the Michigan Planning Enabling Act (MPEA) authorizes municipal and county planning commissions to prepare a "Master Plan" pertinent to the future of the municipality or county; and

WHEREAS, the Kalamazoo Metropolitan County Planning Commission has prepared a proposed Master Plan for the county to update and replace its previous Master Plan; and

WHEREAS, the County Board of Commissioners authorized the distribution of the proposed Master Plan to the general public and the various entities as required by the MPEA, for review and comment purposes; and

WHEREAS, the proposed Master Plan was made available to the various entities and the general public as required by the MPEA, and a public hearing thereon was held by the Kalamazoo Metropolitan County Planning Commission on May 3, 2018, pursuant to notice as required by the MPEA; and

WHEREAS, the Kalamazoo Metropolitan County Planning Commission finds the proposed Master Plan as submitted for the public hearing to be desirable and proper, and furthers the goals of the Kalamazoo County area; and

WHEREAS, the Kalamazoo County Board of Commissioners, as the legislative body, has the final authority for approval and adoption; and

NOW, THEREFORE, the Kalamazoo Metropolitan County Planning Commission hereby resolves to adopt the new Master Plan as submitted for the public hearing, including all of the text, charts, tables, maps, and descriptive and other matter therein intended by the Kalamazoo Metropolitan County Planning Commission to form the complete Master Plan, and to recommend its approval and adoption by the County Board of Commissioners; and

FURTHERMORE, the Planning Commission resolves to request the Kalamazoo County Board of Commissioners to perform a final review of the new Master Plan as submitted for the public hearing, including all of the text, charts, tables, maps, and descriptive and other matter therein intended by the Kalamazoo Metropolitan County Planning Commission to form the complete Master Plan, for final approval and adoption.

## CERTIFICATE

I hereby certify the foregoing resolution was approved by a majority of the members of the Kalamazoo Metropolitan County Planning Commission by a roll call vote at a regular meeting of the Commission held on May 3, 2018, in compliance with the Open Meetings Act.

Motion by: Carahaly

Seconded by: Westra

STATE OF MICHIGAN       )  
                                      ) SS  
COUNTY OF KALAMAZOO   )



Neil Sikora, Chair  
Kalamazoo Metropolitan County Planning Commission





# KALAMAZOO COUNTY GOVERNMENT

In the Pursuit of Extraordinary Governance...

## Kalamazoo County Board of Commissioners

### RESOLUTION

#### RESOLUTION APPROVING THE ADOPTION OF THE KALAMAZOO COUNTY MASTER PLAN BY THE COUNTY BOARD OF COMMISSIONERS

WHEREAS, the Michigan Planning Enabling Act (MPEA) authorizes municipal and county planning commissions to prepare a "Master Plan" pertinent to the future of the municipality or county; and

WHEREAS, the Kalamazoo Metropolitan County Planning Commission has prepared a proposed Master Plan for the county to update and replace its previous Master Plan; and

WHEREAS, the County Board of Commissioners authorized the distribution of the proposed Master Plan to the general public and the various entities as required by the MPEA, for review and comment purposes; and

WHEREAS, the proposed Master Plan was made available to the various entities and the general public as required by the MPEA, and a public hearing thereon was held by the Kalamazoo Metropolitan County Planning Commission on May 3, 2018, pursuant to notice as required by the MPEA; and

WHEREAS, the Kalamazoo Metropolitan County Planning Commission found the proposed Master Plan as submitted for the public hearing to be desirable and proper, and passed a resolution on May 3, 2018, adopting the proposed Master Plan and recommending adoption of the proposed Master Plan by the Kalamazoo County Board of Commissioners;

NOW, THEREFORE, the Kalamazoo County Board of Commissioners hereby resolves to approve and adopt the new Master Plan as submitted for the Kalamazoo Metropolitan County Planning Commission public hearing, including all the text, charts, tables, maps, and descriptive and other

matter therein intended by the Kalamazoo Metropolitan County Planning Commission to form the complete Master Plan.

CERTIFICATE

I hereby certify the foregoing resolution was approved by a majority of the members of the Kalamazoo County Board of Commissioners by a roll call vote at a regular meeting of the Board held on June 5, 2018, in compliance with the Open Meetings Act.

STATE OF MICHIGAN                    )  
  }SS  
COUNTY OF KALAMAZOO            )

  
\_\_\_\_\_  
Timothy A. Snow  
County Clerk/Register