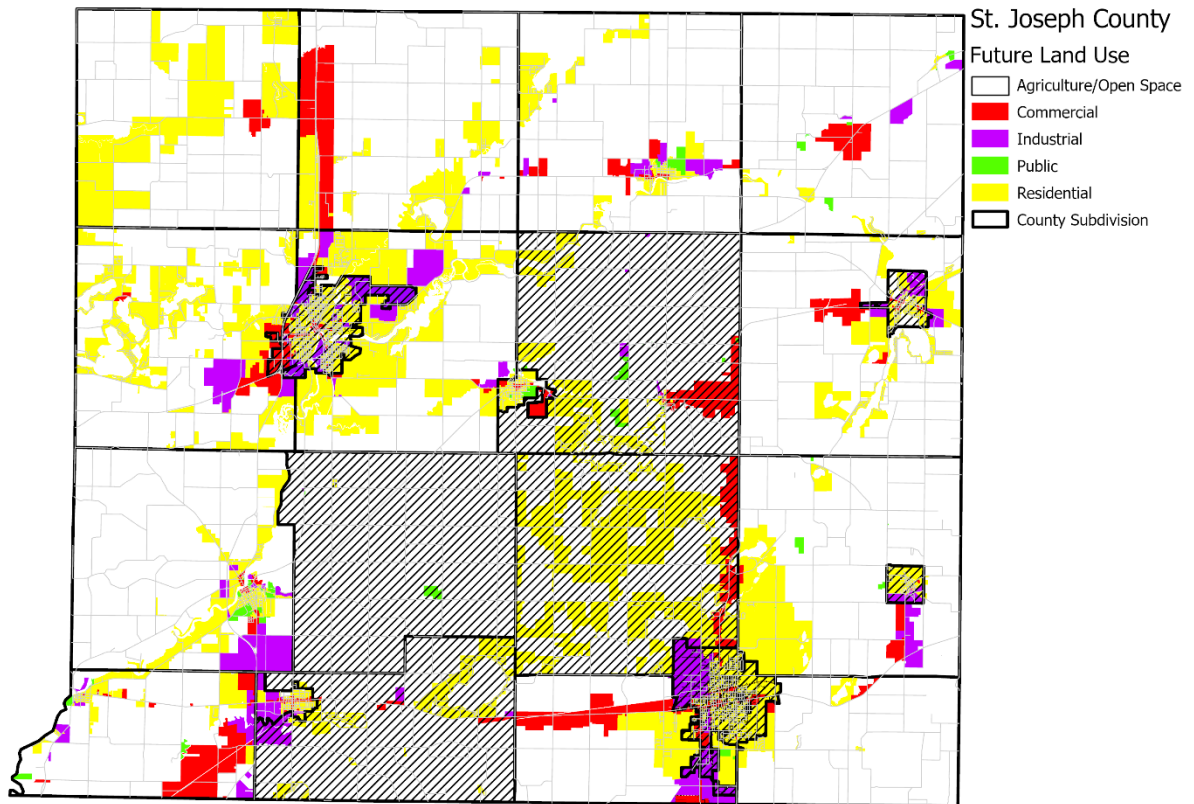


St. Joseph County Joint Master Land Use Plan Update 2025



AN UPDATE AND EXPANSION OF THE 1997 PLAN, TO EXTEND THE UPDATE OF 2007 TO 2029

EXPANDED THE COUNTY MASTER LAND USE PLAN TO INCLUDE UPDATES

FOR TWELVE VILLAGE AND TOWNSHIP PLANS

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INTRODUCTION AND OVERVIEW

The St. Joseph County Planning Commission was established in August 1967 and adopted the first Master Plan in 1977. During the 1980s, the Planning Commission mainly served without dedicated staffing and limited its role to reviewing planning and zoning matters according to the planning enabling acts. In the mid-1990s, with assistance from the Southcentral Michigan Planning Council, the Planning Commission developed the 1997 County Master Plan. Since 2002, the County Planning Commission has served as the principal coordinating agency for local government planning and zoning. In late 2005, the County Planning Commission and the County Board of Commissioners began discussing the need for a countywide effort to coordinate land use, environmental resource protection, economic development, and farmland preservation efforts into a cohesive strategy. The objective of this process is to communicate this strategy to all local governmental officials and citizens of St. Joseph County. This Master Plan Update interweaves an understanding of the forces and trends shaping St. Joseph County with local community values expressed in each local Master Plan. In 2007 the County adopted an update to the master plan. The St. Joseph County Master Plan Update grew from the work of each, city, village, and township in the County. It recognizes the unique needs of each local government that provides a framework for a coordinated countywide land use plan. This approach was further augmented with the decision in 2023 to expand the master plan into a joint county/township/village master land use plan for those communities willing to participate. The primary intent was to reduce costs for local government units by combining all those plans into one.

In 2017 the County adopted a Hazard Mitigation Plan. This was followed in 2018 by the adoption of the County Parks and Recreation plan, which is a five-year capital improvement plan designed to conform to the eligibility requirements of the Michigan Department of Natural Resources for grant funding. Parks and recreation plans must be updated every five years to maintain eligibility, and all such updates are hereby included in the county master plan by reference, as amended.

In 2019 a Strategic Plan was developed for St. Joseph County. This is an economic development tool designed exclusively to guide or support economic development efforts in the County.

ABOUT THE PLAN (LEGAL AUTHORITY)

The authority for counties in Michigan to prepare master land use plans is granted under the Michigan Planning Enabling Act, being, Public Act 33 of 2008 (Michigan Compiled Laws 125.3801 through 125.3885). “An act to codify the laws regarding and to provide for county, township, city and village planning; to provide for the creation, organization, powers, and duties of local planning commissions: to provide for the powers and duties of certain state and local government officers and agencies; to provide for the regulation and subdivision of land; and to repeal acts and parts of acts.” This act repealed the County Planning Act, P.A. 282 of 1945.

OVERALL PLAN

In 2021 St. Joseph County contacted the Southcentral Michigan Planning Council to assist with bringing the County Master Plan into conformance with P.A. 33 of 2008. The act requires a review of any master plan every five years with updates or major revisions as needed. The intent was to utilize the 2020 Census data in reviewing the existing goals and objectives of previous plans, incorporate changes in local municipal master plans and include airport zoning and floodplain mapping, along with agricultural protection and historic preservation provisions. Due to various issues affecting the 2020 Census, only the basic population and housing numbers were available prior to November of 2021.

THE PLANNING PROCESS

1. Community-wide Survey
2. Inventory of local plans
3. Analysis – terms used, Future Land Use Map
4. Prepare composite local units of government Future Land Use Plan
5. Master Plan preparation workshop
6. Prepare draft master plan – future land use plan map
7. Public presentation and release
8. Public review period
9. Public hearing – County Planning Commission adoption
10. Public hearings by participating communities and adoptions
11. County Board approval

HOW THE MASTER PLAN WILL BE USED

The County Planning Commission has several advisory review functions which will be conducted using the Master Plan. These include:

1. The review of new zoning ordinances of all local units of government in St. Joseph County (including amendments) as required by Section 307 of the Michigan Zoning Enabling Act, P.A. 110 of 2006.
2. Review of new township, city or village master plans (or amendments thereto) are required by Section 39 of the Michigan Planning Enabling Act, P.A. 33 of 2008, as amended, providing 63 days for the County Planning Commission to comment on whether the proposed plan (or 43 days for an amendment) is inconsistent with the plan of any city, village or township or regional planning commission.
3. The Joint County Master Land Use Plan serves as an update of existing master plans for those municipalities which have chosen to participate in the County master planning process. This plan serves as the five-year update to their existing plans.

PART 1: ST. JOSEPH COUNTY – COMMUNITY-WIDE MASTER PLAN

COMMUNITY WIDE GOALS

GOALS The Master Plan established ten goals “as a guide to development decisions and to direct the recommendations of the County Planning Commission as an advisory body to township, city and village planning and zoning bodies.” As shown by these statements, the goals underlying the 1997 plan are equally relevant today as they were some 24 years ago. These statements will serve as the starting point for discussion by the County Planning Commission for changes in direction or refocusing emphasis of this Master Plan Update.

GOALS –

Residential Development - Provide a choice of housing types, location and environments to accommodate individual capabilities and preferences of current and future populations. Residential growth should be planned so as not to hinder commercial and agricultural activity, nor require excessive public infrastructure investments.

Agricultural Development - Preserve to the maximum extent possible the most productive or unique agricultural lands of the County and utilize land use planning to avoid conflicts between farm and non-farm uses.

Commercial Development - Provide suitable areas for the orderly development of a variety of commercial and service activities to serve the projected population's needs.

Industrial Development - Provide for additional industrial growth within appropriately planned areas of the County.

Recreational and Open Space Development: Provide recreational opportunities to meet the County residents' needs and support/attract tourism.

Transportation - Provide efficient, safe, and convenient access to the transportation network.

Public Utilities - Provide for the timely development of necessary public services - - sewer, storm drains, water lines, in accordance with the present and planned future needs of the County.

Alternative Energy - Provide support for local municipalities to encourage alternative energy developments, such as solar and wind energy conversion systems, to manage land use conflicts.

Community Facilities - Provide a range of community facilities and services to satisfy the present and future needs of County residents.

Solid Waste – Provide for the immediate and long-term solid waste management needs of county residents.

Environment - Maximize environmental protection and conservation as an essential element in decision-making.

Table 1.1 -- DEMOGRAPHIC DATA: ST. JOSEPH COUNTY, MICHIGAN

		1990	2000	2010	2020	2021Estimate
St. Joseph	County	58,913	62,422	61,295	60,939	60,758
Burr Oak	Township	2,504	2,712	2,627	2,623	2,622
Colon	Township	3,189	3,397	3,335	3,316	3,306
Constantine	Township	4,132	4,179	4,217	4,025	4,007
Fabius	Township	3,059	3,299	3,249	3,302	3,300
Fawn River	Township	1,486	1,633	1,348	1,577	1,576
Florence	Township	1,516	1,420	1,238	1,143	1,140
Flowerfield	Township	1,432	1,574	1,559	1,582	1,587
Leonidas	Township	1,193	1,254	1,185	1,164	1,159
Lockport	Township	3,349	3,622	3,794	3,719	3,709
Mendon	Township	2,694	2,783	2,717	2,565	2,565
Mottville	Township	1,503	1,511	1,437	1,440	1,434
Nottawa	Township	3,635	4,009	3,854	3,742	3,749
Park	Township	2,762	2,723	2,602	2,426	2,416
Sherman	Township	2,808	3,197	3,207	3,432	3,444
Sturgis	City	10,427	11,301	11,136	11,104	11,025
Sturgis	Township	1,969	2,419	2,232	2,030	2,023
Three Rivers	City	7,583	7,518	7,811	8,006	7,953
White Pigeon	Township	3,672	3,860	3,755	3,743	3,743
Burr Oak	Village	882	797	828	753	N/A
Centreville	Village	1,516	1,579	1,425	1,319	N/A
Colon	Village	1,224	1,227	1,173	1,199	N/A
Constantine	Village	2,032	2,095	2,076	1,947	N/A
Mendon	Village	920	917	870	881	N/A
White Pigeon	Village	1,458	1,627	1,522	1,718	N/A

Note 1: Township data includes any village population within the township – Centreville is in Nottawa Township.

Note 2: For the Village of Constantine, the 2020 census missed a subdivision. That population may have been reported in the Township; however, those people may have been missing entirely.

Chart 1.1 – MUNICIPAL POPULATION ESTIMATES -- 2022

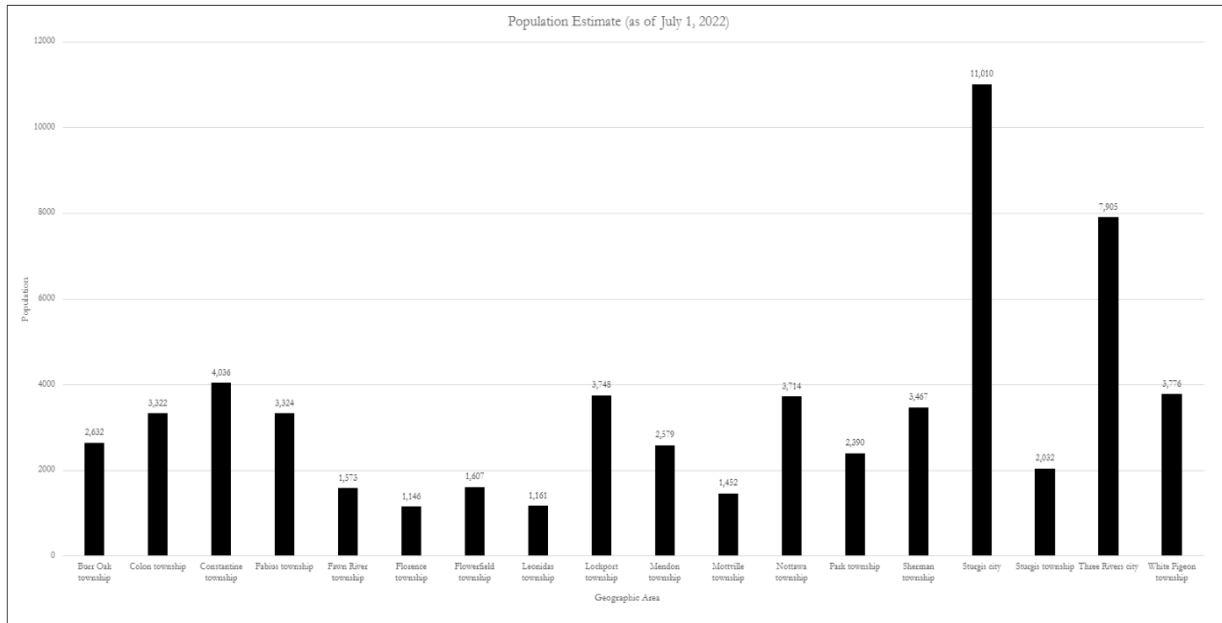


Chart 1.2 – COUNTY 5-YEAR POPULATION INCREMENTS

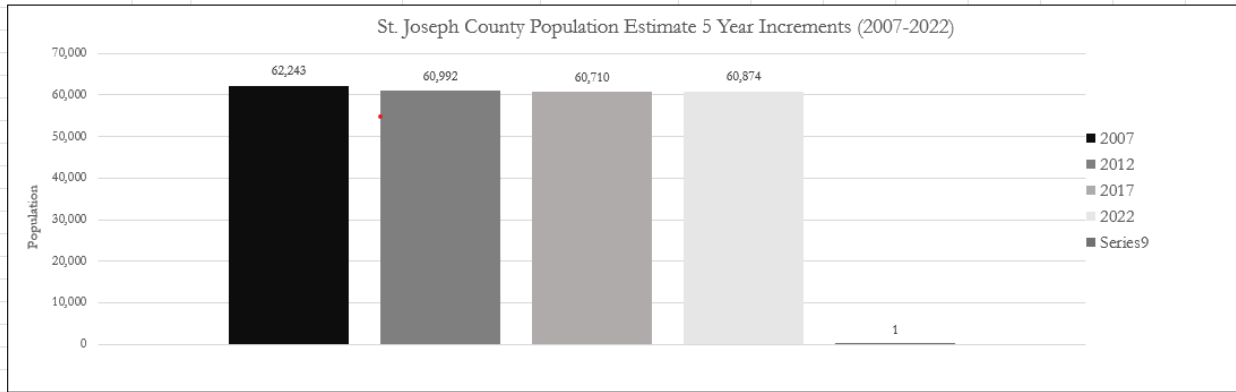


Chart 1.3 – MUNICIPAL 5-YEAR ABSOLUTE POPULATION CHANGE

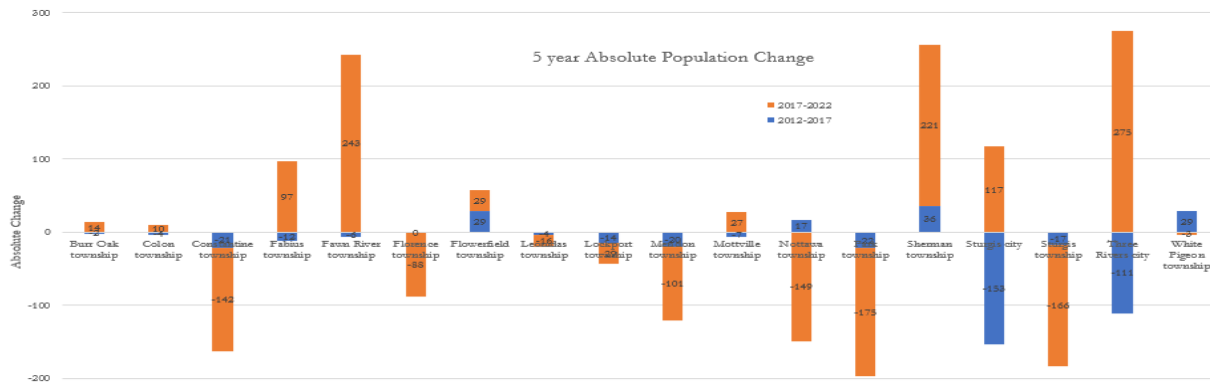


Table 1.2 -- DEMOGRAPHIC DATA – U.S. CENSUS ESTIMATES FOR 2018 AND 2022

St. Joseph County	2018 est.	2022 est.
Total	60,964	60,574
Under 18 years	14,707	15,899
18 to 24 years	4,966	3,322
25 to 34 years	6,886	7,317
35 to 44 years	7,199	7,127
45 to 54 years	7,105	6,931
55 to 64 years	8,577	8,245
65 years and over	11,524	11,733

Source: U.S. Census Bureau, 2018 and 2022 American Community Survey 1-Year estimates

Table 1.3 -- EMPLOYMENT STATUS St. Joseph County, Michigan Labor Force

Population	Total	Participation Rate	Employment/Population Ratio	Unemployment
16 years +	47,609	62.1%	58.9%	5.2%
AGE				
16 to 19 years	3,295	46.9%	38.8%	17.0%
20 to 24 years	3,535	87.7%	77.6%	11.5%
25 to 29 years	3,573	82.1%	76.9%	6.3%
30 to 34 years	3,624	79.3%	75.9%	4.2%
35 to 44 years	6,964	84.1%	81.1%	3.5%
45 to 54 years	7,692	79.4%	76.3%	3.8%
55 to 59 years	4,546	70.1%	68.4%	2.4%
60 to 64 years	4,063	56.1%	55.0%	2.1%
65 to 74 years	6,013	24.2%	23.6%	2.3%
75 years and over	4,304	5.2%	5.0%	4.0%

Table 1.4 - RACE AND HISPANIC OR LATINO ORIGIN

	TOTAL	EMPLOYED	RATIO	UNEMPLOYED
White alone	44,065	61.6%	58.5%	5.0%
Black or African American alone	1,031	53.8%	49.4%	8.3%
American Indian and Alaska Native alone	135	61.5%	58.5%	4.8%
Asian alone	282	71.6%	68.1%	5.0%
Native Hawaiian and Other Pacific Islander alone	24	0.0%	0.0%	-
Some other race alone	1,070	79.2%	72.5%	8.4%
Two or more races	1,002	71.0%	67.4%	5.1%
Hispanic or Latino origin (of any race)	2,841	74.6%	69.2%	7.2%
White alone, not Hispanic or Latino	42,460	61.3%	58.3%	4.9%
Population 20 to 64 years	33,997	77.5%	73.9%	4.7%

Table 1.5 -- SEX

Male	17,208	83.6%	78.7%	5.8%
Female	16,789	71.1%	68.8%	3.2%
With own children under 18 years	6,040	73.3%	70.5%	3.9%
With own children under 6 years only	1,169	64.8%	60.7%	6.5%
With own children under 6 years & 6 to 17- years	1,478	59.7%	57.0%	4.6%
With own children 6 to 17 years only	3,393	82.2%	79.7%	3.0%

Table 1.6 -- POVERTY STATUS IN THE PAST 12 MONTHS

Below poverty level	4,633	49.2%	41.2%	16.2%
At or above the poverty level	29,119	82.6%	79.7%	3.6%

Table 1.7 -- DISABILITY STATUS

With any disability	4,597	40.5%	37.5%	7.4%
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Table 1.8 -- EDUCATIONAL ATTAINMENT

	TOTAL	EMPLOYED	RATIO	UNEMPLOYED
Population 25 to 64 years	30,462	76.3%	73.4%	3.7%
Less than high school graduate	3,748	65.1%	60.3%	7.3%
High school graduate	11,386	72.8%	69.7%	4.4%
Some college or associate degree	10,745	81.0%	78.9%	2.6%
Bachelor's degree or higher	4,583	82.8%	80.6%	2.7%

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates

Table 1.9 -- COMMUTER CHARACTERISTICS

St. Joseph County, Michigan	Total	Male	Female
Workers 16 years and over	27,288	14,793	12,495

MEANS OF TRANSPORTATION TO WORK

Car, truck, or van	91.8%	92.2%	91.5%
Drove alone	76.5%	76.5%	76.4%
Carpooled	15.4%	15.7%	15.0%
In 2-person carpool	12.7%	12.3%	13.1%
In 3-person carpool	1.6%	2.2%	1.0%
In 4-or-more person carpool	1.1%	1.3%	0.9%
Workers per car, truck, or van	1.10	1.10	1.09
Public transportation (exc. taxis)	0.5%	0.6%	0.5%
Walked	3.1%	3.0%	3.2%
Bicycle	0.6%	0.9%	0.2%
Taxicab, motorcycle, or other	0.8%	1.2%	0.3%
Worked at home	3.2%	2.2%	4.4%

PLACE OF WORK

Worked in state of residence	80.4%	76.3%	85.4%
Worked in county of residence	67.3%	63.1%	72.3%
Worked outside county of residence	13.1%	13.2%	13.0%
Worked outside state of residence	19.6%	23.7%	14.6%
Living in a place	41.8%	39.9%	44.1%
Worked in place of residence	15.9%	12.4%	20.1%
Worked outside place of residence	25.9%	27.5%	24.0%
Not living in a place	58.2%	60.1%	55.9%
Living in 12 selected states	100.0%	100.0%	100.0%
Worked in minor civil division of residence	24.5%	20.9%	28.8%
Worked outside minor civil division	75.5%	79.1%	71.2%
Not living in 12 selected states	0.0%	0.0%	0.0%
Workers 16 years + not work at home	26,422	14,474	11,948

TIME LEAVING HOME TO GO TO WORK

	Total	Male	Female
12:00 a.m. to 4:59 a.m.	12.7%	17.0%	7.6%
5:00 a.m. to 5:29 a.m.	7.0%	8.2%	5.5%
5:30 a.m. to 5:59 a.m.	9.3%	10.9%	7.5%
6:00 a.m. to 6:29 a.m.	8.7%	10.4%	6.6%
6:30 a.m. to 6:59 a.m.	9.7%	10.9%	8.2%
7:00 a.m. to 7:29 a.m.	10.6%	9.9%	11.4%
7:30 a.m. to 7:59 a.m.	9.3%	5.9%	13.4%
8:00 a.m. to 8:29 a.m.	5.2%	3.3%	7.4%
8:30 a.m. to 8:59 a.m.	2.6%	1.7%	3.7%
9:00 a.m. to 11:59 p.m.	25.0%	21.9%	28.7%

TRAVEL TIME TO WORK

Less than 10 minutes	25.2%	22.9%	28.1%
10 to 14 minutes	15.6%	13.7%	18.0%
15 to 19 minutes	13.2%	12.5%	14.0%
20 to 24 minutes	10.6%	11.6%	9.4%
25 to 29 minutes	6.1%	5.6%	6.7%
30 to 34 minutes	10.3%	11.2%	9.3%
35 to 44 minutes	8.0%	9.1%	6.7%
45 to 59 minutes	6.4%	7.6%	4.9%
60 or more minutes	4.6%	5.9%	2.9%
Mean travel time to work (minutes)	21.6	23.7	19.0

VEHICLES AVAILABLE

Workers 16 years & over in households	27,258	14,766	12,492
No vehicle available	4.4%	5.0%	3.6%
1 vehicle available	18.8%	16.7%	21.3%
2 vehicles available	44.4%	44.1%	44.8%
3 or more vehicles available	32.4%	34.1%	30.4%

PERCENT ALLOCATED

Means of transportation to work	9.3%	(X)	(X)
Private vehicle occupancy	10.6%	(X)	(X)
Place of work	11.7%	(X)	(X)
Time leaving home to go to work	17.6%	(X)	(X)
Travel time to work	12.0%	(X)	(X)
Vehicles available	2.1%	(X)	(X)

Table 1.10 -- HOUSING, INCOME & AFFORDABILITY

INCOME

Median Household Income	\$53,372	= monthly income \$4,450	1/3 of MHI monthly income = \$1,335
Average Household Income	\$67,586		
% of Income for Mortgage ⁴	11%	= MHI \$5,871	AHI \$7,434
Per Capita Income	\$25,861		
Wealth Index ⁵	67		

HOUSING 2019 * Estimates Per US Census

Total HU (Housing Units)	28,013	(100%)
Owner Occupied HU	16,708	(59.6%)
Renter Occupied HU	6,865	(24.5%)
Vacant Housing Units	4,440	(15.8%)
Median Home Value	\$133,645	
Median Value of Owner-Occupied Housing Units 2015-2019	\$122,300	
Average Home Value	\$172,917	
Median Monthly Homeowner Cost with Mortgage	\$1,057	
Median Monthly Homeowner Cost without Mortgage	\$409	
Median Gross Rent	\$722	
Housing Affordability Index ³	205	

HOUSING 2020 – Actual Count

Housing Units	27,081	
Occupied	23,557	87.0%
Vacant	3,524	13.0%
Building Permits 2020	99	

Source: US Census QuickFacts 2020

HOUSEHOLDS

Total Households	23,573
Average Household Size	2.58
Family Households	16,216
Average Family Size	3

Source: 2019 Michigan Census

AGRICULTURE:

Table 1.11 -- AGRICULTURE

St. Joseph County	2017	% Change since 2012
Number of farms	763	-15
Land in farms (acres)	238,547 acres	-3
Average size of farm (acres)	313	+14

Prime Farmland 1984 total acres 172,962 acres = 70.6% of land in farms

Additional Farmland of Local importance 93,859 acres

Source: USDA Soil Conservation Service 1984

Michigan’s agricultural economy is extremely diverse, ranking second in the nation in terms of agricultural product diversity and proving Michigan’s capacity for agricultural production. So too is the variety of agricultural products raised and produced in St. Joseph County. The uniqueness of the County’s location along with important access to abundant ground and surface water, unique soil types and moderate summer temperatures, makes agricultural production especially important in this region. Seventy-four percent of the county's land area is dedicated to agricultural use with 763 farms producing over \$340 million worth of agricultural products yearly. Part of the strength of the agricultural economy in St. Joseph County is due to the capacity for irrigation. St. Joseph County a higher percentage of irrigated land than any other county east of the Mississippi River. Specialty crops such as seed corn, snap beans, potatoes, and pickles would not be part of this agricultural community if not for our location and access to abundant groundwater. For instance, the seed corn industry, one of St. Joseph County’s strongest, produced a value of more than \$1 billion in 2014, used to plant more than six million acres of commercial corn.

(Source: Michigan State University – Cooperative Extension: updated with information from the 2022 US Agricultural Census)

Table 1.12 -- Non-Agricultural-Use Value of Undeveloped Land in Michigan, 2018 Region	Type of Land Use		
	Residential	Commercial/Industrial	Recreational
	\$/acre		
Michigan	7,190	12,590	3,191
Southern Lower Peninsula	7,000	13,295	3,288
Upper and Northern Lower Peninsula	8,756	5,670	2,624
Districts 1-4	8,561	5,892	2,535
District 5	6,600	12,000	2,938
District 6	7,031	13,642	4,328
District 7	9,172	17,400	2,250
District 8	5,675	11,970	3,142
District 9	7,775	10,000	3,000

Source: 2018 MSU Land Values & Lease Rates. **District 8** includes: St. Joseph, Branch, Hillsdale, Calhoun, Jackson, Ingham, Eaton, Clinton, Livingston, and Shiawassee counties.

The 2016 report recorded increased values for District 8. These were: \$7,555/acre for residential, \$14,818 for commercial/industrial, and \$3,697 for recreational land. The 2018 table above has those values dropping back down, except for recreational uses.

In 2020, the USDA estimated farmland real estate values for the State of Michigan at \$4,950/acre, with cropland at \$4,480/acre and pasture at \$2,600/acre. Between 2016 and 2020 farmland values have barely fluctuated around \$4,950/acre.

Source: Land Values 2020 Summary (August 2020) 21 USDA, National Agricultural Statistics Service

MAP 1.1 -- Public Act 116 – Agricultural Preservation Parcels – St. Joseph County



LOCAL ECONOMY:

For Southwest Michigan, the regional retail center is in the City of Portage near the intersection of I-94 and US-131. St. Joseph county has two retail centers – Three Rivers and Sturgis, with each village providing neighborhood business districts. There is a constant pull to expand retail land uses in search of lower cost land beyond the boundaries of the cities and villages. Highway intersections contribute to this pull as do bypasses. The opposing pressure is the need for retail businesses to locate near each other. Aside from the so-called “McDonald’s/Burger King Syndrome,” all types of retail trade benefit from being within walking distance of each other. The unfortunate aspect of this is that the more advantageous the location, the higher the cost of real estate, while land is cheaper the further out the location, the distance from other businesses reduces the likelihood of success for any type of retail start-up. This also increases travel and contributes to urban sprawl as well as loss of farmland.

Given the experience of working from home during the pandemic, it is possible there may be a reduction in the need for office space in retail areas. This could reduce the upward pressure on land costs.

Table 1.13 -- INDUSTRY BY OCCUPATION FOR THE CIVILIAN EMPLOYED POPULATION 16 YEARS AND OVER

St. Joseph Cnty, MI	TOTAL	Management	Business	Science & Arts	Service	Sales & Office	Natural Resources	Constrctn. & Mntnc.	Prodctn.	Transp. Mtrls.
Civilian employed population 16 years and over										
28,021	23.2%	14.9%	17.9%	9.3%	34.7%	29.9%	15.8%	20.3%	8.6%	25.3%
Agriculture, forestry, fishing and hunting, and mining										
879	42.7%	3.9%	5.0%	41.9%	6.6%	44.8%	0.0%	0.0%	33.3%	21.8%
Construction										
1,121	16.5%	5.4%	3.5%	69.8%	4.9%	38.3%	0.0%	0.0%	58.5%	3.2%
Manufacturing										
10,908	12.9%	2.6%	7.8%	5.7%	70.9%	17.1%	6.1%	5.2%	3.4%	68.2%
Wholesale trade										
529	9.8%	0.0%	46.7%	9.1%	34.4%	0.0%	0.0%	53.3%	0.0%	46.7%
Retail trade										
2,375	7.3%	4.1%	65.7%	4.1%	18.7%	2.1%	8.5%	84.0%	2.1%	3.2%
Transportation and warehousing, and utilities										
1,113	16.8%	0.8%	17.4%	14.7%	50.2%	9.8%	0.0%	23.5%	0.0%	66.7%
Information										
251	37.1%	8.4%	19.9%	24.3%	10.4%	53.3%	0.0%	46.7%	0.0%	0.0%
Finance and insurance, and real estate and rental and leasing										
918	28.9%	2.1%	54.4%	5.9%	8.8%	54.3%	26.1%	19.6%	0.0%	0.0%
Professional, scientific, and management, and administrative and waste management services										
1,346	35.2%	30.2%	17.4%	4.8%	12.5%	25.8%	42.4%	19.7%	0.0%	12.1%
Educational services, and health care and social assistance										
4,667	56.4%	26.2%	11.3%	1.6%	4.5%	65.7%	12.9%	16.1%	2.1%	3.2%
Arts, entertainment, and recreation, and accommodation and food services										
2,083	11.1%	62.7%	21.2%	0.0%	5.0%	6.3%	69.5%	24.2%	0.0%	0.0%
Other services, except public administration										
1,092	19.8%	32.4%	15.2%	24.1%	8.5%	7.0%	33.8%	32.4%	11.3%	15.5%
Public administration										
739	28.6%	47.4%	22.3%	0.9%	0.8%	6.3%	31.3%	56.3%	0.0%	6.3%
PERCENT ALLOCATED										
Industry	10.9%	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates

INDUSTRIES: The dominant employer group in the county is manufacturing and this is primarily in transportation (auto parts), at 10,908 or 68% of the labor force. The region has a mixed industrial economy with manufacturing employment in automotive parts, pharmaceuticals, and health care-related equipment.

Major manufacturing employers in St. Joseph County include American Axle & Manufacturing, Armstrong Industries, Abbott Laboratories, Aerotek, TH Plastics, International Paper, and Eaton. In 2021, Cruiser Recreational Vehicle and Heartland RV announced the intent to open a new plant in Sturgis to employ 450 people.

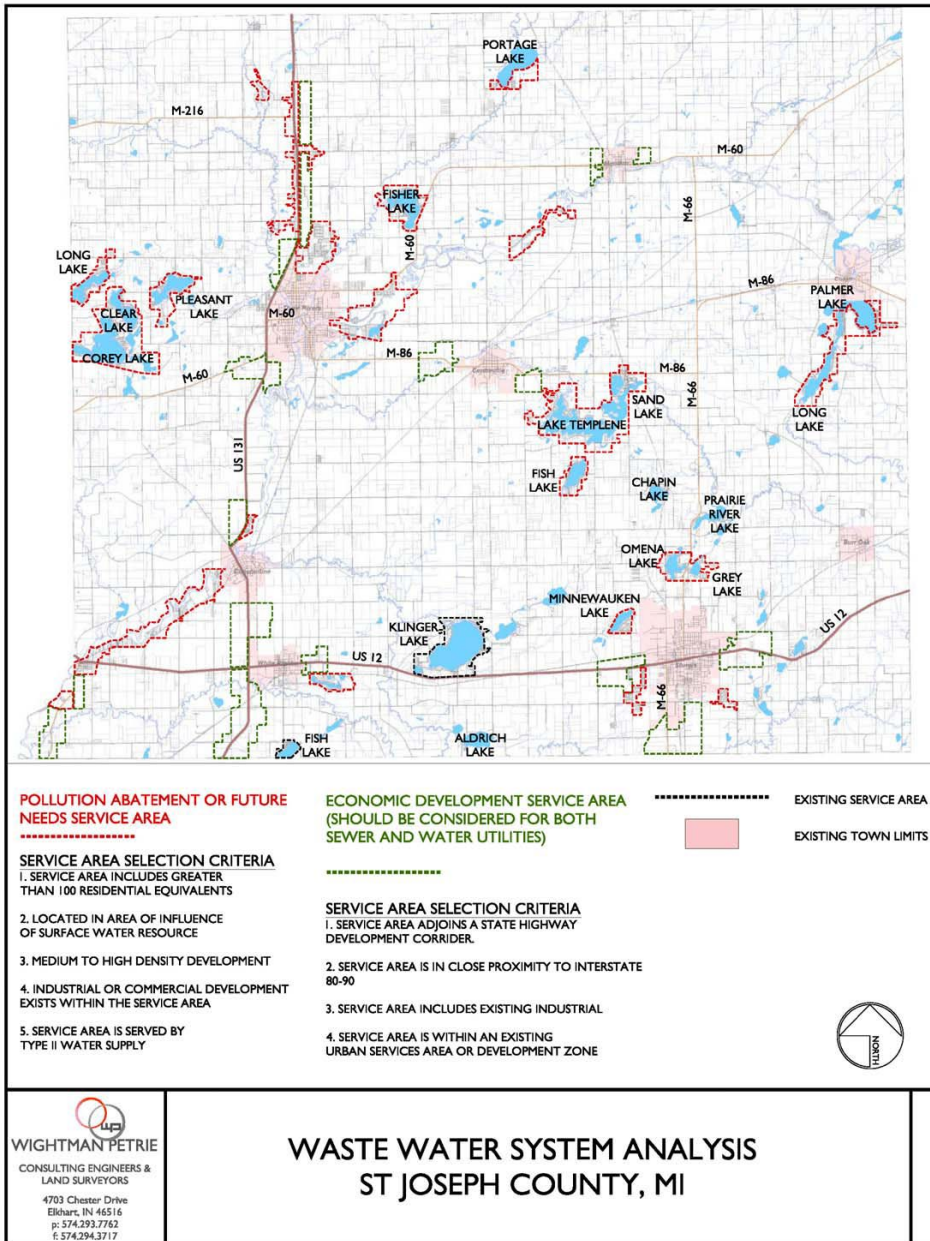
Pioneer, a seed-corn supplier, is a significant seasonal employer and the major purchaser of agricultural production in the County. The county supports several other such corporations.

The cities of Sturgis and Three Rivers have established State-certified industrial parks to attract employers to the county. Smaller commercial/industrial/business parks have been sited in the villages of Constantine, Mendon, Centreville, and Colon.

INFRASTRUCTURE:

PUBLIC UTILITIES: Publicly supplied water and wastewater systems hold the key to residential, commercial, and industrial future land use and water quality protection of the many lakes throughout the County. Currently approximately 13,338 acres of land area have this infrastructure supplied. Analysis indicated a need to expand these services areas by 23,485 acres.

Map 1.2 – WASTEWATER SYSTEM ANALYSIS



COMPLETE STREETS ELEMENTS:

HIGHWAYS: The main north-south highway in St. Joseph County is US-131, which runs through the western column of townships. This four-lane divided highway, with restricted access, provides access to I-94 (12 miles to the north. A limited access freeway) and I-80/90 (three miles to the south in Indiana. A limited access toll-road). Both of which are major national east-west routes. In addition, running east-west through the southern tier of townships is US-12, a two-lane highway following the route of the old Detroit to Chicago military road.

State highways in St. Joseph County include: M-216 in the northwest corner of the county running west from US-131 to Marcellus in Cass County; M-60 running east-west diagonally from the northeast corner of the county to the middle of the west side of the county; M-86 running east from Three Rivers to the middle of the east side of the county; and M-66 running north from the state line south of Sturgis to M-60 just east of Mendon.

PUBLIC TRANSIT: The Creation of St. Joseph County Transportation Authority allows resources for the county. Barrier Free services are for everyone. The Fleet consists of 22 Buses and 9 Vans. SJCTA transported over 64,000 riders in the 2019-2020 fiscal year. Provide Free rides to the polls for voting for any election. The yearly Budget is \$2.2 million. Millage funding is 1/3 of the total budget. Funding sources for SJCTA are state and federal operating assistants, fare box, contracts, Area Agency on Aging and local funds.

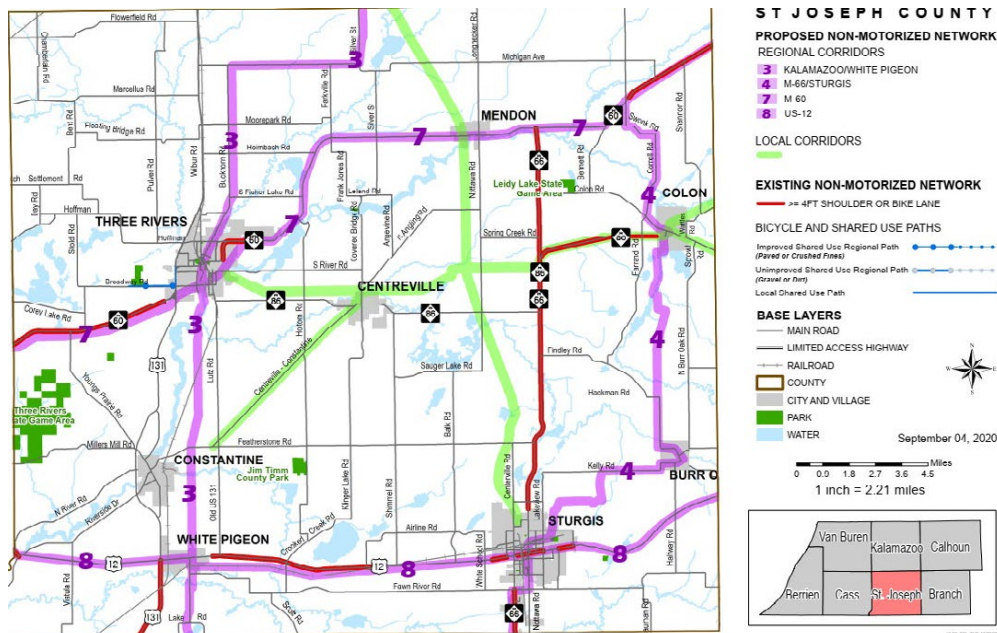
NON-MOTORIZED FACILITIES: Many communities in southwest Michigan aspire to provide nonmotorized facilities for their residents and visitors and have been working to establish a connected regional system. A nonmotorized transportation system vision for the Michigan Department of Transportation’s (MDOT) Southwest Region, was developed which includes Berrien, Branch, Calhoun, Cass, Kalamazoo, St. Joseph, and Van Buren counties. That plan does not replace local, metropolitan, or county plans; in fact, it builds and depends upon these local plans and initiatives. St. Joseph County: Below is a list of local/regional efforts to expand nonmotorized opportunities in the county. The list of on-road (shoulders/bike lanes) and off-road network priorities were identified through public input and from local planning efforts. These are not listed in any order:

1. Kalamazoo/White Pigeon Corridor - There is a gap from White Pigeon to the Kalamazoo County line.
2. M-66/Sturgis Corridor - There is a gap from Sturgis to Colon to M-60.
3. M-60 Corridor - There is a gap from Three Rivers east to Mendon.
4. US-12 Corridor - There is a gap between the Cass County line to White Pigeon, from Shimmel Road to Sturgis, and from Sturgis to the Branch County line.

On-Road Network Priorities:

- Buckhorn Road - city limit to Fisher Lake Road
- Broadway Road from US-131 to Meyer Broadway Park
- Bike lane from Three Rivers west then north to Vicksburg
- Sturgis, north on Nottawa Street to River Run Road
- Three Rivers to White Pigeon via Constantine Road
- Three Rivers to Constantine

MAP 1.3 -- Bicycle Routes in St. Joseph County

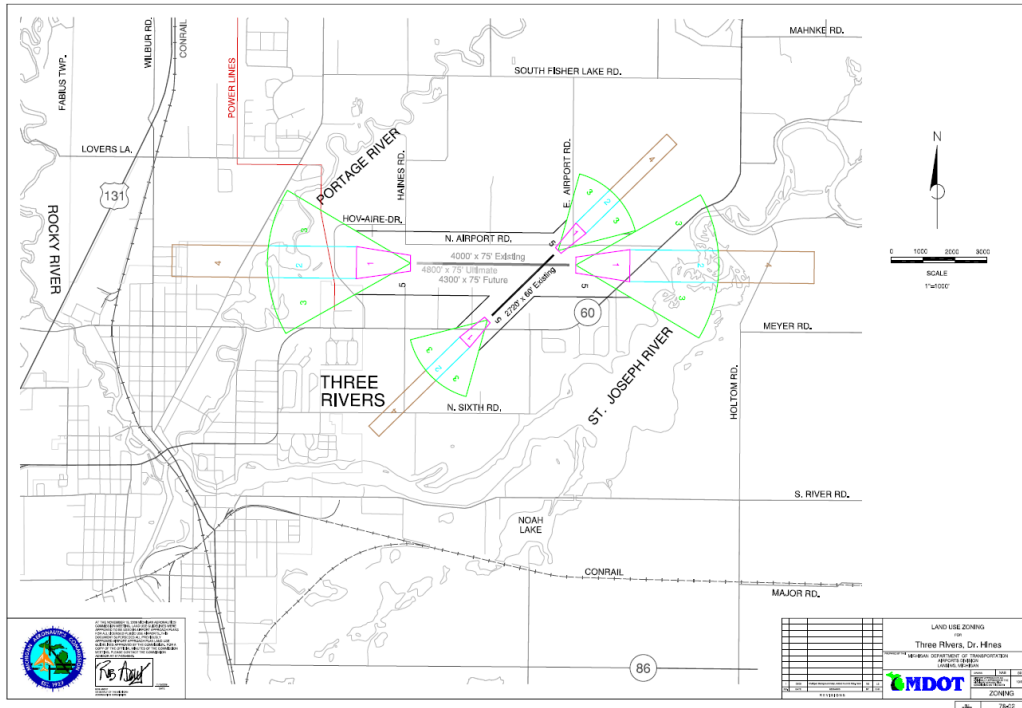


(Source: Proposed Bike Commuter Routes, Kalamazoo Area Transportation Study, March 2016)

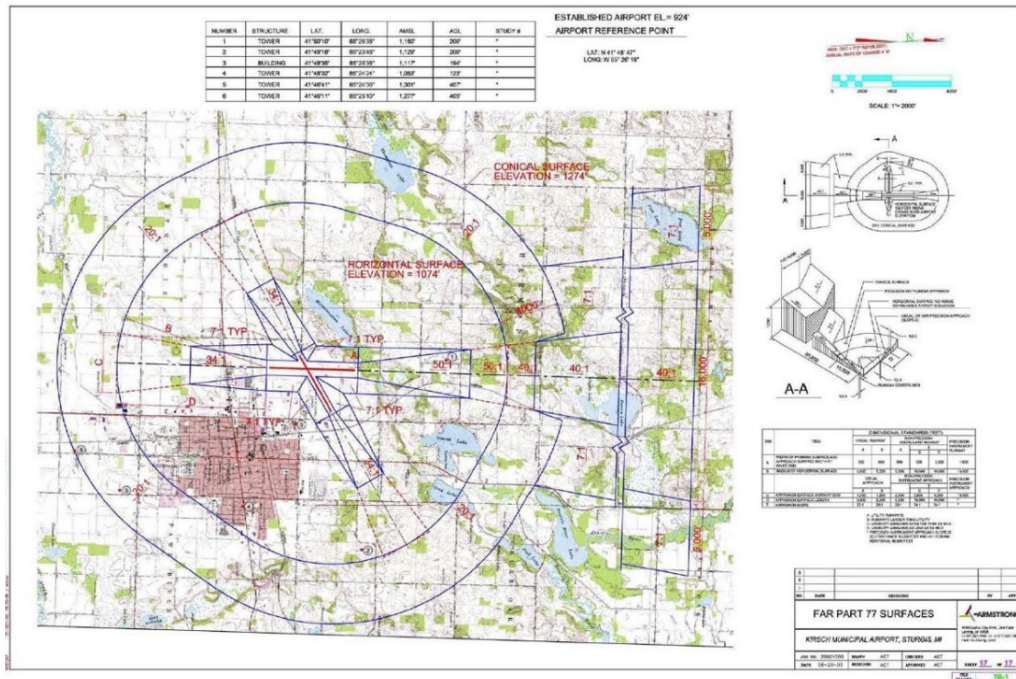
RAILROADS: The Grand Elk Railroad is a freight-only railroad which operates two lines in St. Joseph County. The main line runs between Grand Rapids, Michigan and Elkhart, Indiana. Within the County, from the north the line enters Park Township, runs through the City of Three Rivers, through the Village of Constantine, then just to the west of White Pigeon and then angles southwest to Elkhart. The secondary line begins on the east side of the City of Sturgis and heads west to White Pigeon where it connects to the main line.

AIRPORTS: St. Joseph County has two general aviation airports: Sturgis and Three Rivers. Both airports have adopted Approach Protection Land Use Zoning. Authority for overlay zoning regulation for this land use, which supersedes local regulations, is granted to the individual airport boards under the Airport Zoning Act PA 23 or 1950 (MCL 259.431-259.465), and the Tall Structures Act PA 259 of 1959 (MCL 259.481-259.493). Under the Michigan Zoning Enabling Act PA 110 of 2006, Sec. 203 (MCL 125.3202), an airport approach plan shall be incorporated into all local zoning ordinances affected by the plan. The Three Rivers Airport Approach Plan affects zoning in City of Three Rivers, and Lockport Township, and could affect a small part of Fabius Township. The Sturgis Kirsch Municipal Airport Approach Plan affects zoning in City of Sturgis, Sturgis Township, Sherman Township, and Burr Oak Township. Under the Tall Structures Act, wind energy towers in all these communities would be affected within 20,000 feet of the airport, and such facilities could also be affected in a small portion of Fawn River Township. The airport zoning affects not only structural heights but, in the numbered hazard zones, limits the density, occupancy and certain categories of uses.

Map 1.4 -- Three Rivers Airport – Approach Protection Map



Map 1.5 -- City of Sturgis Airport – Approach Protection Map



PARKS AND RECREATION: St. Joseph County maintains eligibility for State and federal grants through adoption and updating on a four-year basis of a county-wide parks and recreation plan. That plan is prepared for the County Parks and Recreation Commission and provides long-range planning for the County's 10 parks, and 17 river access points, totaling 600 acres. The St. Joseph County Parks and Recreation Plan was most recently adopted in 2024.

HYDROELECTRIC - The St. Joseph River has four significant dams that provide hydroelectric power generation in the County. The Sturgis Dam north of Centreville, an AEP (American Electric Power) dam in Constantine, an AEP dam in Mottville, and the Grand Point Power dam in Three Rivers. These are all regulated by the Federal Energy Regulatory Commission (FERC).

ECONOMIC PLAN:

COUNTY STRATEGIC PLAN: On June 3 and 4, 2019, the St. Joseph County Board of Commissioners, Administrator, elected and appointed department heads met to discuss and identify a shared vision and direction for St. Joseph County. The two-day process began with a discussion surrounding the opportunities and challenges facing the County and the implications for the future. The second step was to establish a “2024 Vision Tour” for the County. Lastly, the leadership group identified major goal areas, key objectives, and actions to be taken in the first year of this five-year plan.

Key land use elements of the Strategic Plan provide a roadmap for where the County is going. The following items were discussed as *potential* areas to research as part of a “2024 Vision Tour”.

A visitor that tours St. Joseph County in 2024 will see the following:

- Housing for boomers
- Senior housing (COA, VETS, etc.)
- Community walkability, and recreation
- Expanded recreational opportunities
- Improved county buildings efficiency, and accessibility
- Updated County facilities (Jail, Court House, and Animal Shelter)
- Continued local government relations including roads and bridges
- Continued economic development efforts
- Education promotion – especially for skilled trades – school and college programs
- Improved level of health care
- Upgraded technology – (Internet/G5)

ECONOMIC REDEVELOPMENT PLAN FOR CONTAMINATED SITES

In St. Joseph County there are 177 sites on the EGLE list of contaminated sites. Of these 38 are LUST sites (Leaking Underground Storage Tanks).

Brownfield Redevelopment Authority

The St. Joseph County Brownfield Redevelopment Authority (SJC BRA) is a county-wide redevelopment authority created by the St. Joseph County Board of Commissioners as allowed by Michigan PA 381, the Brownfield Redevelopment Financing Act. The SJC BRA focuses on facilitating and supporting the redevelopment of brownfield sites throughout the county. The SJC BRA has become a major resource and partner for positive economic change in St. Joseph County helping to assess and understand contaminated sites, foster job creation, eliminate blight, re-use properties and infrastructure, and leverage investment.

What is a Brownfield?

A brownfield site is real property where expansion, redevelopment or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Michigan further defines brownfield sites as blighted, functionally obsolete, or historic resource. The property also may be adjacent and contiguous to a contaminated site, a tax reverted property, targeted redevelopment area or a transit-oriented property or development.

Funding Sources

The SJC BRA has access to an assortment of federal, state, and local funding tools and incentives to help support eligible brownfield properties. For more information and how to apply for funding, contact Cathy Knapp.

U.S. EPA Brownfield Assessment Grant

In 2020, the U.S. Environmental Protection Agency (EPA) awarded the SJC BRA a \$300,000 grant for the inventory, characterization, assessment, and cleanup planning related activities for brownfield sites within St. Joseph County, Michigan.

Brownfield Plans & Tax Increment Revenue

The cleanup and projected redevelopment/improvement of a brownfield property often increases the taxable value. Taxes on the improvement (the increment in the captured taxable value) are known as Tax Increment Revenue (TIR) and can be used to reimburse the SJC BRA and developer for eligible environmental and/or non-environmental activities. Brownfield Plans are used to capture up to a maximum of 30 years in TIR to reimburse these expenses.

Local Brownfield Revolving Fund (LBRF)

After the SJC BRA and the developer have been fully reimbursed for their eligible expenses, the SJC BRA deposits excess funds into the Local Brownfield Revolving Fund (LBRF) for up to five years, not to exceed the number of eligible activities reimbursed. The SJC BRA is currently growing their LBRF for future project funding, such as a grant or loan.

Michigan Department of Environment, Great Lakes, and Energy (EGLE)

For current funding opportunities, see the EGLE website.

Michigan Economic Development Corporation (MEDC)

For current funding opportunities, see the MEDC website.

Project Profiles

1510 N. Main St., Three Rivers (Clark Logic)

Clark Logic, a warehousing and logistics business, wanted to expand operations at their current site in Three Rivers through construction of a new 40,000 square foot warehouse. In order to clear space for the new warehouse, Clark Logic planned to demolish a blighted, former office building associated with historical operations at the site.

To support this redevelopment opportunity and leverage an estimated \$1.5 million in private investment, the St. Joseph County Brownfield Redevelopment Authority (SJC BRA), in collaboration with the City of Three Rivers, used its U.S. EPA Brownfield Assessment Grant to fund development of a Brownfield Plan. The Brownfield Plan would capture tax increment revenue to reimburse Clark Logic and the SJC BRA for the cost of eligible activities, including site and building demolition, asbestos abatement, and preparation of the Brownfield Plan.

The site was eligible for a Brownfield Plan due to the identification of environmental contamination, stemming from illicit discharges from floor drains and poor housekeeping practices by previous occupants, at concentrations above state cleanup criteria, designating the site as a “facility” (Part 201 of Public Act 451, 1994).

32469 US-12, Burr Oak, (Dollar General site)

This former restaurant closed in 2015 and had since been left vacant. Due to disuse, the existing 50-year-old building had become dilapidated and a potential safety hazard. A developer planned to acquire and redevelop the underutilized property as a Dollar General store. The redevelopment project included demolition of the blighted structure and construction of a new approximately 9,100 square foot commercial building.

Contact

For more information on the St. Joseph County Brownfield Redevelopment Authority, or any of the above topics contact: Bronwyn Drost, Southwest Michigan First.

HOUSING PLAN

The 2019 Housing Plan was updated in 2021 and will be further updated on a continuing basis. The St. Joseph County Housing Plan, as amended, is hereby adopted as a part of the County Land Use plan.

COUNTY-WIDE STRATEGY: The 2019 St. Joseph County Housing Plan included the following Goals and Objectives for the St. Joseph County Housing Ecosystem

Goal 1: Maintain a diversity of housing options for all residents of St. Joseph County

Objective 1: The Housing Task Force coordinates the maintenance of a comprehensive inventory of the county's housing assets, identifying all existing housing assets.

Objective 2: Countywide institutions prioritize stabilization and collaborate to preserve existing households.

Objective 3: Local units of government work with economic development organizations to support at least one innovative housing construction project in the county every year.

Objective 4: Housing stakeholders are involved in resiliency and emergency preparedness planning to ensure that the housing ecosystem can recover from shocks.

Goal 2: Increase available housing in the county for those who most need options with less maintenance, for the long-term health of the entire community.

Objective 1: Stakeholders in government and community service organizations work to ensure that seniors who own homes have the resources they need to maintain their quality of life and their homes' value.

Goal 3: Collaborate to better promote the county's amenities to potential residents.

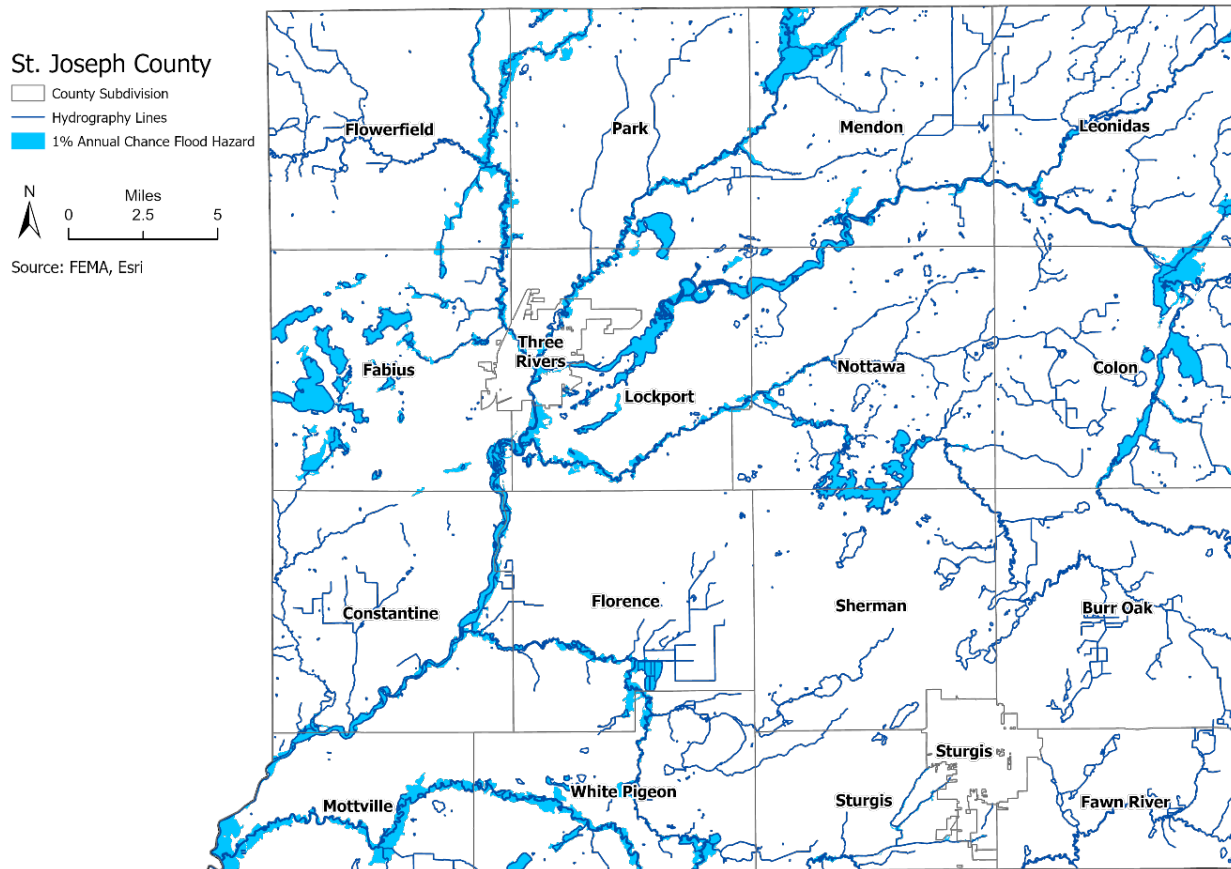
Objective 1: Local units of government participate in collaborative efforts with chambers of commerce to promote existing amenities.

Objective 2: Local jurisdictions agree that broadband is a necessary amenity, and commit to the shared goal of improving broadband access in the county's underserved areas.

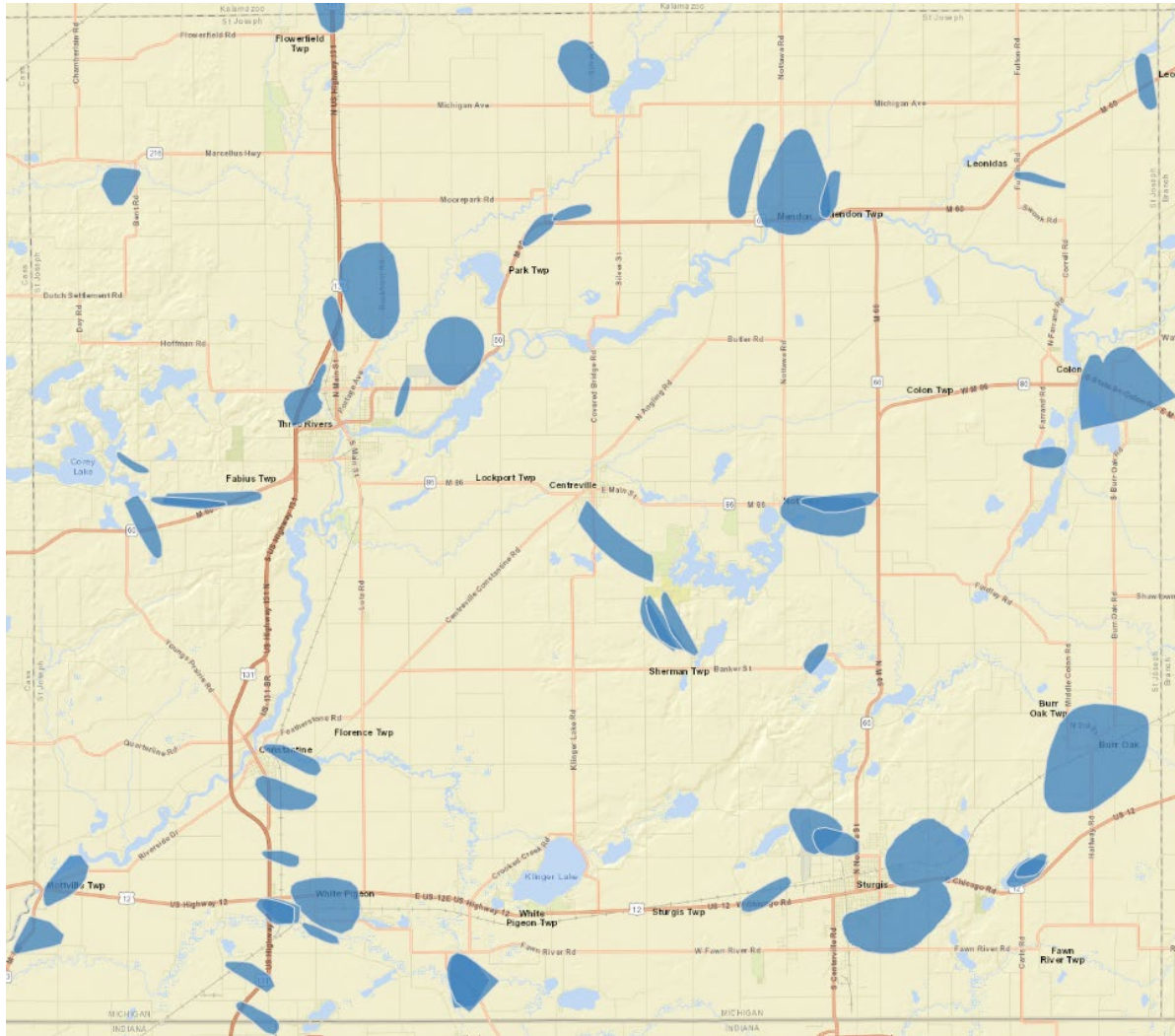
ENVIRONMENTAL PLAN

Flooding is a major contributor to property damage and danger to public health. The composite Federal Emergency Management Agency's (FEMA) National Flood Insurance Plan map (NFIP) depicts the mapped floodplains in St. Joseph County. Any property affected by a floodplain is subject to flooding with a one percent chance of being inundated every year. For that reason, the Michigan Building codes contain additional requirements for construction in those areas. Where possible, municipalities are encouraged to prohibit or restrict construction in 1% flood hazard areas.

Map 1.6 -- Federal Emergency Management Agency – Flood Hazard Map for St. Joseph County



Map 1.7 -- Groundwater Protection Areas



Groundwater Protection

Each city or village with a well system is entitled to seek protection from contamination for its wells. The map depicts areas of groundwater susceptibility to contamination from surface activities. When performing site plan reviews for industrial or commercial uses which involve chemicals or effluent identified by the Michigan Department of Environmental, Great Lakes and Energy, a Pollution Prevention Plan should be required of the applicant. In addition, it is recommended that the facility employs a licensed Storm Water Operator: Industrial Sites.

RECOMMENDATIONS FOR IMPLEMENTATION The most important chapter of the 1997 Master Plan is Chapter IX which lists eight specific recommendations for implementation of the Master Plan. These become the work plan for the Planning Commission and other responsible parties to implement the pattern of land use desired by the residents of St. Joseph County.

1997 MASTER PLAN RECOMMENDATIONS FOR IMPLEMENTATION Community Land Use Planning - Encourage township, village and city planning and zoning as a means of implementing the Master Plan. Model Zoning – Prepare a model ordinance to serve as a guide for local government zoning ordinances. Capital Improvements Program – Develop a multi-year program to guide future county government capital improvements. Recreation Planning – Maintain St. Joseph County’s five-year Parks and Recreation Master Plan to ensure state/federal grant funding. Solid Waste Management Planning - Continue planning for proper recycling, reuse, and disposal of solid waste. Transportation Needs Priorities - Prepare and maintain a transportation capital improvements program through cooperative efforts among all local governments and the County Road Commission. Special Studies - Support special studies to develop and promote new and relevant information to enhance decision making.

OBJECTIVES

1. To establish an advisory pattern of countywide future land use.
2. To establish a basic understanding for the review of local unit of government planning and zoning decision making pursuant to **the Michigan Planning Enabling Act, the Michigan Zoning Enabling Act, the Joint Municipal Planning Act, and the Clean and Renewable Energy and Energy Waste Reduction Act.**
3. To help local units of government implement the County Master Plan Update by providing advice, counsel and professional technical support services when determined appropriate by the County Planning Commission.
4. To support cooperative installation of public infrastructure with county public works financing where appropriate and when consistent and necessary for the implementation of the County Master Plan Update.
5. To support and sponsor, when deemed appropriate by the County Planning Commission such actions and activities necessary to protect and preserve open space, unique environmental features and farmland when such actions implement the County Master Plan Update.

SUMMARY OF THE CURRENT MASTER PLAN

The 2007 Master Plan Update contained an extensive inventory of data and information including demographics, land resources, and land management tools and techniques. The 2007 Resource Book contained additional information, primarily the land use plan maps for all 16 townships, both cities, and each of the five villages. The 2019-2023 County Parks and Recreation Plan updated the demographic information available from the 2010 census with U.S. Census Bureau estimates to 2017.

2024 COUNTY-WIDE MASTER LAND USE PLAN

The 2024 Joint County-Wide Master Land Use Plan includes updates or completely new master plans for twelve townships and four villages within the County. Updated individual demographics and each community's future land use plan are included in a separate chapter. The participating communities' land use plans are included in Appendix 2.

NEEDS, CONCERNS, OPPORTUNITIES AND ADVANTAGES

Chapter VI of the 1997 Master Plan contains a list of the needs and concerns of county land use conditions. Of significance is the fact that items gathered on this list, through the public participation process conducted over 10 years ago, remain equally relevant today with similar needs and concerns expressed through public input in preparation of the 2024 Master Plan Update.

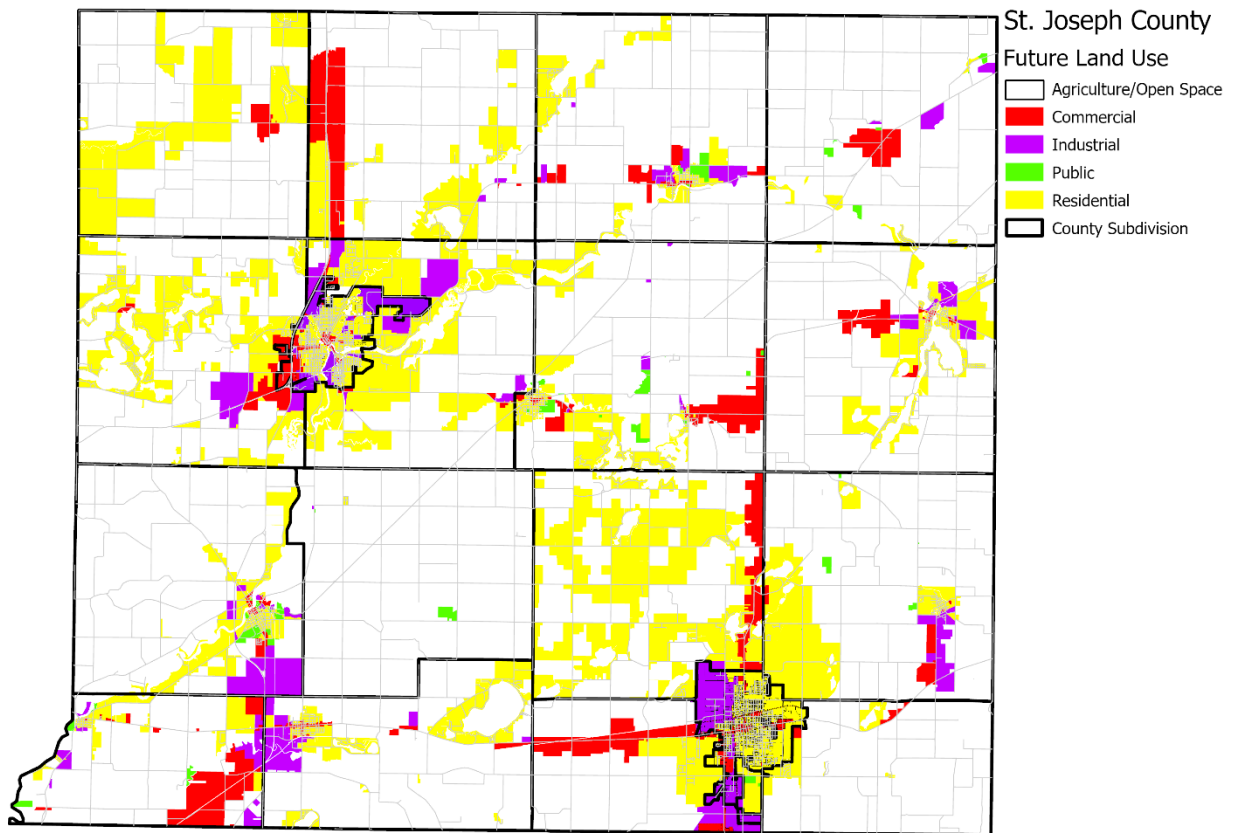
NEEDS AND CONCERNS 2024 to 2029

1. Groundwater quality and quantity both as an agricultural resource and public health necessity
2. Surface water quality and quantity of lake communities and agricultural interests
3. Urban vs. rural communities' competition/conflicts
4. Intensive livestock operation conflicts with neighboring uses
5. Industrial development patterns for "greenfield" vs. "brownfield" development
6. Decline of retail shopping and central business district redevelopment
7. Long-range land use plan for US-131 corridor
8. Planning coordination and collaboration among townships, cities and villages
9. Loss of farmland to residential uses
10. Loss of the rural character of the county
11. Declining physical conditions of older housing and affordability gap of new housing
12. Dispersed development pattern impact upon urban services, utilities and infrastructure
13. Agricultural preservation
14. Industrial diversification
15. Residential encroachment and interference upon agricultural activities
16. Geographic information system use in land use decisions
17. Training of planning commission and zoning officials
18. Access to rail freight services

MAP 1.8 -- COMPOSIT FUTURE LAND USE PLAN FOR ST. JOSEPH COUNTY

For coordination purposes at the county level, the specific location of different residential type land uses is not relevant. Nor is the differentiation of commercial or industrial categories of pertinence to county level planning. In a similar manner, agricultural categories are combined on the county-wide map. The important county level categories are the locations of the major types of land use in relation to one another as well as the flood hazard areas, airport hazard zones, and the various transportation routes.

The composite map depicts only: agricultural, residential, commercial, industrial, and in a few specific places, open space or locations of relevance to the County’s goals, objectives, needs, and concerns.



PART 2: SUGGESTED ADDITIONAL ORDINANCES

The following additional ordinances are recommended by the County Planning Commission. These are recommendations to townships, cities, and villages in St. Joseph County, for incorporation in part or whole, into a community's zoning ordinance. There is no requirement that any community adopt these texts. They were mostly developed through Michigan State University Cooperative Extension or by other county planning commissions in Michigan. If a municipality desires to adopt any of these, it is strongly recommended the community have both a professional planner and the municipal attorney review any resulting text while drafting and before adoption.

ENVIRONMENTAL REGULATIONS

The most important environmental regulation each community should include is floodplain management based upon the Federal Emergency Management Agency's National Flood Insurance Program maps. In St. Joseph County, an additional regulation important for public health would be either a well-head protection area or a ground water protection ordinance.

It is suggested that a planning commission seeking examples of environmental regulations consult, "Filling the Gaps: Environmental Protection Options for Local Governments, 2nd Edition". A summary can be found at: www.planningmi.org/filling-the-gaps, and the text can be viewed on-line at: https://issuu.com/watershedcouncil/docs/document_2_filling_the_gaps. The most important of the environmental regulations are those relating to floodplains and stormwater. These conditions directly affect public health and safety as well as property protection.

Again, each municipality should seek the assistance of a planning consultant and the municipal attorney.

MARIJUANA FACILITIES

In those communities where the popular vote for approval of either or both marijuana public referendum acts exceeded the vote against; if the municipal government voted not to allow marijuana use, it is still recommended the municipal planning commission develop an ordinance regulating such activities and table the public hearing until such time as a petition may be placed on the ballot in the community. Then, if a petition to allow marijuana use is approved by the voters in the community, the Planning Commission can be prepared to hold a public hearing to amend the ordinance in conformance with the public will. This ordinance should be developed with the advice of the municipal attorney, a professional planner, and the zoning administrator.

RENEWABLE ENERGY FACILITIES

NOTE: Three additional land uses have become politically controversial. Regulations for those uses should be considered in conformance with Michigan Public Acts 233, 234, 235, of 2024 -- Renewable Energy Amendments to PA 295 of 2008. This act goes into effect on November 30, 2024, however, there is a court challenge to the rules adopted by the Michigan Public Service Commission.

This act requires local governments to provide for the siting of large-scale Solar Energy facilities with a nameplate capacity of 50 megawatts or more, large-scale Wind Energy facilities with a nameplate capacity of 100 megawatts or more, and Energy Storage facilities with a nameplate capacity of 50 megawatts or more and with an energy discharge capability of 200+ megawatt hours.

Individual communities are given four options:

1. Adopt Renewable Energy Ordinance (CREO) which is Compatible with PA 233.
2. Allow the Michigan Public Services Commission (MPSC) to regulate such facilities.
3. Adopt an Incompatible ordinance which a developer can agree is Workable.
4. Adopt an Incompatible ordinance which is unworkable, notify MPSC, and hope MPSC will consider local conditions.

Reasons to adopt the above options:

1. CREO – Guarantees that the process stays local. NOTE: there is a risk if an adjacent community does not also adopt a CREO and a development is proposed to cross jurisdictional boundaries. This option has a minimal municipal workload. This option qualifies the community for Renewables Ready Communities Award (RRCA) of \$2,000 per megawatt.
2. MPSC – Passes accountability to the State. Low municipal workload. Municipality receives Host Community Agreement and Intervenor funds. The MPSC rules have additional requirements, which a CREO is not allowed to have.
3. Incompatible but Workable – The local ordinance can include additional conditions that a developer would find workable. Municipality retains the local process including the RRCA.
4. Incompatible and Unworkable – Expresses all community preferences. Lower municipal workload. The MPSC can consider local preferences.

Reasons against adopting the above options:

1. CREO – Municipality cannot add more conditions than allowed. Denying a compatible project voids the CREO. There are penalties for adopting a false CREO. If a project crosses jurisdictional boundaries, and the adjacent community has an unworkable ordinance, the project is automatically sent to MPSC.

2. MPSC -- Only the conditions listed in the MPSC rules are allowed. Community is not eligible for RRCA. There is no local review. There is no case law on the MPSC conditions.
3. Incompatible/Workable – Well written ordinance must be adopted ASAP. There is a risk a developer may declare the ordinance to be unworkable. May require future revisions.
4. Incompatible/Unworkable – High risk of losing local review. May turn away local-oriented developers.

Possible local conditions for an Incompatible but Workable local zoning regulation:

1. Exclusion from zoning districts where the existing lots do not exceed 250 acres, based on the industry standard which needs 10 acres per megawatt and the 50-megawatt threshold. (Lots of 500 acres would thus be needed for a 100-megawatt wind energy system).
2. Local screening requirements which mimic the MPSC rules (which are not allowed in a CREO).
3. Specific prime farmland protection requirements which include standards developed by the Michigan Department of Agriculture and Rural Development (MARD).

SOLAR ENERGY SYSTEMS

Large-scale solar energy facilities with a name-plate capacity of 50 megawatts or more are regulated under Michigan PA 233, 234 and 235, however, a local community can adopt a local ordinance in compliance with State law which will allow the municipality to be compensated.

Solar energy facilities with a name-plate capacity of less than 50 megawatts are subject to local zoning regulations.

Small-scale solar energy accessory structures should be allowed as accessory uses with some conditions in all districts.

An individual community should seek the assistance of a professional planner and the community attorney to obtain an enforceable amendment to the local zoning ordinance.

WIND ENERGY SYSTEMS – large-scale (i.e., commercial/industrial use)

Large-scale wind energy facilities with a name-plate capacity of 100 megawatts or more are regulated under Michigan PA 233, 234 and 235, however, a local community can adopt a local ordinance in compliance with State law which will allow the municipality to be compensated.

Wind energy facilities with a name-plate capacity of less than 100 megawatts are subject to local zoning regulations. They are also subject to the Michigan Tall Structures Act, which would effectively eliminate most wind energy facilities within about a 4 mile radius of both the Sturgis and Three Rivers airports.

Small-scale wind energy structures can be allowed as accessory uses with conditions or as a special use with conditions designed to protect adjacent properties. Even small-scale, single-structure, wind energy

structures may not be appropriate in all districts, especially where platted lots are less than 15,000 square feet in area and under 100 feet in width.

An individual community should seek the assistance of a professional planner and the community attorney to obtain an enforceable amendment to the local zoning ordinance.

ENERGY STORAGE FACILITIES – large-scale

Large-scale energy storage facilities with a nameplate capacity of 50 megawatts and an energy discharge capability of 200+ megawatts per hour are regulated under Michigan PA 233, 234 and 235. However, a local community can adopt a local ordinance in compliance with State law which will allow the municipality to be compensated.

Smaller energy storage facilities are subject to local zoning regulations and can be allowed as an accessory use with conditions designed to protect adjacent properties.

An individual community should seek the assistance of a professional planner and the community attorney to obtain an enforceable amendment to the local zoning ordinance.

PART 3: MUNICIPALITIES FUTURE LAND USE PLANS

INTRODUCTION

This chapter presents the Future Land Use Plans for the Local Participating Municipalities – the village of Centreville and the townships of Colon, Constantine, Fabius, Leonidas, Lockport, Mottville, Park, and Sturgis. Each of these communities is treated separately in a subsection of this chapter. The subsections consist of individual demographics, pertinent maps, goals and objectives, and related land use policies regarding how growth and development are best accommodated in each participating community. The previous chapters contain an analysis of natural and cultural features, such as roads, public infrastructure, soils, and other environmental conditions.

Each of the respective communities have identified predominant land use patterns planning for themselves. While these will differ between communities, there are common elements found in each.

Farmland Preservation Areas

Residential Areas

Industrial/Commercial Areas

Environmentally Sensitive Areas

Future Land Use/Zoning Plans

LOCAL PARTICIPATING MUNICIPALITY FUTURE LAND USE PLANS

This chapter of the St. Joseph County Master Land Use Plan contains the Future Land Use Plans for the participating municipalities within the County. These plans are held to be consistent with the County Master Plan and consist of the policies, goals and objectives for future development in the individual municipalities. Sections are also included with the future land use map and basic demographic tables for non-participating communities.

TOWNSHIPS

Burr Oak
Colon
Constantine
Fabius
Fawn River
Flowerfield
Leonidas
Lockport
Mendon
Mottville
Park
Sturgis

VILLAGES

Centreville
Constantine
Mendon
White Pigeon

NON-PARTICIPATING

Burr Oak Village
Colon Village
Florence Township
Nottawa Township
Sherman Township
White Pigeon Township
City of Sturgis
City of Three Rivers

VILLAGE OF BURR OAK

The Village of Burr Oak chose not to participate in the St. Joseph County Joint Master Land Use Plan. The individual demographics and approximation of the Village’s future land use planning based on the Village’s zoning ordinance are included here to complete the County’s master planning.

Regional Context

The Village of Burr Oak has an area of 1.01 square miles in Section 20 of the township. The Village is 1.5 miles north of US-12, and about seven miles northeast of the City of Sturgis.

Demographics

Table 3.1.1 – BURR OAK VILLAGE POPULATION

SEX AND AGE		%
Total population	820	100%
Male	434	52.90%
Female	386	47.10%
Under 5 years	63	7.70%
5 to 9 years	62	7.60%
10 to 14 years	63	7.70%
15 to 19 years	47	5.70%
20 to 24 years	50	6.10%
25 to 34 years	140	17.10%
35 to 44 years	100	12.20%
45 to 54 years	78	9.50%
55 to 59 years	70	8.50%
60 to 64 years	76	9.30%
65 to 74 years	44	5.40%
75 to 84 years	27	3.30%
85 years and over	0	0.00%
Median age (years)	34	[x]

Table 3.1.2 -- YEAR STRUCTURE BUILT

2020 or later	0
2010 to 2019	0
2000 to 2009	23
1980 to 1999	21
1960 to 1979	41
1940 to 1959	80
1939 or earlier	139

TOTAL	304
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Map 3.1 -- zoning Plan



VILLAGE OF CENTREVILLE

This plan updates the Village’s 2014 Master Plan to 2024-2029. Below are amendments proposed for the previously adopted plan which is found in Appendix 2.

Regional Context

The Village of Centreville is situated in the southwestern portion of Michigan’s Lower Peninsula in St. Joseph County of which it is the county seat. It is twenty-three (23) miles south of the Kalamazoo area and approximately seventy-two (72) miles south of the Grand Rapids metropolitan area. The Village contains 1.49 square miles of area, of which 1.48 square miles is land and 0.01 square miles is water area.

Predominant Land Use Pattern

Centreville is largely built out. Large areas are taken up by County land uses. These include the County Fair Grounds, the sheriff’s offices, and the county building. The flood plain limits development beyond what is already in place. Commercial uses are confined to the central business district and the M-86 corridor. Industrial uses are primarily located in the northwest corner of the village.

Demographics – Tables 3.2.1

Centreville Village Age Demographics						
Age	2017	2018	2019	2020	2021	2022
0 to 5	47	40	31	26	46	73
5 to 17	241	213	207	175	188	194
18 to 24	126	106	103	81	83	114
25 to 54	672	583	521	463	466	462
55 to 64	221	225	202	216	225	186
65+	243	230	214	198	234	284
Total	1,550	1,397	1,278	1,159	1,242	1,313

Centreville Village Housing Age	
Year Structure Built	2022
2020 or later	0
2010 to 2019	21
2000 to 2009	2
1980 to 1999	105
1960 to 1979	45
1940 to 1959	106
1939 or earlier	183

Centreville Village Occupied Housing Characteristics						
Type of Units	2017	2018	2019	2020	2021	2022
1, detached	403	363	333	305	334	354
1, attached	4	3	0	0	0	0
2 apartments	0	0	0	0	0	0
3 or 4 apartments	23	26	32	27	31	24
5 to 9 apartments	11	12	15	20	37	35
10 or more apartments	32	38	25	26	14	14
Mobile home, etc.	56	48	37	27	38	35
Total Occupied Units	529	490	442	405	454	454

Centreville Village Household Size			
	2012	2017	2022
Total Households	409	529	454
Average Size	2.76	2.44	2.89

Centreville Village Population Density	
2022	
Total Area	1.49 square miles
Land	1.48 square miles
Water	0.01 square miles
Population	1,313
Density	887.16 people / square mile

Since 1990, the village’s population has fluctuated between 1,300 and 1,580. Because the village is largely built-out, this is not likely to change significantly over the next five years.

Goals and Objectives

The Village of Centreville’s 2023 Future Land Use plan identifies four Community Planning goals, four Environment Planning goals, four Housing goals, seven Business and Industrial growth goals, a three-part promotional program, a Futuring Process for the community and schools, a three-part infrastructure plan, and a Downtown Development Authority development plan.

Goals and policies were developed for Land Use, Capital Improvements, Public Lands, Places and Structures, Public Utilities, Transportation, Housing, Village Image and Appearance, Economic Development, and Historic Preservation.

Land Use Policies:

1. Maintain predominance of single-family housing in the village supplemented with appropriate amounts of rental and affordable housing to serve the needs of existing and future residents.
2. Encourage revitalization of the Downtown into office and governmental related land use which will renovate and restore current historical and architectural period buildings in the commercial portion of the downtown.
3. Encourage the preservation of wetlands along the Prairie River and the southern portion of the village industrial park property plus adherence to environmental performance standards for all new developments.
4. Encourage steady improvement of the village parks and recreation system, especially cooperative efforts to create a sports complex and environmental education/preservation area associated with the Fair Board and School District.

Capital Improvements Policies:

1. Require that all new developments be serviced by village water and sewer infrastructure.
2. Require existing developments which have substandard infrastructure upgrade to current village standards.
3. Require village management to develop and maintain a schedule for future corrections of current infrastructure deficiencies and needed planning improvements, which will be used for decision-making purposes for new and existing development approvals.

Public Lands, Places, and Structures Policies:

1. All construction and development shall be required to be completed in conformance with the provisions of the Americans with Disabilities Act and construction and fire safety codes.
2. Seek the development of a village community center.

Public Utilities Policies:

1. Require all new developments to provide storm water drainage and detention plus establish a plan for storm water management for the remaining portion of the village to be implemented in accordance with scheduled street and utility improvement projects.
2. Complete the finalization of plans and complete construction improvements to the village water and sewer systems.
3. Extend the service system to adjacent land areas with revenue from projects and land areas.

Transportation Policies:

1. Seek the construction of a north-south street connecting M-86 to the Centreville-Constantine Road at the eastern edge of the village and an east-west street connecting the areas surrounding the High School and Shimmel Road.
2. Plan for the construction of new and replacement of existing sidewalks in the village with the highest priority given to the construction of sidewalks from the Downtown to the Village Market Shopping Center.

3. Plan for the periodic maintenance and improvement of existing streets, through annual village budget allocations and major improvement project budgets.

Housing Policies:

1. Maintain predominantly low-density single-family neighborhoods.
2. Attract new land areas into the village for the purpose of development for new residential subdivisions serviced by village utilities.
3. Seek programs and opportunities to renovate/rehabilitate current residential areas, especially areas of low-moderate income households.

Village Image and Appearance Policies:

1. Improve the architectural facades of buildings in the Downtown.
2. Landscape the street rights-of-way.
3. Enforce ordinances with prevent and correct visual pollution.

Economic Development Policies:

1. Continue active programs to encourage small and light industries to locate in the Village Industrial Park.
2. Support the Downtown Development Authority programs and projects to develop the Downtown for office and governmental related commercial businesses.
3. Encourage the development of a second retail development at the western side of the village, in the future to serve additional residential development anticipated in the immediate area.

Historic Preservation Policies:

1. Establish a local, volunteer study group to research and document historic, cultural, archeological sites within the village.
2. Create and publish an inventory of known historic sites.
3. Consider designation and commemoration of significant historic sites and buildings with markers or plaques, including the historic portion of the Downtown business district and surrounding residential areas.
4. Adopt design standards and appropriate color palettes to enhance the image and appearance of the historic area.
5. Establish a heritage preservation overlay zone to facilitate site review by the Planning Commission of plans for alteration, additions or new construction in designated districts.
6. Explore the potential for developing a regional base for promotion of heritage tourism.

Capital Improvement Program

Table 3.2.2 below is a six-year projection of planned capital improvement projects:

VILLAGE OF CENTREVILLE

General Fund	2024	2025	2026	2027	2028	2029	SOURCE
Village Hall Improvements	\$ 2,500.00	\$ 3,000.00	\$ 3,500.00	\$ 4,000.00	\$ 4,500.00	\$ 5,000.00	GF, W, S, MS, LS, ME
Park Improvements	\$ 19,000.00	\$ 12,000.00	\$ 13,000.00	\$ 14,000.00	\$ 15,000.00	\$ 16,000.00	GF
Village Vehicles Replacements	\$ 70,000.00	\$ 70,000.00	\$ 70,000.00	\$ 70,000.00	\$ 70,000.00	\$ 70,000.00	ME
Street Repair and Maintenance	(Covid \$\$) \$329,000.00	\$ 150,000.00	\$ 200,000.00	\$ 200,000.00	\$ 250,000.00	\$ 250,000.00	Act 51, GF
Police Equipment and Vehicles	\$ -	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 30,000.00	\$ 30,000.00	GF
Area Fire Department							
Fire Hall Maintenance and Repair	\$ 11,350.00	\$ 11,500.00	\$ 11,700.00	\$ 11,950.00	\$ 12,200.00	\$ 12,500.00	M, GF, OE
Fire Equipment and Vehicles	\$ 28,849.30	\$ 55,000.00	\$ 35,000.00	\$ 40,000.00	\$ 45,000.00	\$ 50,000.00	M, GF, OE

KEY: GF- General Fund, ME-Motor Equipment Fund, SF-Sewer Fund, WF- Water Fund, MS- Major Street Fund, LS- Local Street Fund, M-Millage, OE- Other Entries (Nottawa & Lockport Township), Act 51-

Land Use Plan

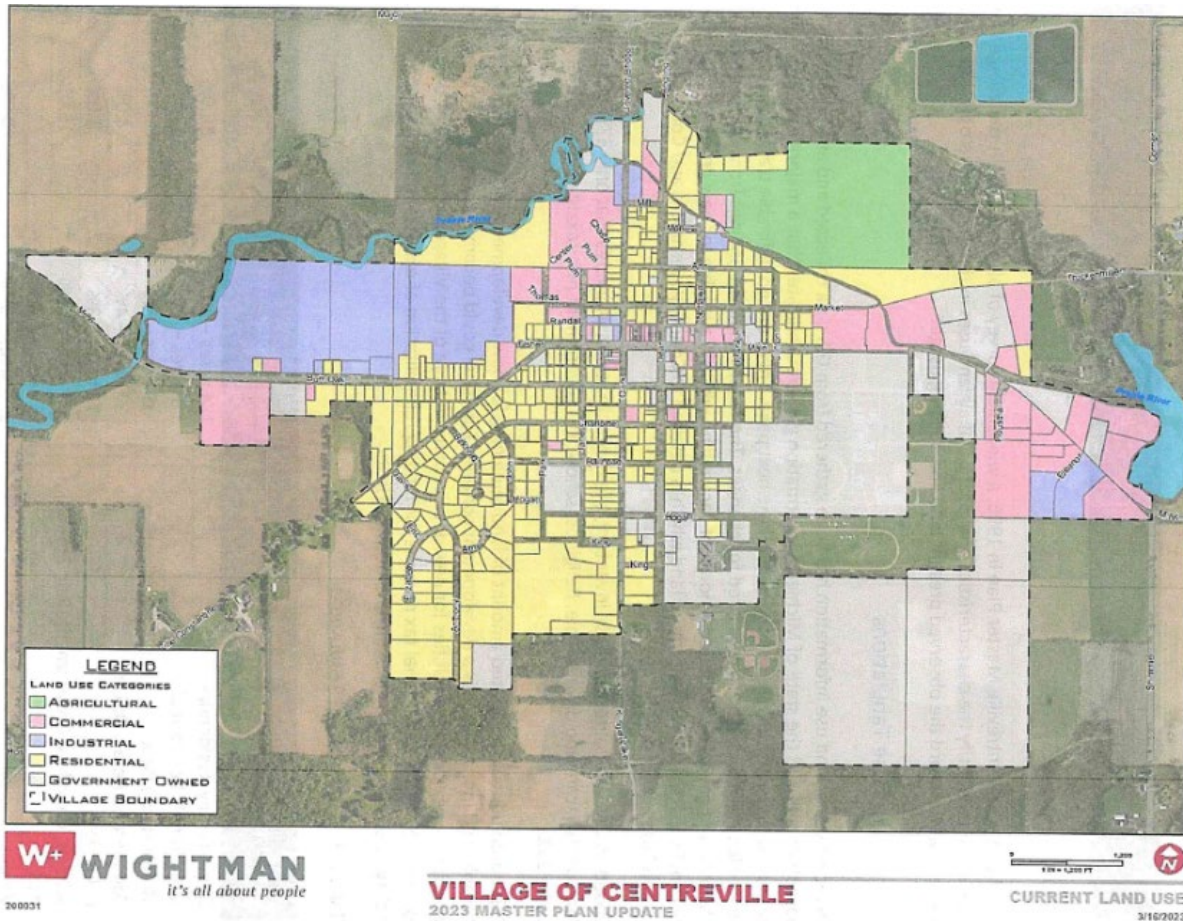
The Land Use Plan is based on certain land development planning assumptions and guidelines identified in 2016. These include:

1. Provision of Municipal Services: Municipal services will be extended in increments necessary to accommodate the logical extension of development from existing utility service locations. The treatment capacity, insufficient for current needs, will be remedied.
2. Municipal Assistance to Fund New Development Infrastructure: The Village will aid the development of vacant land areas within the Village by assisting private developers with financing of street improvements within designated rights-of-way or in alternative rights-of-way approved by the Planning Commission and Village Council.
3. Annexation of Village Serviced Land Areas: Land in the planning area to be serviced by municipal utilities shall be incorporated into the Village as recognized in the Master Plan. The Planning Commission will urge the use of inter-local Government Agreements for annexation whenever possible.
4. Compliance with Land and Other Village Regulations: Regulated lands shall be designated and all regulations concerning development and maintenance of land uses shall be respected in the context of future development and the maintenance of existing land use. The Village shall vigorously enforce all land development and maintenance regulations.
5. Preservation of Appearance and Village Image: The beauty, visual appearance and historic characteristics of the Village shall, to the extent possible, be preserved.

Zoning Districts

- R-1 Low Density Residential District
- R-2 Medium Density Residential District
- R-3 High Density Residential District
- R-4 Mobile Home Park Residential District
- C-1 Local Commercial District
- C-2 General Commercial District
- I-1 Industrial District
- CFG County Fairgrounds District

Map 3.2 -- Future Land Use Plan Map



VILLAGE OF COLON

This plan updates the Village's 2023 Master Plan to 2021. The previously adopted plan is found in Appendix 2.

Regional Context

The Village of Colon has an area of 1.74 square miles in Section 11 of the township, of which 1.37 square miles is land and 0.37 square miles is water. M-86 runs through the middle of the village, entering from the south and turning east, in the center of the village. This highway connects the Village with Three Rivers to the west and Coldwater to the east.

Predominant Land Use Pattern

Commercial land use has developed primarily at the interaction of M-86 and Blackstone Avenue. This major intersection has historically served as the 'downtown' of the community and continues as the commercial core in the area. It is occupied by a mix of retail, office and civic use, intermingled with residential properties. Generally commercial development remains near the geographical center of the Village allowing for a vital commercial core and growth of a strong civic center that includes the Village Offices, a library, post office, and public lands. The strength of this center has encouraged an active community life and has served to maintain a vital business district as well as influence the commercial and residential land use pattern of the surrounding area.

The Village core does face some challenges, however. On-street parking is haphazard and poorly marked. Off-street parking is not provided in clearly designated and easily accessible locations. Parking limitations reduce options for occupancy of existing buildings and present limitations for community events. Some building facades need to be improved or restored. And there is a general lack of unified theme regarding building design/form, signage, and the streetscape.

Walkability in the core is impeded by wide crossings and sidewalk interruptions. Non-Motorized travel in the downtown area is further limited by a lack of bike lanes, and bike-related facilities. This pattern has resulted in a lack of pedestrian connectivity between 'activity centers' in the Village, which is crucial to the vitality of a community core.

A potential challenge to the strength of the core is the presence of commercial land use and vacant land in outlying areas along the major corridors leading into the Village. Unlimited nonresidential development in these areas will serve to diminish the role of the Village core and destabilize the existing business district.

Table 3.3.1 -- Demographics

SEX AND AGE	2023	
Total population	1,391	1,391
Male	715	51.40%
Female	676	48.60%
Under 5 years	136	9.80%
5 to 9 years	122	8.80%
10 to 14 years	46	3.30%
15 to 19 years	108	7.80%
20 to 24 years	102	7.30%
25 to 34 years	161	11.60%
35 to 44 years	141	10.10%
45 to 54 years	168	12.10%
55 to 59 years	56	4.00%
60 to 64 years	20	1.40%
65 to 74 years	223	16.00%
75 to 84 years	97	7.00%
85 years and over	11	0.80%
Median age (years)	37.4	(X)

Table 3.3.2 -- YEAR STRUCTURE BUILT

2020 or later	0
2010 to 2019	4
2000 to 2009	36
1980 to 1999	73
1960 to 1979	99
1940 to 1959	149
1939 or earlier	228
TOTAL	589

Table 3.3.3 OCCUPIED HOUSING UNITS

Type of Units	2017	2018	2019	2020	2021	2022	2023
1-unit detached	532	560	554	508	521	671	697
1-unit attached	27	17	19	9	2	0	0
2 units	2	14	14	27	31	38	58
3 to 4 units	13	0	2	2	6	5	5
5 to 9 units	0	0	0	0	0	0	0
10 or more units	95	104	92	62	44	64	64
Mobile homes	34	28	15	15	14	12	13
TOTAL	703	723	696	623	618	790	837

Table 3.3.4 HOUSEHOLD SIZE

Year	2017	2020	2022
Total Households	523	456	589
Average Size	2.15	2.47	2.36

Table 3.3.5 POPULATION DENSITY

POPULATION DENSITY	2023
Total Area	1.73 sq. mi.
Land	1.37 sq. mi.
Water	0.36 sq. mi.
Population	1,391
Density	804/sq. mi.

Map 3.3 -- Future Zoning Plan

The desired land use patterns are depicted using the following land use classification scheme:

Residential, Low - Medium Density (R-LM)

This classification represents a large portion of the Village and generally includes existing residential neighborhoods surrounding the Village core, including waterfront properties. This approach forwards the desire to protect the community's existing housing stock.

This area of 'transition' is ideal for providing a mixture of housing options in locations that are in proximity (walkable) to areas of employment and commerce, such as the downtown, while also encouraging the preservation of single-family homes near the center of the Village.

In addition, the large, mostly undeveloped land areas adjacent to the existing residential neighborhoods are classified as R-LM. These land areas have been identified to provide for the expansion of housing attractive to families.

Higher density residential development is envisioned to include lofts, mansion apartment buildings, townhouses, mixed use buildings, and senior housing (independent/assisted living and continual care), ranging in density from 5 to 6 dwelling units per acre

The R-LM classification is designed to provide single- and two-family residential land use on smaller lots in traditional neighborhood settings. Existing land use patterns reflect a general density of 5 to 6 dwelling units per acre and lot sizes that average 7500 square feet.

Manufactured Housing Community (MHC)

It is estimated that the existing and planned manufactured housing development areas within the adjacent communities will meet the demand for manufactured housing during the life of this plan.

Transitional (TR)

The Transitional classification is intended to recognize the ability of the fringe areas of the Downtown to serve as a transition or buffer between the Village core and surrounding residential areas.

This area of 'transition' is ideal for providing a mixture of housing options in locations that are in close proximity (walkable) to areas of employment and commerce, such as the downtown, while also encouraging the preservation of single-family homes near the center of the village.

Higher density residential development is envisioned to include lofts, mansion apartment buildings, townhouses, mixed use buildings, and senior housing (independent/assisted living and continual care), ranging in density from 5 to 6 dwelling units per acre.

This classification is directed to areas that are generally located near the Village core with easy access to amenities and local services, and where existing residential development may be experiencing redevelopment pressure.

Site and building design within these transitional areas are very important and should project an image that compliments the Village core. For this reason, development standards that use a form-based approach will be applied.

Village Core (VC)

This classification encompasses the Village center or downtown area of the Village of Colon. The Village core is the retail, historical and cultural center of the Village and provides the community with its 'sense of place'. It is an area of mixed use, characterized by historical residences intermingled with commercial activity, recreational assets and community space. In recognition

of this character, a subarea plan for the core has been developed and is set forth later in this Chapter.

Corridor Commercial (CC)

The CC classification is directed to the commercial area along the M-86 corridor which extends east into the Village core and that portion of M-86 which stretches through the southeast section of the Village. This classification is characterized by auto-oriented commercial activity.

This classification recognizes the 'gateway' nature of M-86 as it extends through the Village. Streetscape improvements and site development that is responsive to this important corridor should be considered to present an attractive entrance to the Village and announce to travelers that they have entered a special place.

Adding gateway elements such as wayfinding signs and common streetscape treatments also help provide continuity and connection between the M-86 corridor and the Village core.

Because these 'gateways' are crucial to the stability and planned growth of the Village, the M-86 corridor has been identified as a 'highlighted plan element.

Public (P)

This classification includes institutional uses such as public schools, government buildings and churches. Public parks and points of public waterfront access are also included. Their public use is not expected to change over time and should be recognized. Land use patterns on surrounding properties should be designed to complement and/or take advantage of the public nature of the property.

Light Industrial (LI)

When the Zoning Ordinance was adopted in 1976, extensive land area along M-86 and along both sides of the Penn Central Railroad in the northeast portion of the Village was zoned for industrial land use.

The existing industrial zoning along M-86 as it stretches east and west out of the Village is proposed to remain light industrial. This industrial land use pattern is proposed in recognition of existing land use and infrastructure. However, the remaining industrial zoning is proposed to be reconsidered for land use that is responsive to the natural features and recreational/water assets that surround it.

It is estimated that the existing and planned industrial areas within the adjacent communities will assist in meeting demand for light industrial land use during the life of this plan.

Waterfront Overlay (Wo)

Waterfront Overlay exists as a 'classification layer' that recognizes shorelines and wetland areas within the village. These areas play a crucial role in preserving the water quality of Palmer Lake and Sturgeon Lake. They also are key in the area's natural storm water management systems, as well as providing important natural habitat and wildlife corridors.

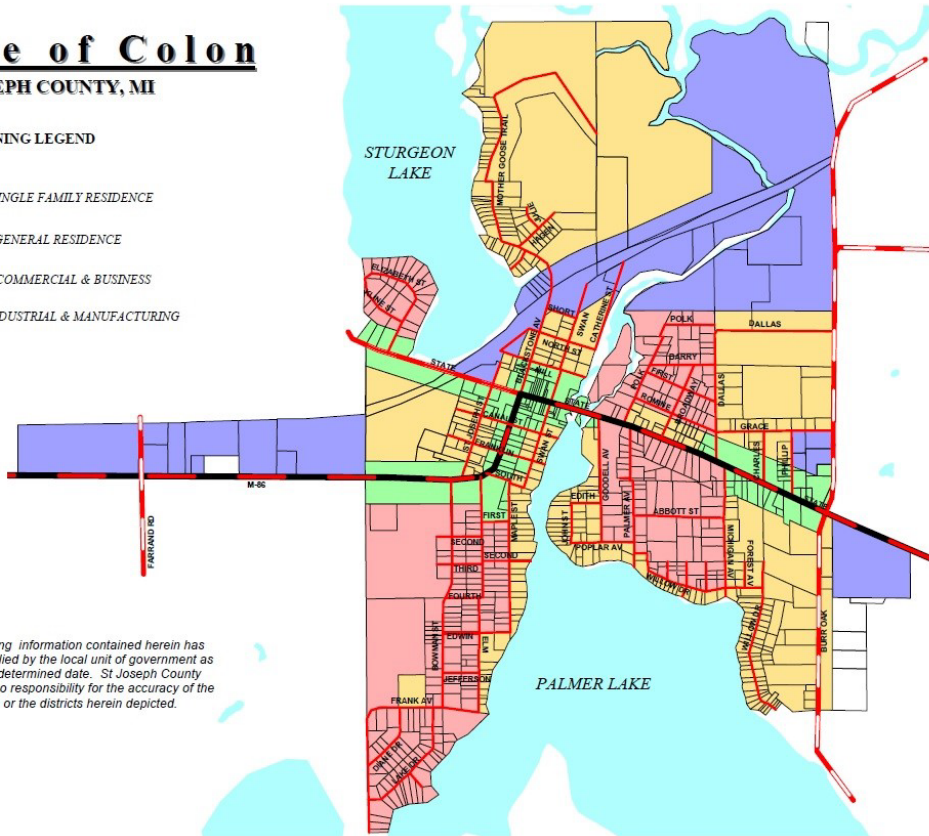
The Waterfront Overlay functions as a 'classification layer' placed 'over' (and therefore, in addition to the land use classification. It is envisioned to offer design/use alternatives in these important areas in recognition of their value to the environmental health and safety of the region

Village of Colon

ST. JOSEPH COUNTY, MI

ZONING LEGEND

- SF SINGLE FAMILY RESIDENCE
- R-2 GENERAL RESIDENCE
- C COMMERCIAL & BUSINESS
- I INDUSTRIAL & MANUFACTURING



The zoning information contained herein has been supplied by the local unit of government as of an undetermined date. St Joseph County assumes no responsibility for the accuracy of the map or the districts herein depicted.

SCALE 1 IN = 0.25 MILE

PRODUCED BY: St. Joseph County Land Resource Centre (269) 467-5577.

VILLAGE OF CONSTANTINE

Regional Context

This plan updates the Village’s 2023 Master Plan to 2024-2029. The previously adopted plan is found in Appendix 2.

Regional Context

The Village of Constantine is in the southwest corner of St. Joseph County in the southeast corner of Constantine Township. The Village occupies 1.78 square miles of which 1.64 square miles is land area and 0.14 square mile is water. The St. Joseph River crosses the village’s northwest corner. The Township is in the second row of townships north of the State line with Indiana and is in the western column of townships of the County. Constantine Township abuts Cass County on the west.

The Village is 4.5 miles from the State line and five miles south of the City of Three Rivers. The nearest metropolitan area is the South Bend-Elkhart-Mishawaka urban area of Indiana.

Predominant Land Use Pattern

Constantine’s commercial uses are primarily located east of the bridge over the St. Joseph River, along the east bank of the river north of Main Street, and both east and north of town along the line of old US-131. Industrial uses are found on the east side of the river north of the central business district, and in two large industrial areas on the east side of the village. The flood plains of the St. Joseph River and Fawn River limit development in those areas subject to flooding.

It is anticipated that, with the removal of US-131 from the village there will be increased pressure to rezone those streets that access the relocated highway to commercial, industrial or high-density residential uses.

Table 3.4 -- Demographics

Constantine Village Age Demographics						
Age	2017	2018	2019	2020	2021	2022
0 to 5	208	156	129	93	84	93
5 to 17	348	376	471	536	480	467
18 to 24	158	163	137	161	145	177
25 to 54	797	865	893	848	752	798
55 to 64	225	192	209	322	339	367
65+	237	269	260	262	299	312
Total	1,973	2,021	2,099	2,222	2,099	2,214

Constantine Village Housing Age	
Year Structure Built	2022
2020 or later	0
2010 to 2019	124
2000 to 2009	90
1980 to 1999	409
1960 to 1979	405
1940 to 1959	246
1939 or earlier	483

Constantine Village Occupied Housing Characteristics						
Type of Units	2017	2018	2019	2020	2021	2022
1, detached	490	481	490	497	466	522
1, attached	2	2	2	2	9	8
2 apartments	12	24	22	25	21	29
3 or 4 apartments	11	25	26	50	52	58
5 to 9 apartments	98	108	108	118	99	103
10 or more apartments	26	52	52	56	62	63
Mobile home, etc.	152	140	140	160	149	184
Total Occupied Units	791	832	840	908	858	888

Constantine Village Household Size			
	2012	2017	2022
Total Households	629	791	888
Average Size	2.86	2.49	2.49

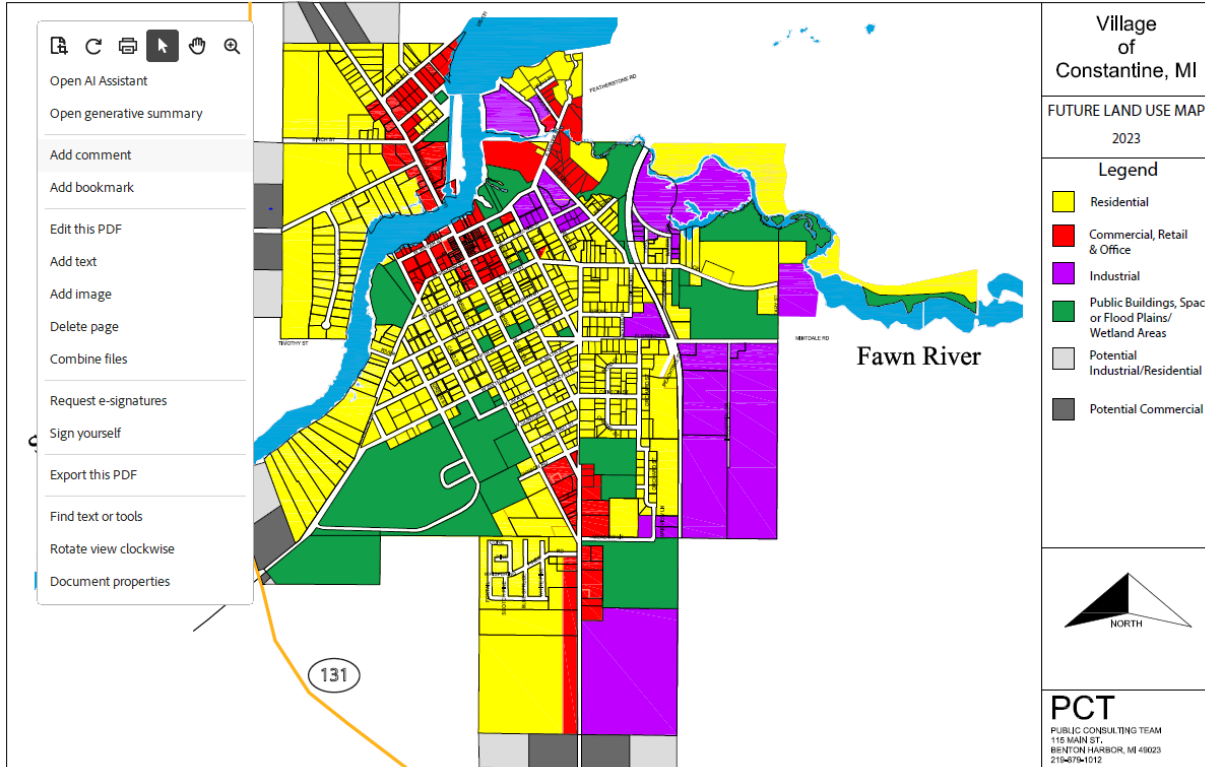
Constantine Village Population Density	
2022	
Total Area	1.78 square miles
Land	1.64 square miles
Water	0.14 square miles
Population	2,214
Density	1,350 people / square mile

Goals and Objectives

The Village's 2023 Master Plan identified eight Goals with specific Objectives:

1. Preserve the historic character of the village.
 - a. Minimize impact of new investment
 - b. Maintain high standards of blending 19th century and 21st century designs.
 - c. Encourage preservation of existing arbor-scapes.
 - d. Promote development of adequate underground utilities.
 - e. Annually update the Capital Improvement Program
 - f. Promote mixed use of downtown buildings.
 - g. Cooperate with merchants to provide parking.
 - h. Encourage preservation of Landmark features
 - i. Encourage reuse and adaptation of older buildings.
 - j. Encourage designation of historic buildings and sites
 - k. Minimize parking requirements.
2. Land Use and Economic Development
 - a. Recruit developments for designated vacant properties as shown in the Future Land Use Plan.
 - b. Improve the visual entryway image of the village.
 - c. Identify pathways from neighborhoods to the downtown.
3. Downtown development
 - a. Assist DDA to implement "Strategic Vision" into the Downtown.
 - b. Update the Downtown Development Plan annually.
 - c. Determine the "basic mix" of retail services needed.
4. Community history, recreation, open space, and leisure time pursuits
 - a. Investigate potential for a linear park trail system.
 - b. Work with property owners to explore mixed use opportunities in the downtown.
 - c. Target areas for new sidewalks and bicycle routes.
5. Neighborhood and housing development.
 - a. Organize a support group for resident homeowners.
 - b. Ensure proper enforcement of construction codes.
 - c. Complete a housing-needs assessment and identify housing needs.
 - d. Prepare preliminary residential subdivision concept plans for prospective developers.
6. Governmental cooperation
 - a. Establish a joint Village-Township Planning Committee
7. Mandatory plan updating requirements
 - a. Initiate comprehensive review of this plan in 2027.
8. Michigan Redevelopment Ready Communities updates to the zoning ordinance.
 - a. Review the zoning ordinance to simplify the application and approval process.
 - b. Provide for administrative review of minor projects.
 - c. Add diagrams to the zoning ordinance.
 - d. Remove inappropriate provisions from the zoning ordinance.
 - e. Separate General Provisions from Special Use Conditions and review the list of Special Uses.

Map 3.4 -- Future Land Use/Zoning Plan



FUTURE LAND USE PLAN

The Future Land Use Plan calls for new development for all vacant and undeveloped parcels of land in the Village. The highlights of the plan show:

- Clustering of *new commercial development* in the central business district and along the “entryways” of the Village from US-131 and provide as an option for future potential development through either Public Act 425 agreements with the Township or if the owners desire and the Township agrees, annexation to supply public sanitary sewer and water.
- Clustering of new *industrial development* within the areas now housing industry, and
- New *residential development* for all other undeveloped parcels of land remaining in the Village.
- Application of new development techniques such as “cluster” development and conservation open space residential development which preserve wetland and river corridors while accommodating new residential development along river edges.
- Recognize the issues with development within the designated floodplains.

The Planning Commission with this information proposes to modify the current Future Land Use Plan based on the updated Future Land Use goals and objectives. In summary, the changes to the Future Land Use Plan

Map include:

1. Redefinition of the area defined for retail and commercial land uses along the former US-131 route within the Village.
2. Redesignation of certain former industrial land to residential to take advantage of the river and environmentally protected areas, attributes that may enhance a residential living environment.
3. The bulk of the remaining vacant land in the Village has been dedicated for future residential land use.
4. It is not the intent of this plan to force development upon adjacent properties outside the Village limits. Rather, the intent is to provide an option for the extension of public utilities along the entry-way routes from US-131 where commercial development will naturally occur. A further intent of the plan is to provide property owners with options to develop the rear portions of such properties for either high density residential or industrial uses.

Capital Improvement Plan

A five-year capital improvement plan was developed as a part of the 2023 plan and is updated annually.

Table 3.4.2 -- CAPITAL IMPROVEMENTS PLAN: IMPLEMENTATION SCHEDULE:

		Projected Completion Year & Cost Estimates					
Priority	Department/Responsible Body	2023	2024	2025	2026	2027	2028
	Fire Department						
A	-New Fire Station		\$2,600,000				
B	-EMS vehicle				100,000		
A	-Safety gear	\$6,800					
A	-Fire Helmets		4,125.00				
B	-Extrication Equipment	39,000					
B	-CPR Machine	19,000					
A	-New Fire Truck					400,000	
A	-New Tanker Truck			400,000			
B	-Demolition Current Fire Building			60,000			
	Police Department						
A	-New vehicles		\$60,000	60,000			60,000
C	-Radios				\$2,000		2,000
B	-In Car Cameras		24,000				
C	-TRU Narc Scanner			30,000			
A	-Emergency/Trauma Kits	2,400					
B	-New Police Dept Building						2,000,000
	Parks & Rec Commission: (VC, PRC, or 0)						
A	-Park benches			\$5,000			\$5,000
	New funding: (VC or 0)						
C	- Road millage						
B	-Non-motorized millage						

	DPW Sewer & Water	2023	2024	2025	2026	2027	2029
A	-Waste- Water Treatment plant		20,000,000				
B	-Pickup/Service Box & Plow		65,000		65,000		65,000
C	. Tractor/Mower Deck and Plow			38,000			38,000
A	-Leaf Removal Truck Repairs	6,000					
C	-5ft Brush Hog			2,200			
C	-Backpack Blower	550					
C	-Chain Saws	1,800					
C	.String Trimmer and Attachments		1,500				
A	-Roof Coating	8,000					
A	-Valves for Filters	65,000					
A	-Chemical Feed Pump		1,300				
A	-Well Cleanings	15,500					
C	. Tools for vehicle maintenance				8,000		
C	-Electronic Water Meters			360,000			
	Administration (VC, 0)						
A	-Accounting /Utility Billing Software	53,000					
A	-Parking Lot Repairs		50,000			50,000	

Key: PC= Planning Commission VC = Village Council PRC= Parks & Recreation Committee/Commission

DDA = Downtown Development Authority 0 = other

VILLAGE OF WHITE PIGEON

The Village of White Pigeon has a current master land use map (see below). This section of the St. Joseph County County-wide plan shall serve as the master land use plan for the village.

Regional Context

The Village of White Pigeon has an area of 1.43 square miles of which 1.41 square miles are land and 0.02 square miles is water. The Village is located partially in White Pigeon Township and partially in Mottville Township.

The Village of White Pigeon is in White Pigeon Township in southwestern St. Joseph County. The Township is in the southernmost tier one row east of the County line and abutting the State boundary with Indiana. US-12 bisects the Village running east-west and crosses US-131 on the western edge of the Village. A north-south rail line cuts through the western edge of the Village and connects to a short line to the east. The Village is two miles from the State line and nine miles south of the City of Three Rivers.

Predominant Land Use Pattern

White Pigeon is largely built-out and predominantly residential. The exception is the western third of the village, planned for industrial activity but not fully developed. Commercial uses are confined to the US-12 corridor and Kalamazoo Road, a north-south county primary.

Table 3.5. 1 -- Demographics

White Pigeon Village Age Demographics						
Age	2017	2018	2019	2020	2021	2022
0 to 5	82	122	141	121	115	146
5 to 17	277	240	261	181	193	172
18 to 24	177	153	182	160	118	118
25 to 54	537	568	649	561	574	571
55 to 64	140	172	160	220	242	236
65+	184	194	220	270	286	301
Total	1,397	1,449	1,613	1,513	1,528	1,544

White Pigeon Village Housing Age	
Year Structure Built	2022
2020 or later	0
2010 to 2019	23
2000 to 2009	31
1980 to 1999	75
1960 to 1979	151
1940 to 1959	163
1939 or earlier	266

White Pigeon Village Occupied Housing Characteristics

Type of Units	2017	2018	2019	2020	2021	2022
1, detached	387	407	456	499	500	526
1, attached	17	20	18	14	7	3
2 apartments	25	21	35	17	13	15
3 or 4 apartments	19	16	13	17	14	22
5 to 9 apartments	17	26	34	33	39	44
10 or more apartments	18	15	17	19	17	28
Mobile home, etc.	70	79	82	74	62	71
Total Occupied Units	553	584	655	673	652	655

White Pigeon Village Household Size			
	2012	2017	2022
Total Households	581	553	655
Average Size	2.70	2.53	2.36

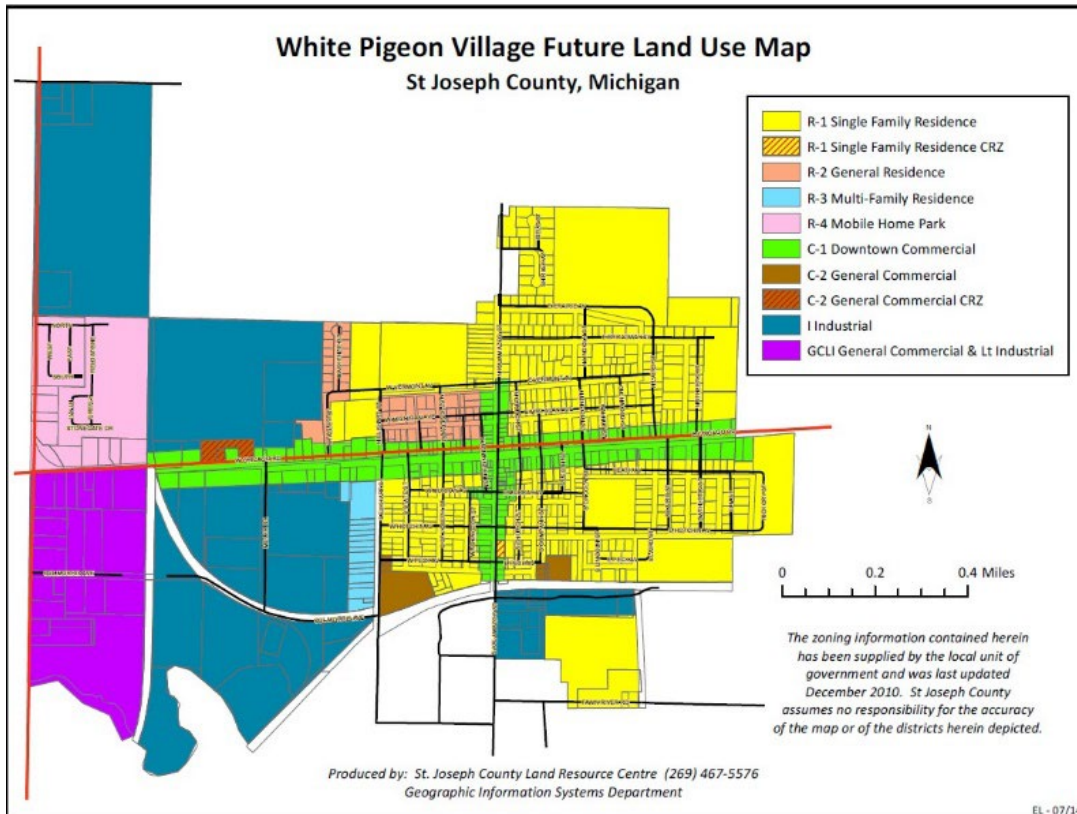
White Pigeon Village Population Density

2022	
Total Area	1.43 square miles
Land	1.41 square miles
Water	0.02 square miles
Population	1,544
Density	1,095.04 people / square mile

Goals and Objectives:

Specific Goals and Objectives for the Village of White Pigeon were not provided. This plan therefore adopts the St. Joseph County Master Plan goals and objectives listed above in the first part of this document.

Map 3.5 -- Future Land Use/Zoning Plan



BURR OAK TOWNSHIP

This section updates the township’s 2023 Master Plan to 2024-2029. The previously adopted plan is found in Appendix 2. The Township’s demographics are updated below as are the Goals and Objectives as well as the Future Land Use Plan.

Regional Context

Burr Oak Township is in the southeastern tier of townships in St. Joseph County, Michigan. St. Joseph County is bordered by the State of Indiana to the south, Cass County to the west, Kalamazoo County to the north, and Branch County to the east. Burr Oak is 6 miles from the county seat, Centreville. The community is 30 miles south of the City of Battle Creek. The Village of Burr Oak is in Section 23 of Burr Oak Township. The Township is bordered on the east by Branch County, on the north by Colon Township, on the south by Fawn River Township, and on the west by Sherman Township. Burr Oak is halfway between Detroit and Chicago, and 4½ miles north of the Indiana line.

The community is 35.6 square miles, of which 34.6 square miles is Township and 1 square mile is Village. The community covers 23,188.30 acres. (Note: The term ‘community’ is used when data is only available for both the Village and Township combined.)

Predominant Land Use Pattern

The township is primarily agricultural. The southwest corner is under pressure for low density residential uses. The Village is not fully developed yet commercial and industrial uses have sprung up along Burr Oak Road, south of the village.

Tables 3.6 -- Demographics

Burr Oak Township Age Demographics						
Age	2017	2018	2019	2020	2021	2022
0 to 5	195	204	188	219	245	232
5 to 17	498	546	568	546	578	544
18 to 24	141	149	141	146	166	174
25 to 54	939	889	870	880	921	860
55 to 64	418	377	389	384	325	401
65+	434	454	467	448	378	424
Total	2,625	2,619	2,623	2,623	2,613	2,635

Burr Oak Township Housing Age	
Year Structure Built	2022
2020 or later	0
2010 to 2019	44
2000 to 2009	72
1980 to 1999	238
1960 to 1979	215
1940 to 1959	190
1939 or earlier	269

Burr Oak Township Occupied Housing Characteristics						
Type of Units	2017	2018	2019	2020	2021	2022
1, detached	830	820	836	788	763	872
1, attached	25	26	29	32	7	10
2 apartments	5	3	4	0	0	5
3 or 4 apartments	22	19	17	17	13	4
5 to 9 apartments	12	7	6	23	21	21
10 or more apartments	0	0	0	0	0	0
Mobile home, etc.	77	83	73	113	103	116
Total Occupied Units	971	958	965	973	907	947

Burr Oak Township Household Size			
	2012	2017	2022
Total Households	931	971	947
Average Size	2.82	2.70	2.78

Burr Oak Township Population Density	
	2022
Total Area	35.1 square miles
Land	34.6 square miles
Water	0 square miles
Population	2,635
Density	76.16 people / square mile

The Township’s population has changed little over the last 24 years. The 2014 Future Land Use Plan remains in effect with the Goals and Objectives unchanged. The Township hereby adopts the St. Joseph County Complete Streets program and includes the National Flood Insurance Program maps as a part of this plan.

Goals and Objectives

The Township’s master plan includes goals for:

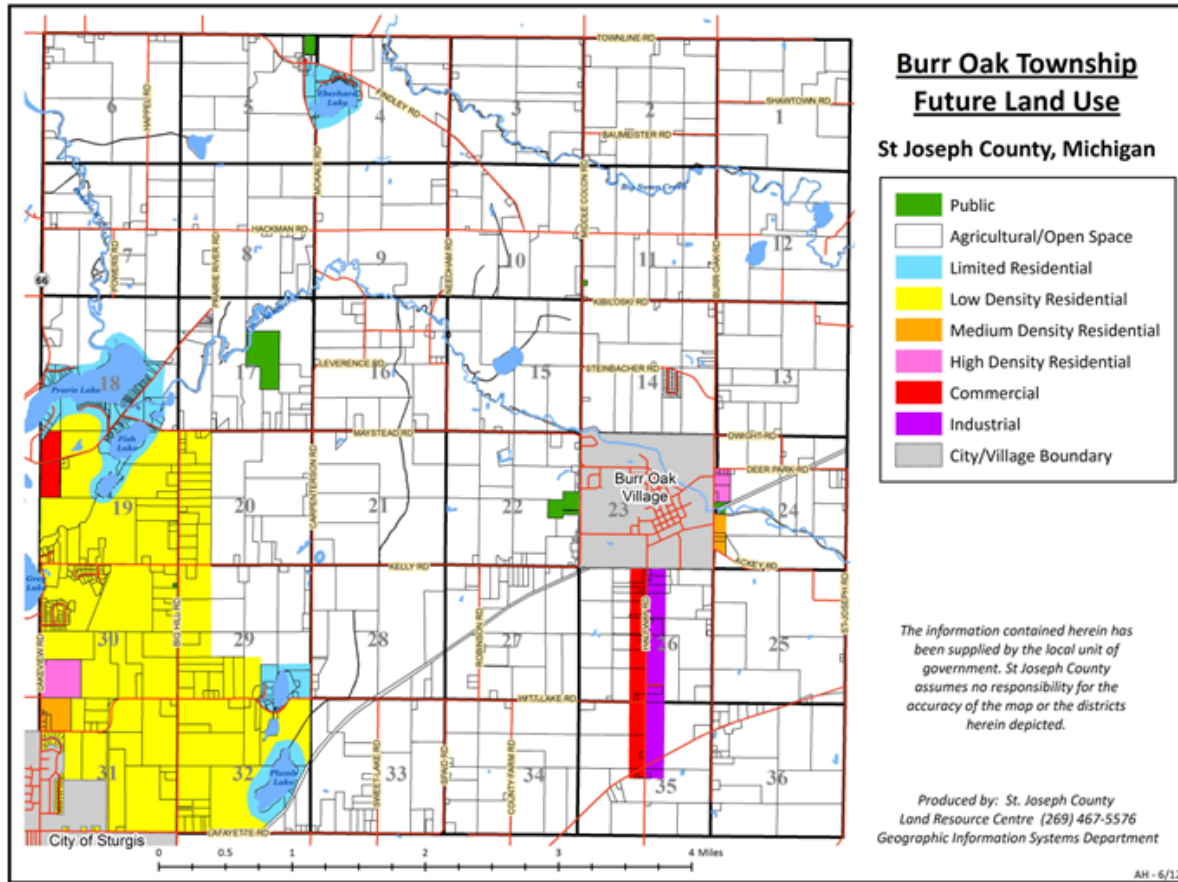
1. Agricultural Development with six objectives.
 - a. Protect the most productive farmlands and encourage long-term commitments to agricultural activities.
 - b. Discourage residential development in agricultural areas which would lead to adverse effects upon farming operations.
 - c. Encourage livestock operations to locate away from residential areas, and plan for the protection of those operations from the encroachment of residential uses.
 - d. Utilize a “growth boundary” to separate residential areas from agriculture and support Right-to-Farm Act and the farmland preservation program.
 - e. Support and encourage farmland preservation through the St. Joseph County program.
 - f. Protect agricultural uses from non-agricultural activities.
2. Open Space and Recreation, with ten objectives; Residential Development with nine objectives.
 - a. Control lakeshore and streambank development to assure that development does not directly or indirectly destroy these areas, while protecting landowner rights.

- b. Encourage conservation and protection of natural, scenic, lake, wetland, and wooded areas for public enjoyment.
 - c. Encourage the provision of adequate open space and recreational facilities in any major residential development proposal.
 - d. Restrict floodplain development except for recreational purposes.
 - e. Encourage the use of conservation easements to conserve open space.
 - f. Preserve woodlands for their importance as storm water infiltration, to reduce flooding and minimize water pollution.
 - g. Preserve natural features as parkland in open space development to alleviate problems with storm water runoff.
 - h. Preserve natural features to maintain existing infiltration of storm water.
 - i. Develop Recreation Plan and gain MDNR approval.
 - j. Provide education about availability, location and requirements for properly disposing of pet waste in recreational areas.
3. Residential Development with nine objectives,
- a. Plan for growth and development to occur in a controlled and orderly manner which will provide for residential living yet will not over-develop lake and river areas.
 - b. Discourage extensive residential strip development with individual driveway access along major transport arteries.
 - c. Discourage extensive single lot residential development in areas of high agricultural activity.
 - d. Discourage residential development in flood prone areas and regulate residential development in natural areas which would be significantly damaged by uncontrolled development.
 - e. Encourage the preservation, renovation, and maintenance of existing housing and protect existing and future areas from conflicting land uses which would decrease their desirability as residential areas.
 - f. Higher density development may occur when serviced by sanitary sewer services provided the development of sanitary sewer and safe drinking water do not create a burden on the Township.
 - g. Encourage more intensive residential development in the southwest portion of the Township, within close proximity to the City of Sturgis, where higher densities exist and have the greatest potential to be supported by public utilities in the future.
 - h. Encourage minimizing hard surfaces in new construction and redevelopment projects to reduce runoff and improve infiltration.
 - i. Promote the reduction of impervious surfaces for the protection of water quality, natural features, and open space.
4. Commercial Development with six objectives.
- a. Encourage commercial and services facilities to locate in cluster developments where essential public services can be economically provided and traffic can be accommodated.
 - b. Discourage lengthy strip commercial development along major transportation arteries.
 - c. Discourage commercial locations which could create land use conflicts with residential areas.
 - d. Encourage minimizing hard surfaces in new construction and redevelopment projects to reduce runoff and improve infiltration.

- e. Promote the reduction of impervious surfaces for the protection of water quality, natural features, and open space.
 - f. Require erosion and sedimentation control as a mechanism to protect health, safety and welfare of residents through protection of water and soil resources.
5. Industrial Development with six objectives.
- a. Industrial Development should occur in a manner which provides direct access to major roadways without relying on residential access streets.
 - b. Industrial Development should occur at locations and in a manner to minimize impacts upon adjacent land uses.
 - c. Light industry may be provided in areas where essential public services can be provided, operating efficiency maximized, and congestion and public hazard minimized.
 - d. Encourage minimizing hard surfaces in new construction and redevelopment projects to reduce runoff and improve infiltration.
 - e. Promote the reduction of impervious surfaces for the protection of water quality, natural features, and open space.
 - f. Require erosion and sedimentation control as a mechanism to protect health, safety and welfare of residents through protection of water and soil resources.
6. Transportation with six objectives.
- a. Encourage the County Road Commission in the improvement of the road network to accommodate future vehicular traffic in an efficient manner.
 - b. Use economical funding methods when maintaining and developing roads.
 - c. Regulate land development to minimize congestion and assure that the road system serves as designated.
 - d. Require proper road design in major residential developments.
 - e. Review the existing road system to determine the primary function of each road.
 - f. Require all new roads to be constructed to County Road Commission specifications.
7. Utilities with fourteen objectives,
- a. Carefully assess future needs
 - b. Require all development to connect to utility services, when available, in a timely manner.
 - c. Require all new apartments, mobile home parks, and similar medium to high density developments to provide a central sewage disposal system until such time as sanitary sewers are available.
 - d. Permit single-family residential developments in areas not served by sanitary sewers, provided lot sizes are consistent with public health requirements for septic systems and Township residential and environmental policies.
 - e. Assess future storm water management needs and goals.
 - f. Develop storm water management policies that include quality and quantity of storm water.
 - g. Encourage storm water management for the protection of health, safety and welfare of community residents.
 - h. Encourage policies that use best management practices (BMPs) to minimize, collect, and treat storm water.
 - i. Utilize the delineated Sewer Service Area to plan for growth and development.

- j. Identify areas that are suitable and unsuitable for septic systems.
 - k. Identify and/or map designated county drainage system, including all points of discharge to natural systems.
 - l. Encourage a program for identifying and eliminating illicit discharges.
 - m. Encourage a program that labels outfall structures that discharge runoff to natural systems.
 - n. Identify and map potential areas for wind energy to be generated.
8. Community Facilities with three objectives,
- a. Encourage local police and fire facilities to locate with respect to functional service area requirements as the community develops.
 - b. Encourage educational facilities to locate with respect to present and future development patterns.
 - c. Encourage places of public assembly to be located so as to be easily accessible to the majority of the public.
9. Environment with thirteen objectives.
- a. Control lakeshore, river and stream bank development to ensure development does not directly or indirectly destroy these areas.
 - b. Restrict floodplain development except for recreational purposes.
 - c. Preserve and protect the present lake, scenic, marshlands, woodlots, and wildlife habitats.
 - d. Protect water and air quality.
 - e. Require assessment impact studies on the environment by any proposed industrial/commercial developments.
 - f. Encourage the protection of wetlands for the importance of the functions they play in protecting residents' health, safety and welfare from problems such as flooding and poor water quality.
 - g. Encourage wetlands protection within an ecosystem context (protecting adjacent uplands, waterways, and vegetative buffers).
 - h. Habitat Preservation. Develop a plan to protect high priority areas.
 - i. Encourage use of native vegetation to protect air, land and water quality; buffer noise and air pollution; preserve wildlife habitat; and preserve aesthetic value and community beauty.
 - j. Create a greenways plan or encourage greenways and green infrastructure as important natural transportation corridors for wildlife, and for protection of other natural features.
 - k. Protect groundwater for its importance to health, safety and welfare of residents.
 - l. Protect groundwater as an important natural resource.
 - m. Encourage coordination of efforts to protect floodplains with adjoining communities and the County.

Map 3.6 -- Future Land Use/Zoning Plan



Implementation

To implement the future land use plan Burr Oak Township will:

1. Update the zoning ordinance
2. Develop a Capital Improvement Program
3. Update the Community Recreation Plan
4. Participate in the County Farmland Preservation Program
5. Develop Subdivision and Condominium regulations/ordinance

COLON TOWNSHIP

This section updates the township’s 2016 Master Plan to 2024-2029. The previously adopted plan is found in Appendix 2. The Township’s demographics are updated below as are the Goals and Objectives as well as the Future Land Use Plan.

Regional Context

Colon Township has an area of 34.7 square miles, of which 33.23 square miles are land and 1.8 square miles are water. The Village of Colon is in section 11 of the Township. M-86 crosses the Township east-west and connects to US 131 in Three Rivers and I-69 in Coldwater.

Predominant Land Use Pattern

The Township is primarily agricultural. The areas around the lake/river system is under pressure for low density residential uses. The Village is largely developed with commercial and industrial uses expanding east and west of the Village along M-86

Tables 3.7 -- Demographics

Colon Township Age Demographics						
Age	2017	2018	2019	2020	2021	2022
0 to 5	200	202	184	211	244	266
5 to 17	740	718	614	631	535	434
18 to 24	274	268	295	315	313	266
25 to 54	947	950	954	1,136	1,201	1,270
55 to 64	518	478	534	439	418	383
65+	643	707	731	573	601	707
Total	3,322	3,323	3,312	3,305	3,312	3,326

Colon Township Housing Age	
Year Structure Built	2022
2020 or later	9
2010 to 2019	36
2000 to 2009	177
1980 to 1999	218
1960 to 1979	513
1940 to 1959	356
1939 or earlier	522

Colon Township Occupied Housing Characteristics

Type of Units	2017	2018	2019	2020	2021	2022
1, detached	995	1,051	1,155	1,039	1,068	1,590
1, attached	18	17	19	9	2	2
2 apartments	2	14	14	27	31	38
3 or 4 apartments	13	0	2	2	6	5
5 to 9 apartments	0	0	0	0	0	0
10 or more apartments	86	94	83	54	34	64
Mobile home, etc.	188	138	113	45	61	132
Total Occupied Units	1,302	1,314	1,386	1,176	1,202	1,338

Colon Township Household Size

	2012	2017	2022
Total Households	1,163	1,302	1,338
Average Size	2.86	2.55	2.49

Colon Township Population Density

2022	
Total Area	36.4 square miles
Land	34.6 square miles
Water	1.8 square miles
Population	3,326
Density	96.13 people / square mile

The Township’s population has changed little over the last 24 years. The 2016 Master Plan remains in effect with the Goals and Objectives unchanged, but some text changes were made in 2023/4. The Township hereby adopts the St. Joseph County Complete Streets program and includes the National Flood Insurance Program maps as a part of this plan.

Goals and Objectives

- Goal 1: Collaborate with the Village of Colon on land use issues common to both communities.
 - A. Engage in coordinated land use planning with the Village in targeting Village ‘fringe areas’ for commercial, mixed use, and residential growth.
 - B. Adopt zoning ordinance elements that coordinate with and/or compliment Village zoning standards along jurisdictional boundaries.
 - C. Work in conjunction with the Village to adopt common waterfront and gateway development standards
 - D. Work with the Village to develop and adopt a Community Recreation Plan.
 - E. Establish joint meetings with Village planning officials to establish a productive and collaborative relationship.

Goal 2: Recognize the role of Colon Township and larger Colon community in the County and the Region.

- A. Establish a relationship with St. Joseph County planning officials as the 'Community of Colon' to enhance communication and participation in land use programs and grant opportunities.
- B. Plug in as a partner of the Southwest Michigan Prosperity Region,
- C. Consider County and Regional plans in local land use decisions
- D. Partner in county and/or regional land use grant applications, (ie. Non-motorized and blueway corridor improvements)

Goal 3: Serve as 'ambassadors of collaboration' for economic prosperity.

- A. Concentrate efforts on communication and participation with planning and land use officials at the local, county and regional levels.
- B. Represent the Township as a collaborative community – marketing the area as the Community of Colon.
- C. Actively educate residents and business owners of the Colon community about shared assets and economic advantages through partnering.

Goal 4: Recognize available agri-business opportunities.

- A. Facilitate a partnership between the local agricultural base and the regional food system network.
- B. Update the agricultural zoning district to support viable agri-business land use opportunities.

Goal 5: Recognize available agri-tourism opportunities.

- A. Facilitate a partnership between the local agricultural base and area retailer/institutions.
- B. Work with County and area communities to foster the Colon community as a 'fresh food corridor'.
- C. Develop zoning standards that support 'food hubs' and local food entrepreneurships.
- D. Market the agricultural base as part of the local tourism trade – recognizing the area's seasonal population and reputation for festivals/events.

Goal 6: Recognize and promote the lakes and wetland areas as community assets.

- A. Work in conjunction with area lake associations, the Village of Colon and the St. Joseph County Drain Commissioner to create a long-term plan for water quality preservation and shoreline management.
- B. Apply zoning techniques, developed in conjunction with the Village, designed to manage shoreline development, such as a waterfront overlay approach.
- C. Seek opportunities to expand or enhance the vistas around the lakes.
- D. Continue to maintain lake levels established by law.

Goal 7: Protect the water quality of the lakes and wetland areas.

- A. Establish floodplain protection measures using updated FEMA information provided by the State of Michigan.
- B. Educate waterfront homeowners about environmentally friendly practices.
- C. Apply low-impact development solutions along shorelines, such as vegetative buffers and rain gardens.

- Goal 8: Provide for recreational opportunities that take advantage of the natural environment.
- A. Plan for non-motorized paths near the lakes and wetland areas that will connect to parks and other activity centers throughout the Colon community.
 - B. Establish blueway corridors that extend throughout the Colon community that are provided with planned points of access and connect points of interest.

- Goal 9: Promote M-86 as a vibrant corridor within the Colon community and a gateway into the Village.
- A. Identify and use public spaces within Village 'fringe areas' to establish 'gateway' entrances that direct traffic into the Village. Apply coordinated streetscape improvements to these 'gateways' so as to provide a visual connection to the Downtown.
 - B. Make the M-86 corridor more pedestrian-friendly with pedestrian crossings at key locations, safe sidewalks, and pedestrian amenities.
 - C. Create a wayfinding system (signs and/or other graphic communications such as colors, logos, etc.) to guide motorists and pedestrians to Downtown and to area attractions.

- Goal 10: Target areas for commercial and residential growth to allow for connectivity and avoid the impacts of sprawl.
- A. Direct commercial growth to the 'fringe areas' of the Village and the Fairfax Settlement Area to take advantage of existing infrastructure and allow for connectivity to existing development.
 - B. Allow for diverse and affordable housing choices (density, form, building type) in the 'fringe areas' of the Village and the Fairfax Settlement Area to take advantage of existing infrastructure and allow for connectivity to existing development.
 - C. Develop a zoning district that recognizes historic and tourism potential of the Fairfax Settlement Area and to effectively establish development boundaries.

- Goal 11: Promote connectivity through land use, transportation and recreation planning policy.
- A. Direct development to areas that can achieve connectivity to surrounding points of interest and area recreational assets.
 - B. Accommodate non-motorized facilities (e.g. Bike lanes, sidewalks) within transportation routes that connect area-wide assets (recreational features, points of interest, activity centers, residential development).
 - C. Effectively use greenway and blueway corridors to connect assets with the Colon community.

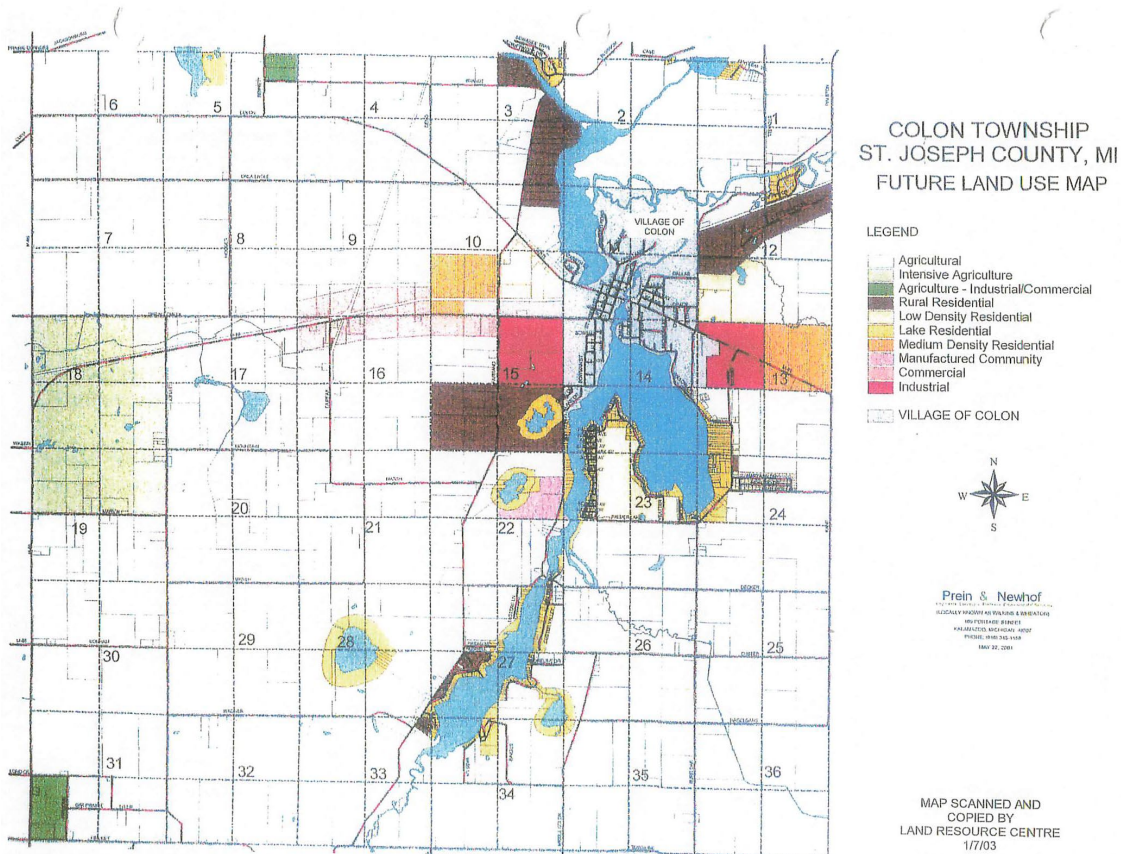
- Goal 12: Promote connectivity through asset-based marketing.
- A. Use a wayfinding system (signs and/or other graphic communications such as colors, logos, etc.) to guide motorists and pedestrians throughout the Colon community.
 - B. Work with area business owners to cross-promote attractions within the Colon community, emphasizing accessibility and network connections.

ZONING PLAN

- AG Agriculture District. Concentrations of residential dwellings should be discouraged
- RR Rural Residential District. A transition district between AG and higher density residential.
- R-1 Residential District. Maximum density of 2.5 units per acre.
- R-L Lake Resort Residential District. Within 500 feet of any waterway.
- MHC Mobile Home Community District. Must be accessible to public facilities.
- B-1 Local Business District; B-2 Highway Business District. The Township should consider creating a single commercial district to better implement the objectives of the corridor commercial approach.
- M-2 Manufacturing District. Should be modified to implement an industrial overlay approach.
- In order to better implement the Plan, the Township should consider developing an overlay district specific to the Township's wetlands and shorelines.
- The R-2 Single Family Residential District and the R-M Residential District should be incorporated into a single new district designated to implement the objectives of the mixed-use fringe area approach.
- In order to better implement the Plan, the Township should consider developing a district specific to the historic settlement area.

Map 3.7 -- Future Land Use Map

The Colon Township Master Plan was adopted in 2016.



CONSTANTINE TOWNSHIP

This section updates the previously adopted 2010 master plan found in Appendix 2.

Regional Context

Constantine Township has an area of 35.6 square miles of which 34.5 square miles is land and 1.1 square miles is water. US-131 passes north-south through the eastern part of the township. The village is in the southeast quarter of the township and takes up just over one square mile. The township is four and a half miles north of the State line with Indiana, and borders Cass County, Michigan on the west. The St. Joseph River cut diagonally across the Township from the northeast to the southwest and is joined in the southwest corner by Mill Creek and Black Run Creek.

Predominant Land Use Pattern

The Township is largely agricultural except for the area south of the village.

Tables 3.8 -- Demographics

Constantine Township Age Demographics						
Age	2017	2018	2019	2020	2021	2022
0 to 5	351	287	260	161	136	128
5 to 17	693	651	705	791	742	737
18 to 24	286	348	312	301	279	266
25 to 54	1,666	1,675	1,750	1,610	1,498	1,542
55 to 64	576	537	440	576	599	631
65+	626	688	721	738	781	751
Total	4,198	4,186	4,188	4,177	4,035	4,055

Constantine Township Housing Age	
Year Structure Built	2022
2020 or later	0
2010 to 2019	124
2000 to 2009	90
1980 to 1999	409
1960 to 1979	405
1940 to 1959	246
1939 or earlier	483

Constantine Township Occupied Housing Characteristics

Type of Units	2017	2018	2019	2020	2021	2022
1, detached	696	772	799	767	722	696
1, attached	0	0	0	0	0	3
2 apartments	0	0	0	0	0	0
3 or 4 apartments	11	11	11	11	9	0
5 to 9 apartments	0	0	0	0	0	0
10 or more apartments	27	0	0	0	0	0
Mobile home, etc.	86	42	40	40	40	91
Total Occupied Units	820	825	850	818	771	707

Constantine Township Household Size

	2012	2017	2022
Total Households	1,510	1,611	1,595
Average Size	2.78	2.60	2.54

Constantine Township Population Density

2022	
Total Area	33.83 square miles
Land	32.99 square miles
Water	0.94 square miles
Population	1,841
Density	32.99 people / square mile

Goals and Objectives

1. Support Economic Development
 - The US-131 corridor south of the Village should be targeted as the primary growth area.
 - Diversity in economic development should be encouraged.
 - The new US-131 alignment corridor should be the secondary growth area.
 - Economic growth development in all areas of the Township should be controlled by an appropriate set of controls for specific land use, development standards, and managed access.
 - Economic development projects should be located where partnerships with the Village, the County and State governments can assure that appropriate infrastructure is available to fully support and sustain the development.
 - New land uses should include retail and services uses that are balanced with similar opportunities within the Village, duplication of successful businesses should be avoided.

2. Neighborhood Aesthetics – Code Enforcement
 - Develop a Township Beautiful Campaign
 - Encourage formation of neighborhood organizations.
 - Strengthen support for neighborhood groups
 - Establish an annual funding initiative for support of an overall aesthetic improvement effort.

3. Parks and Recreation Plan
 - Develop a parks and recreation plan approved by the Michigan Department of Natural Resources
 - Identify and improve road end access points to the St. Joseph River
 - Identify and preserve future trail routes
 - Identify and protect underperforming properties that may be suitable for conversion to trail head facilities, waterfront parks and access sites.
 - Identify and protect water trails, paddling routes and scenic river corridors

4. Economic Development
 - Establish an interlocal agreement with the Village Downtown Development Authority.
 - Establish a Tax Increment Finance boundary to include all of downtown Constantine as well as the development corridor along US-131 or,
 - If the Village is already using a TIF, create a second tax capture zone (TIF) in the US-131 development corridor.
 - Use captured tax revenue to support DDA efforts in the corridor as well as the downtown area.

5. Aesthetics – Code Enforcement
 - Prepare a project abstract
 - Develop the Adopt-A-Street or Road Program project design
 - Develop the Adopt-A-Home program
 - Develop a Code Enforcement Bill of Rights and Responsibilities
 - Home Ownership Incentives

ZONING PLAN

Agricultural

The land designated as Agricultural is considered suitable for or is being currently used for various types of farming and is less suitable for high or medium density residential development.

These areas should be primarily used for agricultural lands, large vacant areas, fallow lands, and wooded areas. Limited residential uses are allowed.

Low Density Residential

Land included in this category is generally unsuitable for farming but can still be utilized for housing. Lot sizes vary and range from a half acre up to eighty acres.

High Density Residential

Non-residential uses are essentially excluded in this category. It allows for single and two-family structures on medium sized lots that can be occupied without the need of municipal utilities and for homes constructed on smaller lots in a waterfront setting.

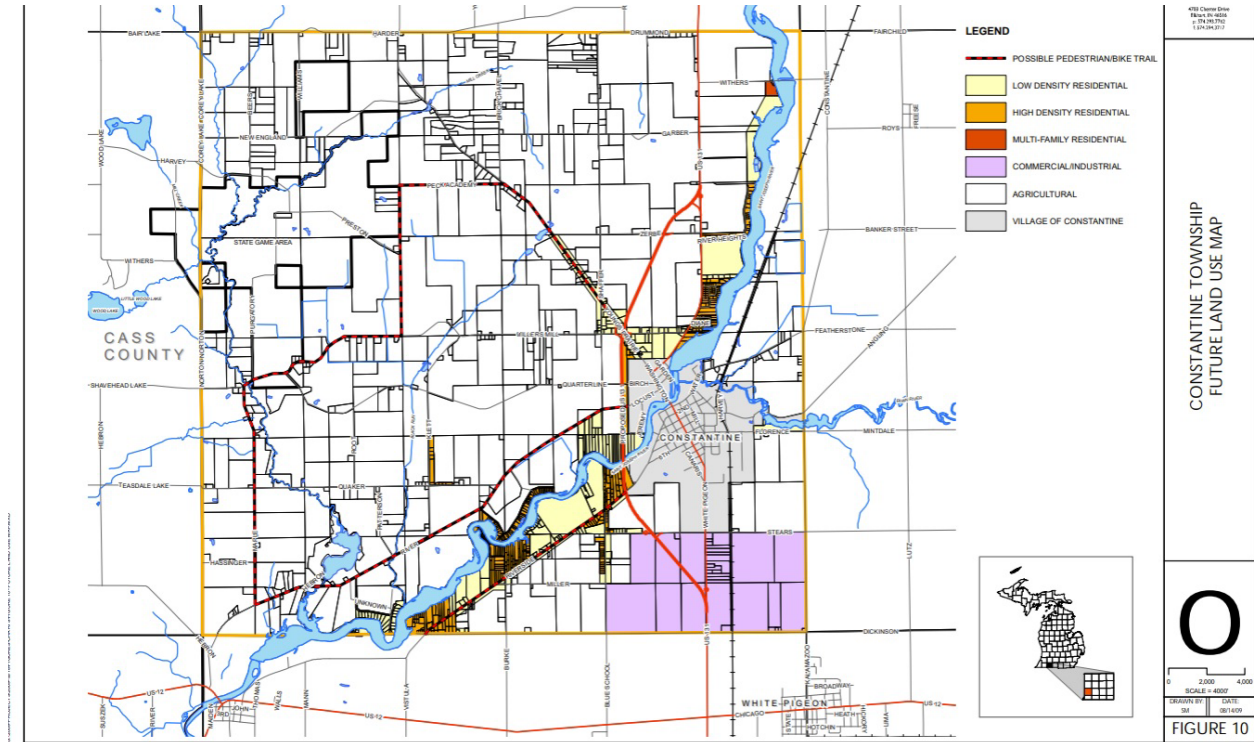
Multi-Family Residential

This district is intended solely for the use of existing mobile home parks.

Commercial / Industrial

This category accommodates commercial and industrial business. They rely upon the transportation corridor and require municipal utilities.

Map 3.8 -- Future Land Use Map



FABIUS TOWNSHIP

This section updates the previously adopted 2004 master plan and includes the unadopted 2022 master plan found in Appendix 2.

Regional Context

Fabius Township is located on the western edge of St. Joseph County, bordering Cass County on the west and the City of Three Rivers on the east. US-131 runs north-south along the eastern edge of the Township and connects to M-60, which crosses east to west through the southern two miles of Fabius Township.

Predominant Land Use Pattern

Fabius Township is 60% agricultural and 28% residential. Businesses use take up 0.5% of the land area and industrial uses take up 3.1% of the land – this last is largely due to the large are of the county land fill but also includes large blocks of commercial uses along US-131 adjacent to the City of Three Rivers. The residential uses are scattered around the township but are primarily focused around the five large lakes.

Tables 3.8 -- Demographics

Fabius Township Age Demographics						
Age	2017	2018	2019	2020	2021	2022
0 to 5	136	143	174	122	146	121
5 to 17	515	561	505	440	492	540
18 to 24	276	237	227	187	190	172
25 to 54	1,022	997	1,037	951	978	910
55 to 64	582	583	559	637	664	671
65+	707	710	726	902	810	905
Total	3,234	3,234	3,239	3,239	3,280	3,319

Fabius Township Housing Age	
Year Structure Built	2022
2020 or later	0
2010 to 2019	55
2000 to 2009	197
1980 to 1999	426
1960 to 1979	616
1940 to 1959	296
1939 or earlier	210

Fabius Township Occupied Housing Characteristics						
Type of Units	2017	2018	2019	2020	2021	2022
1, detached	1,161	1,179	1,224	1,311	1,283	1,698
1, attached	17	14	15	12	6	7
2 apartments	1	9	12	17	11	8
3 or 4 apartments	9	9	0	0	0	0
5 to 9 apartments	14	7	7	0	0	0
10 or more apartments	12	10	11	14	10	10
Mobile home, etc.	88	76	82	85	62	77
Total Occupied Units	1,302	1,304	1,351	1,439	1,351	1,334

Fabius Township Household Size			
	2012	2017	2022
Total Households	1,339	1,302	1,334
Average Size	2.41	2.48	2.49

Fabius Township Population Density	
	2022
Total Area	35.3 square miles
Land	32.3 square miles
Water	3.0 square miles
Population	3,319
Density	102.76 people / square mile

Fabius Township last adopted a Future Land Use Plan in 2004 and updated it in 2020 and again in 2022. The above tables update that plan, which includes all master plan elements required under the Michigan Planning Enabling Act. The Township has not experienced significant population growth; thus, the current Goals and Objectives remain the same. The 2020 plan and 2022 update are included in appendix 2.

Goals and Objectives

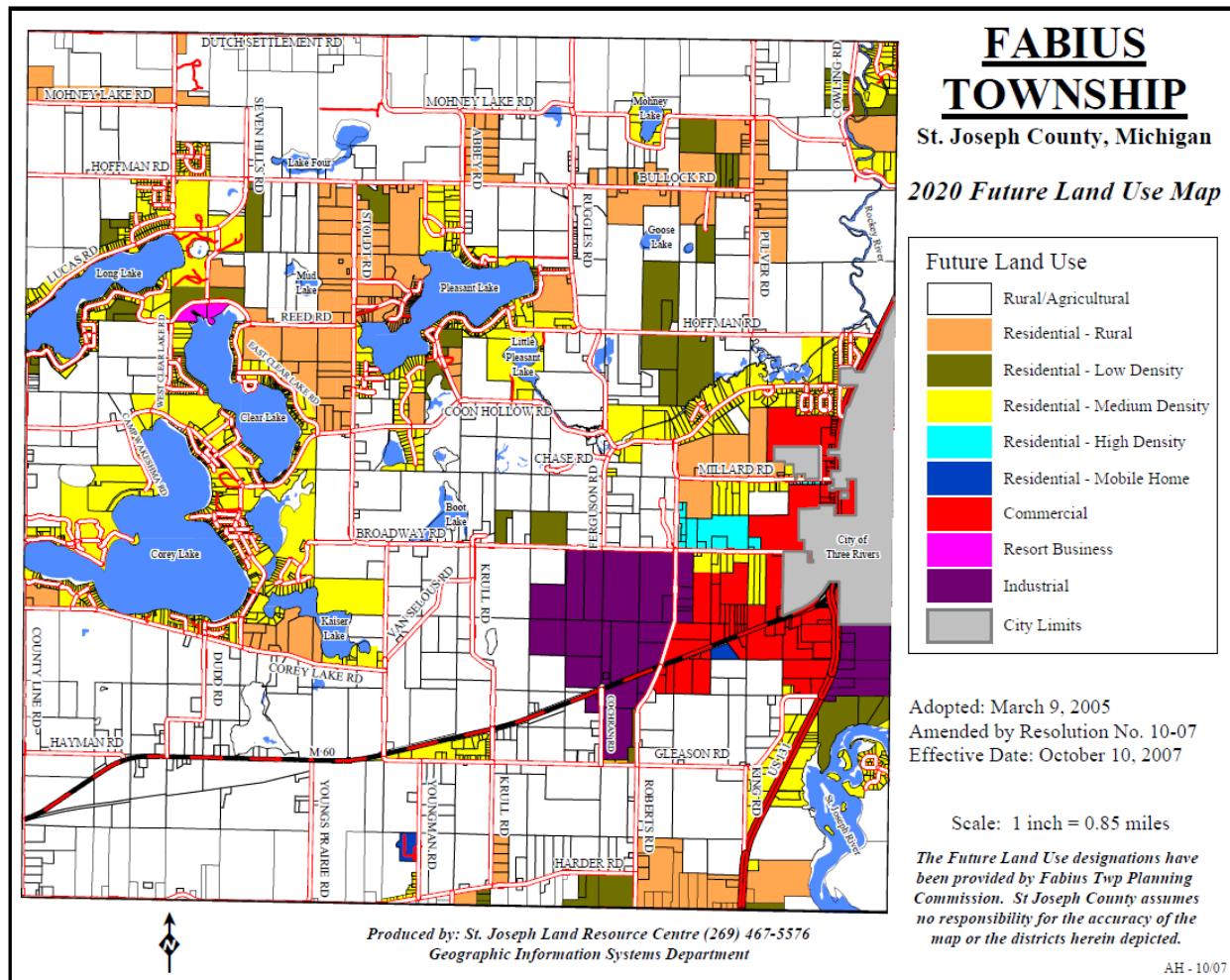
The 2020 updated goals include:

- 1 Residential development – Five objectives
 - a. Encourage all proposed residential developments to consider cluster development and/or conservation land planning design to ensure 50% or more of the property will remain in permanent open space.
 - b. Restrict residential development to designated areas and discourage lot split or strip residential development along road frontages.
 - c. Provide for the development of sanitary sewer and safe drinking water for selected areas designated for residential development, especially around lakes.
 - d. Discourage residential development in areas designated for agriculture.
 - e. Regulate residential development in natural areas which would be severely impacted by uncontrolled development and prohibit residential development in flood prone areas.
- 2 Agricultural Protection and preservation – Three objectives
 - a. Develop zoning regulations and a conservation easement protection program that will preserve the most productive natural resources of the Township for agriculture.

- b. Discourage residential land development activities with the agricultural protection area which lead to land use conflicts or adverse impacts farming operations and the economic viability of agricultural activity.
 - c. Strongly encourage all agriculture-farming operators to comply with all Generally Accepted Agricultural Management Practices established by the Michigan Department of Agriculture.
- 3 Commercial and Industrial development – Three objectives
- a. Work with St. Joseph County Economic Development Authority to attract new and maintain current businesses and industries located in appropriate areas as designated in the Future Land Use Map.
 - b. Apply Michigan Department of Transportation approved Transportation Access Management techniques where feasible for new business and industry locating in the M-60 and US-131 corridors, so that commercial traffic can be accommodated without increasing traffic congestion.
 - c. Control computer and telephonic home-based businesses that are compatible with residential neighborhoods due to there being no customer visitation at the residence and no truck deliveries in excess of normal parcel post or other package deliveries currently made to residents of the neighborhood but carefully discourage home base business enterprises that encourage customer contact with a residence and/or require truck deliveries in excess of existing patterns.
- 4 Environmental Protection, Open Space and Recreation – Three objectives
- a. Apply appropriate land use and other regulations to control development that may adversely impact environmentally sensitive areas, especially surface water, wetlands, groundwater aquifers, forested land, and other vital environmental resources shown in the Future Land Use Plan and Wetland Inventory Maps.
 - b. Establish a conservation easement program applicable for use in the Township for both farmland and other environmentally sensitive areas designated for protection.
 - c. Encourage the provision of adequate open space and recreational facilities in the Township implemented through a Township and/or County Park and Recreation program and through developer dedications within any major development.
- 5 Transportation – Seven objectives
- a. Regulate land development to minimize congestion and ensure that the road system serves as designated.
 - b. Review the existing road classifications to determine if current categories established by the County Road Commission are appropriate.
 - c. Encourage the County Road Commission to maintain and improve the road network to accommodate future vehicular traffic in an efficient manner that preserves the scenic quality of Township roads.
 - d. Prepare a road management system by preparation of 5-year capital improvement plan that addresses current road conditions, anticipated maintenance needs and improvements and associated costs.
 - e. Identify specific roads within the Township for designation as bike routes and for preservation as scenic or natural beauty roads.
- 6 Utilities – Five objectives
- a. Prepare a financial feasibility study for Township sponsored utilities, specifically water supply and wastewater collection where needed in the Township.
 - b. Require all developments to connect to services in a timely manner.

- c. Explore the feasibility of individual community wastewater collection and treatment facilities for use where appropriate.
- d. Require all new apartments, mobile home parks and similar medium to high-density developments to provide a central sewage disposal system until such time that sanitary sewers are available.
- e. Ensure lot sizes for single-family residential developments in areas not served by sanitary sewers are adequate for public health requirements for private septic systems.

Map 3.9 -- Future Land Use/Zoning Plan



SPECIFIC ISSUES/PLANS:

Marihuana. Significant changes to planning and zoning matters have occurred within the last decade including the introduction of Initiated Law 1 of 2008, the “Michigan Medical Marihuana Act” allowing the use of marihuana for certain medical conditions and the acquisition thereof by a qualified patient with a prescription by a designated caregiver. The “Medical Marihuana Facilities Licensing Act” enacted in 2016 allowed for the licensing and regulation medical marihuana “facilities” such as growers, processors,

provisioning centers, and testing; and created a statewide-monitoring and licensing board under LARA. This statute required a municipal entity to “opt-in” if it wished to allow such commercial-style marijuana facilities. Fabius Township has not “opted-in” to allow medical marijuana facilities in the Township. Caregivers and patients in the Township are constrained by the limitations of the Michigan Medical Marijuana Act, generally meaning that a patient requires a prescription and a designated primary caregiver. A primary caregiver cannot assist more than 5 patients, and may have up to 12 live plants for each patient in an enclosed, locked facility.

Michigan voters approved initiated Law 1 of 2018, effective December 6, 2019, entitled the “Michigan Regulation and Taxation of Marijuana Act”, which made marijuana legal under state and local law for adults 21 years of age or older; made industrial hemp state and local law, and controls the commercial production and distribution of marijuana under a system that licenses, regulates, and taxes the businesses involved. A municipal entity that did not wish to allow any of the “commercial style” establishments permitted under the MRTMA needed to provide an opt-out ordinance to the State Licensing Agency. Fabius Township has opted out of commercial marijuana establishments. The growing of a small amount of marijuana for personal use, and the possession of certain amounts of marijuana for personal use by persons 21 years of age or older is allowed, but the Township has chosen to “opt-out” of the marijuana business, to the extent possible under current law.

The Michigan Agency which has been charged with the promulgation of rules, the granting of licenses and other matters related to marijuana has changed its name to the “Cannabis Regulatory Agency”. Many expect that this agency will take steps to eliminate the medical/adult use distinction to address the waning medical market.

Renewable Energy. Michigan Public Act 295 of 2008, as amended by Public Act 342 of 2016, (known as the “Clean and Renewable Energy and Energy Waste Reduction Act”) was intended to promote the development and use of clean and renewable energy resources and the reduction of energy waste through programs that will cost-effectively diversify the resources used to reliably meet the energy needs of consumers in the state, to provide greater energy security through the use of indigenous energy resources. to encourage private investment in renewable energy and energy waste reduction; to coordinate with federal regulations to provide improved air quality and to remove unnecessary burdens on the appropriate use of solid waste as a clean energy source. As a goal, this act requires that not less than 35% of the state’s electric needs should be met through a combination of energy waste reduction and renewable energy by 2025, if the investment in energy waste reduction and renewable energy are the most reasonable means of meeting an electric utility’s energy and capacity needs relative to other resource options. A system of energy credits, achieved through the reduction of certain solid-waste energy sources, and the implementation of clean energy uses, such as wind and solar earning “renewable energy credits”. The Michigan Public Service Commission’s 2021 report on renewable energy stated that electric providers used enough renewable energy credits to achieve the 12.5% renewable energy standard set by PA 342 of 2016. However, the most recent (2019) renewable energy percentage being used was still only 11.2% of retail sales. This push for renewable energy has produced innumerable zoning challenges for municipalities all across Michigan. Renewable energy, presently mostly focused on wind energy and solar, is affected by and affects the communities in which they are located. Municipalities with “standard” zoning ordinances were, by and large ill-prepared for these new land uses. Through various zoning tools, including ordinance amendments, setbacks, special land uses, and site plan review and approval, municipal entities in Michigan are starting to get a handle on how to deal with these systems. Like most of the southwestern lower portion of Michigan, wind energy is not sufficient to allow for such facilities as “wind farms” or commercial style wind energy facilities. Thus, Fabius Township focuses on solar energy as the primary renewable energy source in the Township. On October 5, 2021, Michigan State University Extension released its “Planning

& Zoning for Solar Energy Systems: A Guide for Michigan Local Governments” to help Michigan communities meet the challenge of becoming solar-ready by addressing solar energy systems (SES) within their planning policies and zoning regulations.

The Fabius Township Planning Commission undertook a citizen’s survey as part of this update. Further, solar energy has become a primary focus of the community with as many “in favor” as those “against”. The Township Planning Commission has taken numerous comments into account and considered its survey. Fabius Township is blessed with numerous inland lakes, and has M-60, a state highway, near its southern border; and US 131, a federal highway, located along its eastern border. The pattern of retail, commercial and industrial development in the Township has been largely along US 131. A new electric substation has been placed on M-60 in Fabius Township near the 131 interchange. Solar energy can easily be fed from solar facilities along the M-60 highway and into the substation. The northwestern side of M-60 contains two heavy industrial uses and a landfill. Big retailers Meijer’s and Walmart are on 131 near this intersection. The Fabius-Park Fire Station just off 131, which allows for reasonably fast access for brush fires, or other problems that may be caused by industrial solar panels.

Commercial and retail businesses, including such big box stores as Wal-Mart and Meijers are concentrated along the US 131 business area. Much of this corridor is subject to 425-agreements with the City of Three Rivers with zoning having been designated to the city. Outside of the two highways, the Township is very much a rural and residential enclave where lakes, wetlands and single-family residences and family farms constitute the vast majority of uses. Respecting the citizenry’s desire to maintain the Township’s rural character and in consideration of the existing development along US 131 under the City of Three Rivers’ zoning authority, the Planning Commission has determined that the only appropriate location in the Township for industrial solar facilities is along the less developed M-60 corridor.

The **implementation** of large-scale solar along M-60 would not adversely affect the quality of the existing uses due to the amount of available open space and the relatively few structures of any sort located thereon. As such, the Planning Commission has proposed a solar overlay district in which Industrial solar facilities would be permitted as a special land use along the M-60 corridor to a depth of 880 yards on either side of M-60. The Planning Commission has prepared a solar overlay district map, which has been included as part of this master plan update.

The Planning Commission has determined that utility-grade solar facilities are not compatible outside of this overlay district. Despite the highly charged atmosphere the potential for industrial-solar uses has engendered, the Planning Commission has thoughtfully considered the compatibility of industrial style solar facilities in the Township with an eye to how such would best benefit the Township as a whole. The Planning Commission has not entered the fray or chosen “winners” or “losers” but instead has determined that the solar overly district, as provided, encompasses the only area in the Township that is suitable for industrial-solar facilities.

In consideration of the desire expressed by the citizens in the survey, the Planning Commission has determined that those areas outside of the 880-yard solar energy overlay district are specifically not suitable for utility-grade solar energy. Such an 880-yard overlay along M-60 was not arbitrarily undertaken. While the overlay district contains the entirety of many parcels, most of these are largely undeveloped and/or contain open space suitable for industrial solar. Numerous existing parcels are located entirely within the overlay district; however, in some places the overlay district does not encompass the entire parcel. This situation will be addressed in the text amendments and the special use process. The planning commission is not inclined to follow property lines, due to the possibility that they may change over time. Instead, the overlay district has a defined and measurable location based on the permanent location of M-60.

FAWN RIVER TOWNSHIP

This section updates the 2010 master land use plan which is found in Appendix 2.

Regional Context

Fawn River Township lies in the extreme southeast corner of St. Joseph County, bordering Branch County on the east, the City of Sturgis on the west, and the State of Indiana on the south. US-12 cuts through the northwest corner of the Township. The land survey township that comprises Fawn River Township is truncated by the State line and comprises only 21 square miles.

Predominant Land Use Pattern

Fawn River Township is primarily agricultural with commercial land use confined to areas adjacent to the City of Sturgis and around Sweet Lake. What little commercial land is also adjacent to the city. There is no industrial development in the township.

Tables 3.10 -- Demographics

Fawn River Township Age Demographics						
Age	2017	2018	2019	2020	2021	2022
0 to 5	75	74	50	41	54	49
5 to 17	249	171	185	237	256	316
18 to 24	137	114	72	67	47	63
25 to 54	494	476	416	428	470	463
55 to 64	179	192	200	232	214	216
65+	280	279	313	301	308	273
Total	1,414	1,306	1,236	1,306	1,349	1,380

Fabius Township Housing Age	
Year Structure Built	2022
2020 or later	0
2010 to 2019	55
2000 to 2009	197
1980 to 1999	426
1960 to 1979	616
1940 to 1959	296
1939 or earlier	210

Fawn River Township Occupied Housing Characteristics						
Type of Units	2017	2018	2019	2020	2021	2022
1, detached	453	426	413	464	470	491
1, attached	11	12	6	13	9	12
2 apartments	6	4	7	7	18	22
3 or 4 apartments	7	0	0	0	0	0
5 to 9 apartments	0	0	0	0	0	0
10 or more apartments	0	8	14	10	11	0
Mobile home, etc.	40	45	39	43	26	45
Total Occupied Units	517	495	479	537	534	521

Fabius Township Household Size			
	2012	2017	2022
Total Households	1,339	1,302	1,334
Average Size	2.41	2.48	2.49

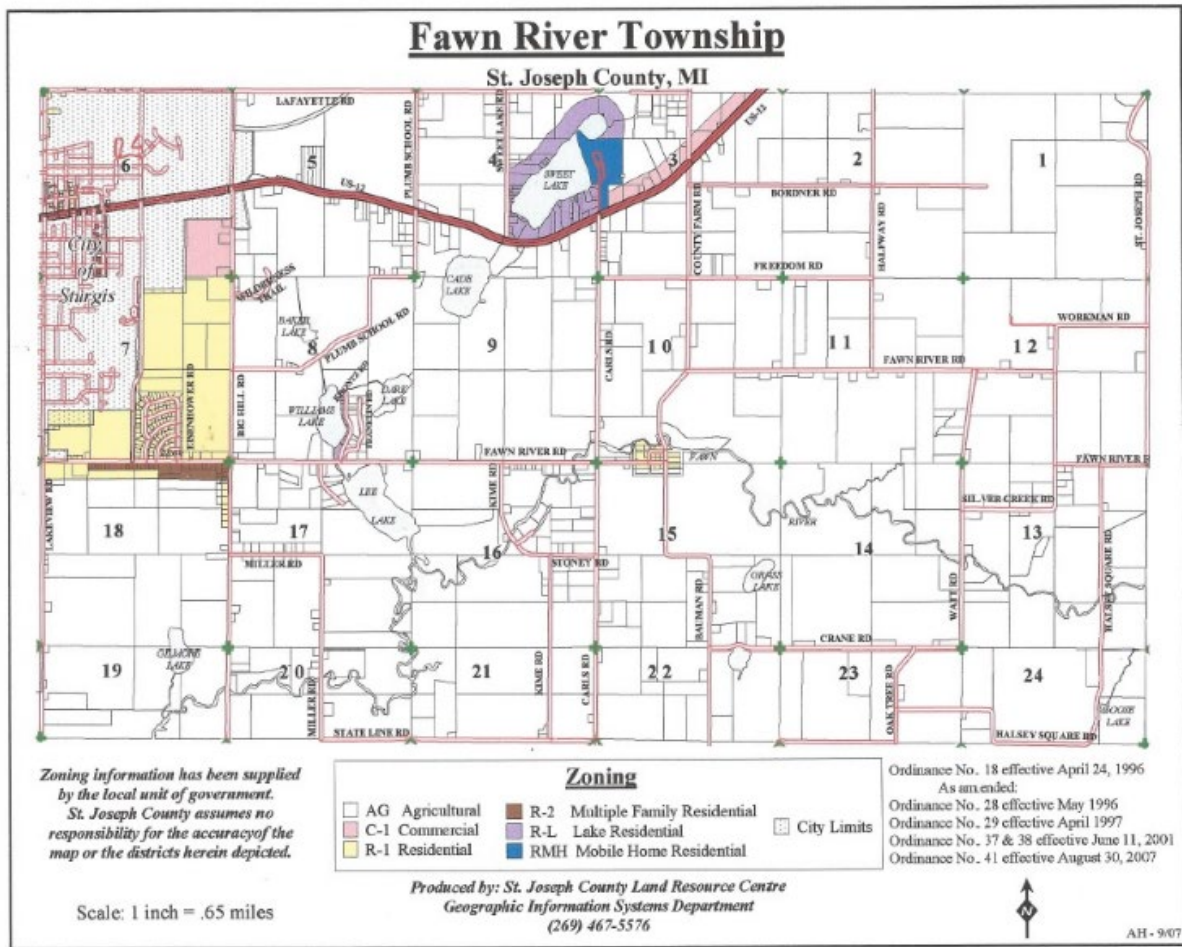
Fawn River Township Population Density	
2022	
Total Area	19.9 square miles
Land	19.5 square miles
Water	0.4 square miles
Population	1,380
Density	70.77 people / square mile

Fawn River Township hereby adopts the Complete Streets portion of the St. Joseph County Master Plan by reference, as well as the National Flood Insurance Program maps.

Goals and Objectives

Specific Goals and Objectives for Fawn River Township were not provided. This plan therefore adopts the St. Joseph County Master Plan goals and objectives listed above in the first part of this document.

Map 3.10 -- Zoning Plan



The Fawn River Township zoning plan confines high density-type development to land survey sections 6 and 7, adjacent to the City of Sturgis, and the area around Sweet Lake. A commercial strip is provided along the north side of US-12, east of Sweet Lake. The balance of the Township is intended to remain agricultural.

FLORENCE TOWNSHIP

Florence Township **chose not to participate** in the St. Joseph County Joint Community Master Plan.

Regional Context

Florence Township is in the southcentral region of St. Joseph County. The Township borders Lockport Township to the north, Nottawa Township to the northeast, Sherman Township to the east, White Pigeon Township to the south, and Constantine Township to the west. Florence Township consists of 33 contiguous land survey sections, with a portion of two sections from geographic Township 7 South, Range 12 West. Nearby communities include the City of Three Rivers to the northwest, the Village of Centreville to the northeast, the City of Sturgis to the southeast, the Village of White Pigeon to the southwest, and the Village of Constantine to the west. The Village of Centreville serves as the county seat.

Predominant Land Use Pattern

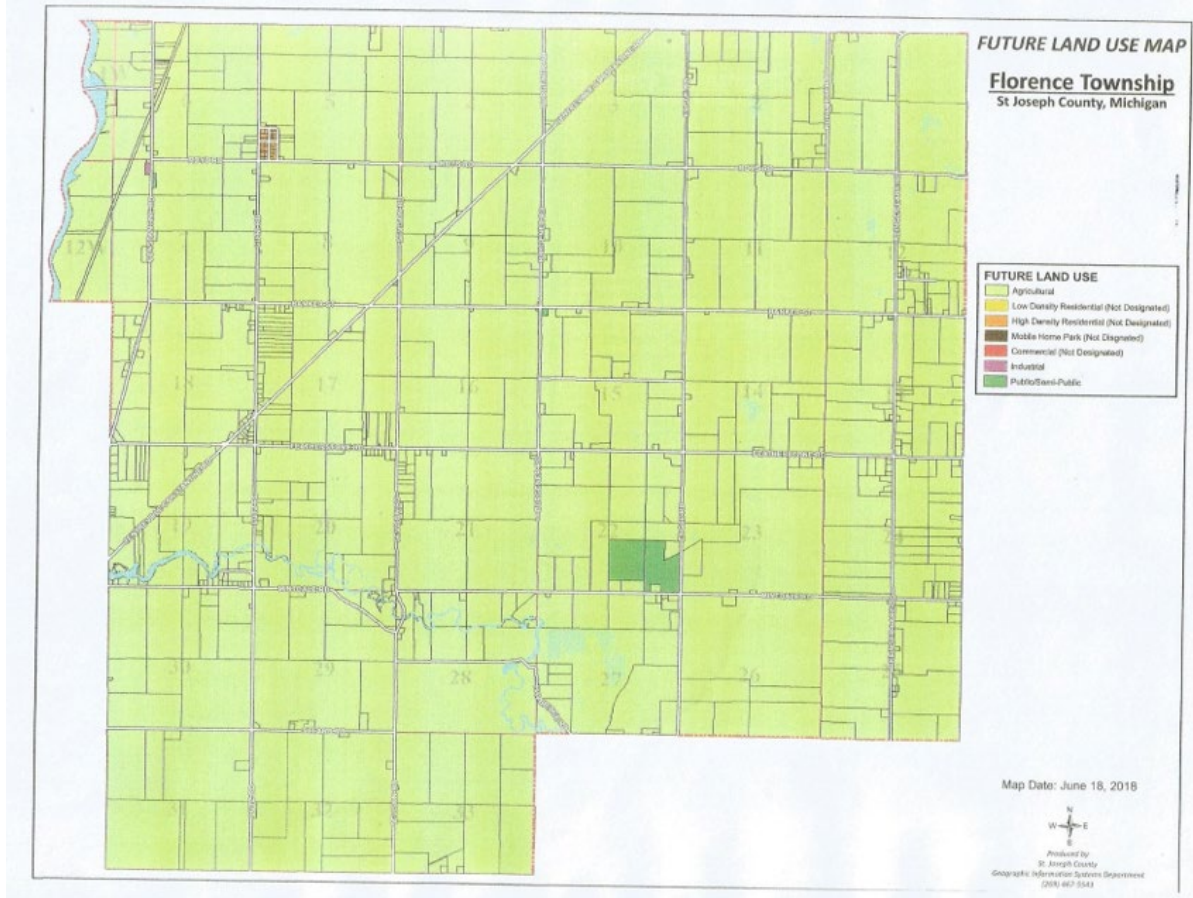
The Township is almost exclusively agricultural except for the intersection of Lutz and Roys roads.

Tables 3.11 -- Demographics

Florence Township Age Demographics						
Age	2017	2018	2019	2020	2021	2022
0 to 5	61	69	99	146	177	184
5 to 17	187	158	160	235	334	298
18 to 24	73	74	71	56	67	82
25 to 54	461	397	412	422	493	542
55 to 64	187	205	208	199	219	229
65+	241	292	286	251	276	232
Total	1,210	1,195	1,236	1,309	1,566	1,567

Florence Township Housing Age	
Year Structure Built	2022
2020 or later	0
2010 to 2019	11
2000 to 2009	76
1980 to 1999	110
1960 to 1979	165
1940 to 1959	71
1939 or earlier	112

Map 3.11 -- Future Land Use/Zoning Plan



FLOWERFIELD TOWNSHIP

This section updates the 2023/24 draft master land use plan which is found in Appendix 2.

Regional Context

Flowerfield Township is a suburban community in extreme northwestern St. Joseph County, Michigan. The township is bordered on the north by Kalamazoo County, to the northwest by Van Buren County and on the west by Cass County. The Township has a total area of 35.9 square miles of which 35.8 square miles is land and 0.1 square miles is water. Much of the land in the Township remains vacant and undeveloped, but pressure for residential development is increasing. Agriculture is the predominant land use activity, and the township is well suited to agricultural production.

Predominant Land Use Pattern

Large areas of wetlands cover the northwestern quarter of Flowerfield Township. Wetlands are also associated with the floodplains of the Rocky River and Flowerfield Creek. The remainder of the township is primarily agricultural land use with pockets of residential uses scattered randomly between the wetland areas. Commercial uses are found on the eastern edge of the township in Sections 7 and 18.

Tables 3.12 -- Demographics

Flowerfield Township Age Demographics						
Age	2017	2018	2019	2020	2021	2022
0 to 5	78	86	118	89	68	57
5 to 17	254	190	222	302	283	258
18 to 24	59	76	69	52	47	51
25 to 54	478	429	480	486	465	426
55 to 64	325	338	298	292	314	274
65+	343	333	375	418	389	357
Total	1,537	1,452	1,562	1,639	1,566	1,423

Flowerfield Township Housing Age	
Year Structure Built	2022
2020 or later	6
2010 to 2019	22
2000 to 2009	91
1980 to 1999	236
1960 to 1979	109
1940 to 1959	40
1939 or earlier	125

Flowerfield Township Occupied Housing Characteristics

Type of Units	2017	2018	2019	2020	2021	2022
1, detached	555	550	567	585	539	561
1, attached	7	0	0	0	0	0
2 apartments	0	0	0	0	0	0
3 or 4 apartments	0	0	0	0	0	0
5 to 9 apartments	0	0	0	0	0	0
10 or more apartments	0	0	0	0	0	7
Mobile home, etc.	72	58	71	68	66	61
Total Occupied Units	634	608	638	653	605	629

Flowerfield Township Household Size

	2012	2017	2022
Total Households	607	634	629
Average Size	2.66	2.42	2.26

Flowerfield Township Population Density

2022	
Total Area	35.9 square miles
Land	35.8 square miles
Water	0.1 square miles
Population	1,423
Density	39.75 people / square mile

Goals and Objectives:

Agricultural Goal:

To use appropriate buffer zones and site planning to minimize adverse impacts on agricultural lands adjacent to developing areas.

Objectives:

1. Preserve agricultural uses that contribute to the rural character of the Township
2. Identify areas in the Township for farmland preservation.
3. Provide for the needs of the agricultural community for limited development by allowing compatible or related uses in agricultural areas, including single-family residential uses on land that is unsuitable for agricultural use.
4. Continue with the strict standards for development already included in the zoning ordinance.
5. Enforcement of strict standards for all types of non-agricultural development.
6. Provide for limitations on building and development adjacent to rivers and streams.

7. Provide public information to other jurisdictions, residents, and potential residents/developers regarding the Township's land use policies.
8. When able, provide for special review and consideration of high intensity livestock and associated agricultural uses, which may negatively affect the environment or surrounding land uses.
9. Provide for environmental protection and enhancement related to the construction of new single-family residential development including impact upon floodplains, wetlands, and lowlands.
10. Consider the need for agricultural zoning such as quarter/quarter, sliding scale, exclusive agriculture, or other zoning options that preserve agricultural land.

Residential Goal:

It is the intent of this Plan that the character of Flowerfield Township will be primarily residential with homes in rural and low-density settings and to encourage meaningful open spaces to create an overall positive sense of place for Township residents.

Objectives:

1. Consider locating low intensity multiple family residential units in environmentally appropriate and compatible areas with surrounding land's uses.
2. Consideration of the need for development and adoption of local subdivision controls.
3. Elimination of conditions of blight in residential areas by enacting and/or enforcing property maintenance regulations.
4. Adoption of provisions of for environmental protection and enhancement related to the construction of new single-family residential development, including impact upon floodplains, wetlands, and lowlands.
5. Discouragement of land divisions that would land-lock parcels, or creates excessively narrow or shallow parcels.
6. Protection of existing residential development from negative impacts associated with incompatible land uses.
7. Provision of public information to other jurisdictions, residents, and potential residents/developers regarding the Township's land use policies.
8. Direction of necessary capital improvements to areas of existing higher density.
9. Existing site condominium and subdivision regulations should be revised to reflect the policies of this plan.

Commercial Goals:

The Township will emphasize residential uses and homes in rural and low-density settings but also establish an appropriate mixture of land uses. Accordingly, the Township will provide public services that are appropriate for a rural, low-density community.

Objectives:

1. Guidance of proposed commercial development to established population centers.
2. Discouragement of strip commercial development.

3. Adoption of zoning review procedures for commercial development within the Township.
4. Enacting of regulations that limit commercial development to those businesses that primarily meet local needs.
5. Provision of public information to other jurisdictions, residents, and potential residents/developers regarding the Township's land use policies.
6. Direction of necessary capital improvements to areas of existing higher density.
7. Limit commercial development to protect the rural character of the Township.

Manufacturing/Industrial Goals:

Provide very limited development areas for new manufacturing activities. The impact of the proposed development must be carefully evaluated to ensure that the completed facility will not be detrimental to the Township as a whole.

Objectives:

1. Discourage large-scale industrial development in the Township as a means of preserving rural character and due to environmental concerns and lack of public utilities.
2. Allow low intensity, small-scale industrial development to locate in proximity to US-131 and major paved street, to limit the impact of truck traffic upon the circulation system.
3. Adoption of zoning review procedures for industrial development within the Townships.
4. Provision of public information to other jurisdictions, residents, and potential residents/developers regarding the Township's land use policies.
5. Direction of necessary capital improvements to areas of existing higher density.
6. Limit industrial development to specific locations to preserve the rural character of the Township.

Recreational Facilities Goals:

Recreational facilities should be conveniently located in areas of the Township that will experience significant residential development. It is recommended that initially the Township consider primarily (1) investigating the possible acquisition of land for future development, (2) the development of facilities such as trails and bikeways, (3) coordinating activities with other governmental agencies such as the Michigan Department of Natural Resources and St. Joseph County Parks Department.

Objectives:

1. Preservation of open space/recreational resources in the Township.
2. Development of private recreation and open space areas/facilities, and/or locally supported facilities, in cooperation with other public agencies.
3. Consideration of proposals related to the location of a county park or other outdoor recreational facility in the Township.
4. Identification and presentation of ecologically sensitive areas, and valuable plant and animal habitats.
5. Provision of public information to other jurisdictions, residents, and potential residents/developers regarding the Township's land use policies.

Transportation Facilities Goals:

To pursue land development policies that foster a safe and efficient transportation network appropriate for a rural, low-density community. The influx of new homes will likely affect traffic along the major roadways. The Township will have to balance the desires of residents for rural character with the need to provide a safe, high quality roadway system. Non-Motorized transportation opportunities should be expanded in strategic places.

Objectives:

1. Provision of a safe and efficient transportation network in the Township
2. Discourage the relocation of US-131 through the Township due to the destruction of prime agricultural lands, reduction in residential quality of life and damage to environmental features including woodlands and wetlands.
3. Discourage the development of any four-lane highways that would increase traffic volumes and heavy equipment/truck traffic in the Township.
4. Participate cooperatively with the Road Commission to develop a thoroughfare and pavement management plan that will meet the current and future needs of the community.
5. Discussion and implementation of the continued maintenance and improvement of all the roads within the Township with/by the Road Commission.

Public Utilities and Services Goal:

Public Utilities should be provided in higher density areas in the Township. It is the intent that the construction of future public improvements will not create an undue financial burden on the existing residents of the Township. Therefore, it is recommended that new developments provide the primary financing required to install necessary public improvements as part of the initial construction of the project.

Environmental Goals:

The Township should maintain a high quality, natural environment. The numerous streams and the Rock River watershed all possess good water quality and support many species of wildlife throughout the Township. Recognizing that any development generally has the potential to cause some environmental degradation, it is the intent of this Plan that reasonable efforts be made to minimize adverse environmental impacts whenever development occurs. Minimizing adverse environmental impacts can be achieved by ensuring that development occurs according to local and state environmental regulations. Experience gained from monitoring conditions and observing changes in the environment due to development should assist the Township in developing methods for maintaining a good quality environment.

Objectives:

1. Permits for earth changes that disturb one or more acres except farming activities.
2. EGLE permit applications for all properties that have navigable water frontage
3. Require EGLE permit applications for the construction of all ponds greater than one (1) acre in size.

4. Obtain written comments on all development projects requiring Site Plan Review from St. Joseph County, Road Commission, Drain Commission, Health Department and either the Lockport/Fabius/Park or Marcellus fire chiefs.
5. Soil Erosion and Sedimentation permits for all zoning applications are required.

Environmental Health Goal:

The Township's environmental health policy shall protect the air, water, and natural resources of the Township by promoting public awareness and establishing reasonable well-thought out protection measures.

Zoning Plan

Residential Development

1. Prohibit dead-end streets in Medium Density Residential.
2. Prohibit private streets in High Density Residential
3. Provide large lot zoning in Low Density areas.
4. Provide for Sliding Scale Zoning to limit the number of times a parent parcel can be split.
5. Maximize lot sizes to prevent fragmentation of farmland
6. Provide for Clustering/Open Space regulations to allow smaller lots than the zoning district allows in order to permanently preserve open space.
7. Allow Lot Averaging/Lot Sizes which is intended to allow more undersized lots in subdivisions. A "scaled down" version of clustering.
8. Provide for Low Density Single-Family Residential Areas on large parcels in locations that do not affect areas of environmental concern, unique farmland or diminish forest and woodlands.
9. Provide for Medium Density Residential areas in the east half of the Township around the golf course and Lewis Lake
10. Provide for High Density Residential in the northeast part of the Township.
11. Provide for Manufactured Housing Community Residential where compatible with adjacent residential uses and in areas most likely to be served by public water and sanitary sewer facilities.

Commercial Development

1. M-216 Corridor is intended to serve as the primary retail/service center for the Township and should concentrate near the intersection of M-216 and Pulver Road.

Industrial Development

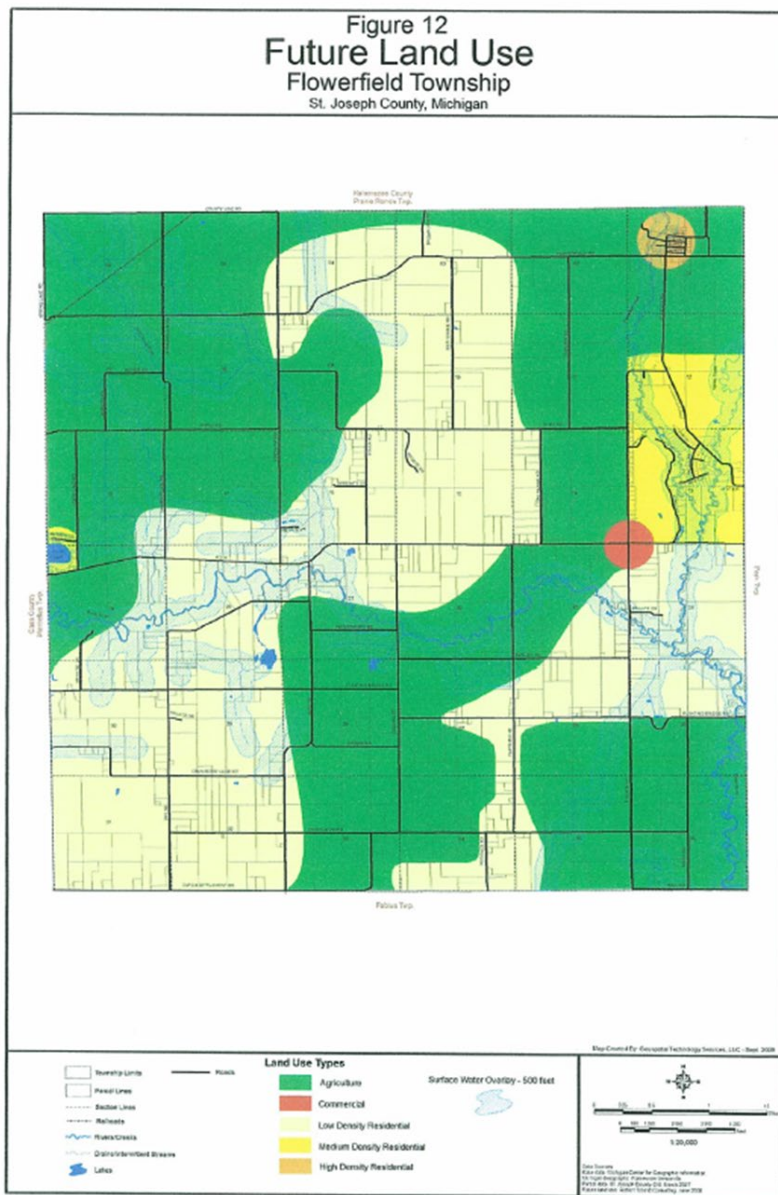
1. It is the intent of the plan that industrial development should be located in nearby communities where public sanitary sewer and water are available.

Future Land Use/Zoning Plan

1. Agricultural will correspond to the AG (Agricultural) zoning district.
2. Low Density Residential will correspond to the existing R-1 Single-Family Residential zoning district.

3. High Density Residential will correspond to the existing R-2 Single and Multi-Family zoning district which will include the renamed R-3 High Density Residential zoning district.
4. Commercial Development will correspond to the existing B-1 Business zoning district.
5. Surface Water Overlay will correspond to the existing WO Waterfront Overlay zoning district.
6. The proposed Medium Density Single-Family Residential zoning district will require a new zoning district to be created named R-2 Medium Density Residential. Manufactured Housing Communities will be allowed in the new R-3 High Density Residential zoning district.

Map 3.12 -- Future Land Use/Zoning Plan



LEONIDAS TOWNSHIP

This section updates the 2010 master land use plan which is found in Appendix 2.

Regional Context

Leonidas Township is in the extreme northeast corner of St. Joseph County. The township abuts Kalamazoo County on the north, Branch County on the east, Colon Township on the south and Mendon Township on the west. Leonidas has a total area of 36.2 square miles of which 35.7 square miles are land and 0.5 square mile is water. The St. Joseph River crosses the southwest corner of the Township and Nottawa Creek cuts diagonally across the Township from the northeast corner to the southwest where it joins the St. Joseph River.

Predominant Land Use Pattern

Leonidas Township is agricultural. A small unincorporated village developed around the township center. Even the few industrial uses are primarily related to agriculture. Residential uses are minimal.

Tables 3.13 -- Demographics

Leonidas Township Age Demographics						
Age	2017	2018	2019	2020	2021	2022
0 to 5	43	59	49	67	64	60
5 to 17	207	231	191	115	108	123
18 to 24	56	56	49	138	153	139
25 to 54	359	344	296	294	307	295
55 to 64	195	215	198	176	161	144
65+	242	234	240	212	239	217
Total	1,102	1,139	1,023	1,002	1,032	978

Leonidas Township Housing Age	
Year Structure Built	2022
2020 or later	0
2010 to 2019	8
2000 to 2009	9
1980 to 1999	98
1960 to 1979	62
1940 to 1959	69
1939 or earlier	186

Leonidas Township Occupied Housing Characteristics						
Type of Units	2017	2018	2019	2020	2021	2022
1, detached	389	386	367	357	358	381
1, attached	3	3	3	2	0	0
2 apartments	0	0	0	0	0	0
3 or 4 apartments	0	0	0	0	0	0
5 to 9 apartments	0	0	0	0	0	0
10 or more apartments	0	0	0	0	0	0
Mobile home, etc.	40	44	29	27	37	51
Total Occupied Units	432	433	399	386	395	366

Leonidas Township Household Size			
	2012	2017	2022
Total Households	341	432	366
Average Size	2.71	2.53	2.67

Leonidas Township Population Density	
2022	
Total Area	36.2 square miles
Land	35.7 square miles
Water	1.7 square miles
Population	978
Density	27.39 people / square mile

Leonidas Township has experienced no significant growth during the last 24 years. The Township's Goals and Objectives remain the same. By this update the Township hereby adopts by reference the Complete Streets element and the National Flood Insurance Program maps of the St. Joseph County Master Land Use Plan.

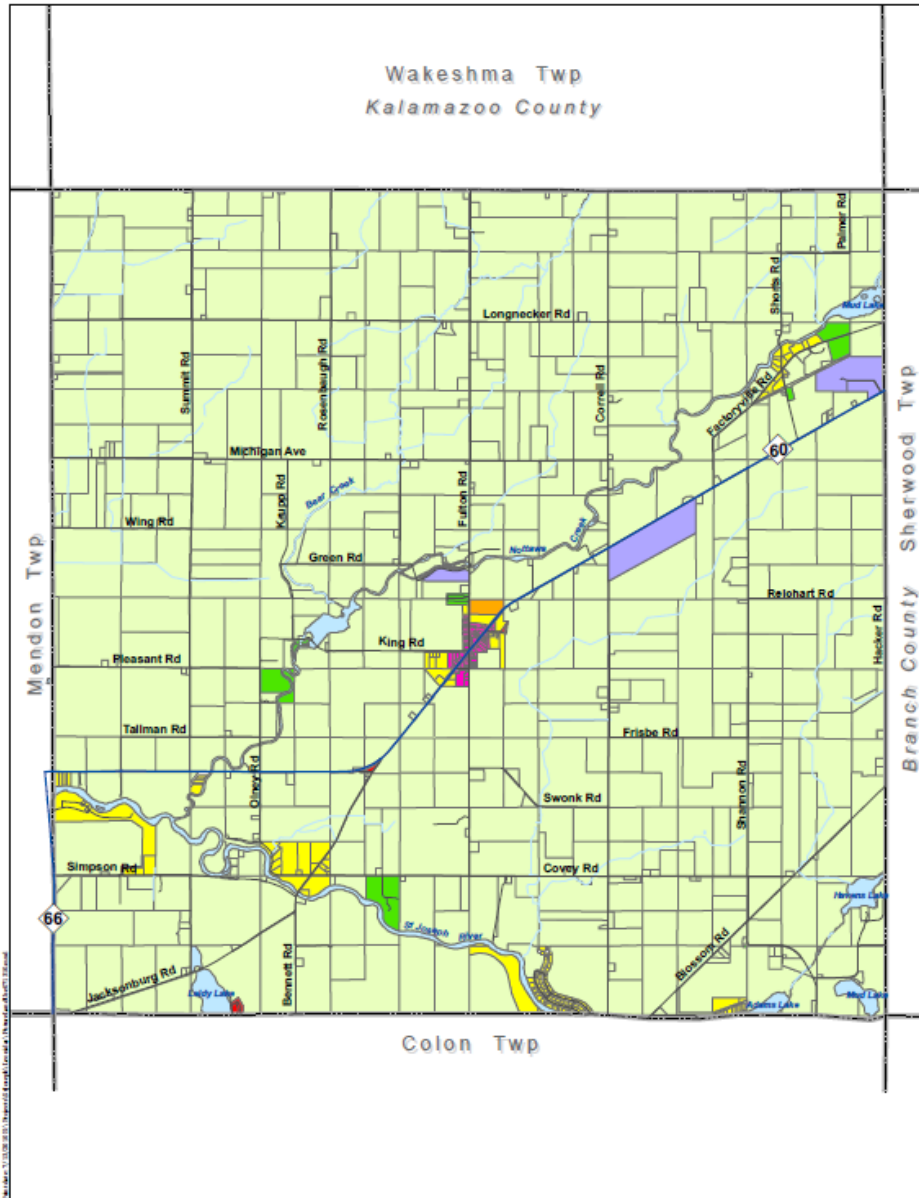
Goals and Objectives

- 1 Overall Community – Four objectives
 - a. Provide for a balance and variety of land uses to meet residents' needs in locations that will not negatively impact existing agricultural areas or the overall character of the Township.
 - b. Encourage the preservation of agriculture land uses.
 - c. Discourage the development of scattered land uses which result in inefficient land uses and ultimately increase the costs of public services.
 - d. Provide for the orderly development and growth of a well-balanced community in which to live, work and play.
- 2 Agricultural Development – Five objectives
 - a. Encourage continued agricultural activity by identifying prime agricultural land and promoting enrollment in government-driven farmland preservation programs.
 - b. Concentrate residential growth in areas that do not conflict with agricultural use.
 - c. Provide means of maintaining very-low population densities in all agricultural areas to

- reduce the potential influences that encourage rapid encroachment of other, less desirable or conflicting land uses.
 - d. Recognize agriculture as the predominant economic activity in Leonidas Township.
 - e. Prevent the intrusion of urban infrastructure into agricultural areas.
- 3 Residential Development – Five objectives
 - a. Review new residential developments to ensure their compatibility with the underlying natural features of the site. Preserve important topographic features, tree stands, wetlands, creeks and streams, and other natural features whenever possible. Encourage open space planning where it would retain the rural character of the land.
 - b. Promote residential alternatives to the conventional strip development along mile road frontage.
 - c. Discourage random scattered residential development in the Township.
 - d. Provide for the development of a reasonable mix of housing types and densities tailored to current and future needs.
 - e. Identify those areas which, by virtue of existing development and/or ability to be most economically served with public utilities and other essential services, are best suited for concentrated residential development.
- 4 Commercial Development – Four objectives
 - a. Encourage the location of commercial facilities in areas that can safely and adequately handle commercial traffic.
 - b. Encourage the development of clustered commercial development, thus providing the opportunity of offering a variety of goods and services most conveniently.
 - c. Provide regulations requiring suitable buffering of commercial land uses from residential and agricultural uses.
 - d. Provide for adequate convenience and day-to-day commercial needs of Township residents without unreasonable intensification of traffic patterns and residential land use disruption.
- 5 Industrial Development – Three objectives
 - a. Encourage industrial development to enhance the economic growth of the Township.
 - b. Minimize the adverse impacts of new industrial development by locating new industrial uses in areas with reasonable boundaries which are not subject to encroachment by incompatible land uses.
 - c. Concentrate industrial development in areas of the Township which have sufficient facilities and services to support industrial development, including adequate all weather roads.
- 6 Community Facilities and Infrastructure – Four objectives
 - a. Improve and maintain Township roads and infrastructure when funds are available or as projects or opportunities present themselves.
 - b. Address drinking water contamination and provide clean drinking water resources to Township residents.
 - c. Encourage technology providers to provide Township residents with high speed internet service and cable television.
 - d. Work with agencies and providers to ensure public spaces and open space in Township is protected, maintained, and accessible and provides residents with a premier gathering and recreation, both passive and active.
- 7 Natural Resources and Environment – Three objectives

- a. Control stream bank development to assure that it does not directly or indirectly destroy the natural features of the Township.
- b. Encourage conservation and protection of natural, scenic, and wooded areas for public enjoyment.
- c. Protect habitat areas for both aquatic and mainland species.

Map 3.14 -- Future Land Use

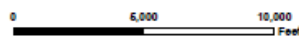


Future Land Use

Leonidas Township, St. Joseph County, Michigan

- | | |
|--|---|
| Agricultural Preserve | Commercial |
| Residential | Industrial/ Extraction |
| Manufactured Housing | Public / Quasi-Public |
| Village Mixed Use | |

Base Map Source: St. Joseph County GIS, 2002
 Data Source: McKenna Associates, Inc., 2010



ZONING PLAN

ZONING DISTRICT	PURPOSE	FUTURE LAND USE PLAN DESIGNATION
A-1, Agricultural	Those areas of the Township preserved for agricultural uses, such as farming, dairy operations, forestry, or related.	Agricultural Preservation
R-1, Residential	Those areas where single family residential developments exist or are projected. This district serves as a transitional use between agricultural and more intensively developed residential areas.	Residential
R-2, Residential	Those areas where single-family and two-family dwellings exist or are projected. This will include older residential areas with smaller lot sizes or new development consistent with Medium Density Residential.	Village Mixed Use
R-3, Residential / Multi-family	Those areas where three or more family dwellings exist or are projected. This district will be transitional between low and medium density residential and intensive commercial and industrial classifications and be consistent with High Density Residential.	Village Mixed Use
R-4, MHP Manufactured Home Park	<p>This district is intended to provide for the location and regulation of manufactured housing parks as an affordable housing alternative where appropriate and consistent with the character of Leonidas Township. These districts should be in areas where they will be compatible with adjacent uses and shall be in accordance with the following criteria:</p> <ul style="list-style-type: none"> • In areas designated for higher densities. • On sites adjacent to existing manufactured housing parks and parcel zoned MHP. • On sites with direct vehicle access to paved major thoroughfare. • In areas where public sanitary sewers and water supply in available with sufficient capacity to serve the residents and provide fire protection capabilities. • On sites outside of a designated floodway. <p>The regulations established under Michigan Public Act 96 of 1987, as amended, and the Manufactured Housing Commission Rules govern all manufactured housing parks. When regulations in this Article exceed the state law or the Manufactured Housing Commission rules, they are intended to ensure that manufactured housing parks meet the development and site plan standards established by this Article for other comparable residential development and to promote the health, safety and welfare of the Township’s residents.</p> <p>These specific standards reflect the nature of Leonidas Township in contrast with some other areas of Michigan where the universal rules of the MHC may be appropriate. These standards encourage development which complements and protects the investment on adjacent properties and promotes preservation of important natural features.</p> <p>Since the characteristics and impacts of a manufactured housing park typically simulate those of multiple-family residential developments, and because they typically are served by private</p>	Manufactured Housing

	streets, and utility systems which interrupts and intercepts the continuity of the local street and utility systems, manufactured housing parks are not considered compatible with other types of single-family neighborhoods. Therefore, manufactured housing parks are intended to serve as a transitional use between residential and nonresidential districts, similar to multiple family districts.	
C, Commercial	Those areas that are reserved for commercial or business uses, such as retail establishments, grocery or convenience stores, gasoline stations, or other office/service uses. Both permitted and special exception uses shall require submission of site plans for review by the Planning Commission.	Commercial Village Mixed Use
I, Industrial	Those areas reserved for industrial or manufacturing uses, such as wholesale or warehouse operations, assembly or manufacturing of products, laboratories, and other facilities where chemicals are utilized within the processing or cleaning of goods. Both permitted and special exception uses shall require submission of site plans for review by the Planning Commission.	Industrial
RC, Recreation / Conservation	This district is designed to regulate resources, wildlife habitat, agricultural capabilities, public and private recreation, and the public health, safety and general welfare. Protection of waterways, woodland resources, and floodways are goals of this district.	Agricultural Preservation Commercial Residential

Zoning District	Min. Lot Area (sq. ft.)	Min. Lot Width (ft.)	Max. Lot Coverage (%)	Min. Gross Floor Area (sq. ft.)	Min. Yard and Setback Requirements (ft.)			Max. Height (ft.)
					Front Yard	Side Yards	Rear Yard	
A-1	1 acre	200	20%	900	50	25	40	35
R-1	1 acre	200	30%	900	40	20	35	35
R-2	20,000	80	40%	900	35	10	30	35
R-3	1 acre	200	40%	900	30	15	30	35
R-4	15 acres	See Section 2.06 of the Zoning Ordinance for standards.						
C	30,000	100	40%	1,000	25	15	40	35
I	2 acres	200	50%	—	50	25	40	35
RC	5 acres	330	20%	1,000	50	25	40	35

Recommended Changes to the Zoning Ordinance

Given that the Plan incorporates new policies, land uses, and other measures related to further improving the quality of life in the Township, there are recommended changes to the zoning ordinance that could be made to fully realize the community’s vision and make the ordinance an effective implementation tool. These changes have been identified throughout the plan as well as during discussions with the Planning Commission and Township. These changes should be pursued over time and as the need or opportunity presents itself. The changes are fluid in nature. As the Township evolves and conditions change, so will the necessary revisions to the zoning ordinance.

The following changes are recommended:

- Review necessity for multiple residential zoning districts considering lack of residential development in the Township.
- Develop tools or language necessary to implement mixed use vision in village areas.
- Examine the required dimensional requirements for their effectiveness, desired character of development, location or natural features and actual results.
- Review Township zoning map to ensure compatibility with vision and goals of the Master Plan.
- Review and address waterfront yard setbacks and other requirements for waterfront yards.
- Provide additional design requirements for site plan review, such as lighting, materials, and public improvements.
- Establish natural features (wetlands, woodlands) regulations.

LOCKPORT TOWNSHIP

This section updates the unadopted 2018 master land use plan and adopts that plan with these amendments. The entire plan is found in Appendix 2.

Regional Context

Lockport Township is located in the central portion of St. Joseph County, in the southwest region of Michigan’s Lower Peninsula. The Township is 31.3 square miles while 3.7 square miles of the original township area has been annexed into the City of Three Rivers and one square mile, including the Village of Centreville, was allotted to Nottawa Township. The Township is a mixture of large-scale farms with residential/urban development around the City of Three Rivers.

The St. Joseph River snakes from east to west diagonally from the northeastern corner of the Township to the west-central side.

Areas along US-131 north and south of Three Rives and M-60 east of the city have attracted commercial services as well.

Predominant Land Use Pattern

Despite the township’s proximity to the City of Three Rivers, the primary land is Agricultural (86.2%). Residential uses take up almost 10% of the land area, while commercial/industrial uses are less than 1%. On the other hand, the airport covers 1.3% of the township’s land area and height limitations affect a larger area.

Tables 3.15 -- Demographics

Lockport Age Demographics						
Age	2017	2018	2019	2020	2021	2022
0 to 5	175	190	206	268	287	269
5 to 17	723	742	658	598	652	679
18 to 24	256	255	276	228	191	227
25 to 54	1,531	1,528	1,524	1,621	1,493	1,489
55 to 64	510	574	609	527	528	484
65+	565	493	513	522	278	590
Total	3,760	3,782	3,786	3,764	3,729	3,738

Lockport Housing Age	
Year Structure Built	2022
2020 or later	0
2010 to 2019	94
2000 to 2009	192
1980 to 1999	490
1960 to 1979	388
1940 to 1959	209
1939 or earlier	118

Lockport Occupied Housing Characteristics						
Type of Units	2017	2018	2019	2020	2021	2022
1, detached	1,357	1,362	1,339	1,243	1,203	1,274
1, attached	0	8	9	7	7	6
2 apartments	29	9	12	12	0	27
3 or 4 apartments	6	5	5	5	4	10
5 to 9 apartments	0	0	1	2	1	0
10 or more apartments	0	0	8	8	7	7
Mobile home, etc.	155	108	93	110	99	167
Total Occupied Units	1,547	1,492	1,467	1,387	1,321	1,361

Lockport Household Size			
	2012	2017	2022
Total Households	1,271	1,547	1,361
Average Size	2.98	2.43	2.75

Lockport Population Density	
2022	
Total Area	31.3 square miles
Land	29.6 square miles
Water	1.7 square miles
Population	3,738
Density	126.28 people / square mile

With the above tables, Lockport Township hereby updates and adopts the 2018 Lockport Township Master Plan. The complete document is included in Appendix 2 below.

Table 3.16. Existing Land Use:

Existing Land Use		
Land Use	Acres	% Total
Residential	3,072	15.8
Commercial/Industrial	679	3.5
Forest	1,079	5.5
Agriculture, Open & Water	14,422	74
Airport	238	1.2
Total	19,490	100

Source: SMPC 2024 estimates based on zoning, State data, and digital photographs.

Goals and Objectives

Natural Features:

Goal: The patterns of future land use in the township will recognize the importance of the township's natural features to the heritage, culture, lifestyle, and natural habitat enjoyed by residents and visitors alike.

Objective: Areas which serve important ecological, hydrological, or other natural functions will be protected.

Goal: Protect the Township's drinking water sources

Objective: Reduce or eliminate detrimental land uses in areas that supply drinking water.

Commercial:

Goal: Allow enough commercial development to appropriately serve the population of the Township.

Objective: Commercial development will be concentrated in the existing North Main Street Area and in proposed commercial centers such as those located in the Township along the M-60 and M-86 corridors.

Residential:

Goal: Locate residential development with densities consistent with the natural features capabilities and relation to the availability of services.

Industrial:

Goal: Create and maintain an environment conducive to industrial activities in proper relation to the pattern of current and future surrounding land uses.

Objective: Reservation of sites and areas for industrial development which are appropriate in size, location, and facilities to meet the long-term needs of the township and the county.

Open Space-Recreation

Goal: Identify, preserve, and maintain open space and recreation areas in proximity to existing and proposed relatively dense development.

Goal: Preserve and protect unique and critical natural areas for the present and future benefit of all residents of the township.

Objective: Prohibit the development of all flood hazard areas along the St. Joseph River and other flood prone areas.

Objective: Provide for the development of active recreation facilities adjacent to intensively developed residential areas to complement the county park system.

Agriculture and Farmland

Goal: Preserve and protect existing agricultural lands which contribute to the area's economic viability and the township's living environment.

Objective: Maintain the rural character of the community.

Transportation

Goal: Within the zoning ordinance, include provisions to manage all forms of transportation.

Objective: Include recognition of the importance of all road users in a "complete streets" plan.

Objective: Make appropriate for the Amish population and their transportation needs.

Goal: Provide regulations to mitigate airport hazards within the zoning ordinance.

Objective: Make information about airport runway protection zones readily available to the public, developers and builders.

Goal: Reduce traffic conflicts on US-131.

Objective: Develop an Access Management Plan for US-131.

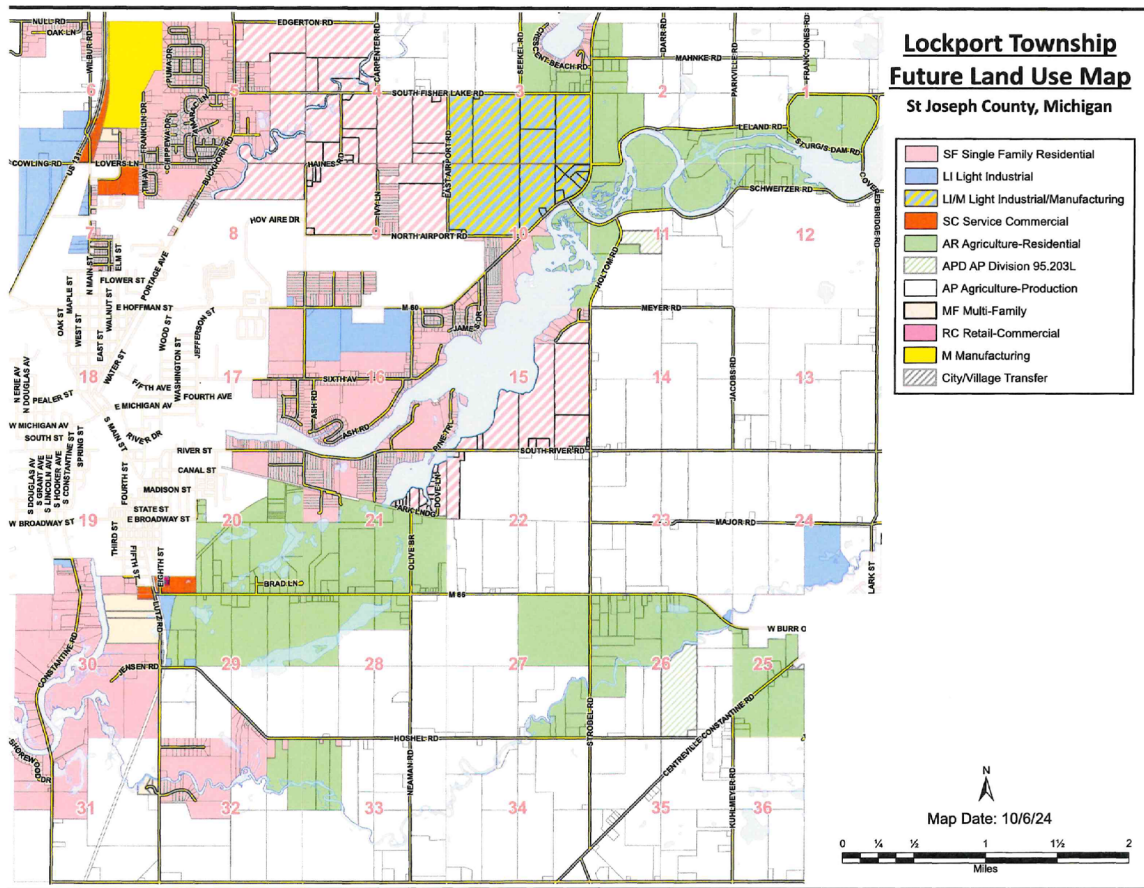
Goal: Provide regulations to mitigate airport hazards within the zoning ordinance.

Objective: Make information about airport runway protection zones readily available to the public, developers and builders.

Goal: Reduce traffic conflicts on US-131.

Objective: Develop an Access Management Plan for US-131.

Map 3.15 -- Future Land Use/Zoning Plan



Future Zoning Plan

Residential: Rezoning to residential districts should not encroach upon prime farmlands and should be designed to build out from Three Rivers and Centreville. Residential districts should not front on State highways but should have access to paved county primary roads. Residential zoning districts should have the minimum lot sizes based upon soil suitability with lot sizes below one acre being confined to areas where municipal sanitary sewer and water are available. This is especially critical around lakes. Where soil suitability is poor the minimum lot size should not be less than two to five acres depending on the recommendations of the County Health Department. The minimum lot size should specifically exclude land subject to flooding and wetlands from being included in the lot area calculated to meet the minimum lot size requirement.

The nonconforming lot provisions of the zoning ordinance must be reviewed in light of the 2017 U.S. Supreme Court ruling on required combination of nonconforming lots in common ownership.

Commercial: Commercial development is to be confined where possible to the state highways (M-60, M-86 and U.S.-131) transportation corridors. Rezoning of land should not leap-frog over residential uses but can do so over vacant land. Such rezoning should be built upon existing commercial zoning so as to foster sustainable economic development based on mutual attraction of similar uses which foster destination shopping as opposed to single purpose trips to isolated businesses.

Industrial: Proposals to rezone land for industrial use should be limited to land adjacent to municipal sanitary sewer and water supplies with direct access to state or federal highways and, where possible to the rail system. Plans have been made to extend water lines to industrial areas when needed.

Agricultural/Open Space: Areas defined by the Soil Conservation Service as 'Prime Farmlands' can be utilized for a transfer of development rights program. Under such a program, the zoning ordinance would allow a bonus density to a developer. This could be in the form of allowing smaller lots in areas served by sanitary sewer and water in exchange for a permanent dedication of prime farmland for agricultural purposes.

Under such a program the developer would pay the farmer the difference between the estimated value of his land if it were developed and the value of the property as agricultural land. This would allow the farmer to receive the increase in value that he might have anticipated if he sold off the farm from the developer and later could still receive the farmland value for his land when he retires. This type of program also provides land for future farmers that is not burdened by a taxation value based on potential residential use.

Provisions should also be developed within the agricultural zoning regulations to allow for agri-business and agritourism in line with developing state programs.

Development Rights Sending Areas are intended to provide owners of properties that have sever development limitation with an option to realize development opportunities. The concept is tied to the bonus provisions of the Planned Unit Development section of the Zoning Ordinance. Where higher density developments are possible, a developer, through a purchase/transfer of development rights provision, may purchase additional density rights from property owners in a sending area. These purchased development rights are then transferred to developable property in a receiving area of the township. Potential Development Rights Sending Areas are:

- Properties larger than three (3) acres zoned Agricultural and located under the Airport Overlay Zone that cannot be rezoned to a higher density.
- Properties larger than one (1) acre within a Special Flood Hazard Area.
- If St. Joseph County exceeds a population of 100,000, then properties larger than one (1) acre located within a regulated wetland.
- Properties larger than one (1) acre having a documented lead/arsenic contamination situation or well-water source area with phosphorous above recommended levels resulting in property which cannot be reasonably developed.

MENDON TOWNSHIP and VILLAGE

This section updates the 2021 Joint Township/Village master land use plan adopted in 2021. The entire plan is found in appendix 2.

Regional Context

Mendon Township has a total area of 36.4 square miles, of which 35.0 square miles is land and 1.2 square miles (3.42%) is water. Mendon Township is a civil township, located in the northern tier of townships of St. Joseph County, Michigan. The Village of Mendon is a general law village, of 1.2 square miles in sections 26 and 27, with small areas in sections 22 and 23, of the township. The entire community covers 23,208.08 acres.

Predominant Land Use Pattern

The Mendon community is largely agricultural in character, with commercial/industrial uses confined to the M-86 corridor when they are found outside the village. Within the village, industrial uses are confined to the northwestern quarter with another area on the northcentral border. Commercial uses in the village are limited to the highway. In the past, the township has resisted strip zoning along the highway.

Tables 3.16.1 -- Township Demographics

Mendon Township Age Demographics						
Age	2017	2018	2019	2020	2021	2022
0 to 5	132	157	190	176	191	152
5 to 17	508	523	502	504	501	510
18 to 24	246	213	223	164	147	159
25 to 54	910	917	901	897	877	863
55 to 64	368	401	376	341	302	314
65+	480	482	492	605	553	581
Total	2,644	2,693	2,684	2,687	2,571	2,579

Mendon Township Housing Age	
Year Structure Built	2022
2020 or later	4
2010 to 2019	15
2000 to 2009	101
1980 to 1999	294
1960 to 1979	251
1940 to 1959	115
1939 or earlier	370

Mendon Township Occupied Housing Characteristics						
Type of Units	2017	2018	2019	2020	2021	2022
1, detached	830	838	832	851	802	906
1, attached	6	10	6	11	4	4
2 apartments	4	3	7	16	20	16
3 or 4 apartments	10	12	11	11	10	15
5 to 9 apartments	19	10	9	10	9	7
10 or more apartments	8	0	0	0	0	0
Mobile home, etc.	159	177	175	213	168	202
Total Occupied Units	1,036	1,050	1,040	1,112	1,013	1,023

Mendon Township Household Size			
	2012	2017	2022
Total Households	989	1,036	1,023
Average Size	2.74	2.59	2.52

Mendon Township Population Density	
2022	
Total Area	35.21 square miles
Land	34.20 square miles
Water	1.2 square miles
Population	2,579
Density	75.41 people / square mile

Tables 3.16.2 -- Village Demographics

Mendon Village Age Demographics						
Age	2017	2018	2019	2020	2021	2022
0 to 5	63	61	76	59	55	39
5 to 17	222	220	224	202	211	191
18 to 24	56	59	67	59	66	80
25 to 54	357	367	379	327	293	278
55 to 64	123	120	106	111	104	116
65+	73	91	87	77	86	107
Total	894	918	939	835	815	811

Mendon Village Housing Age	
Year Structure Built	2022
2020 or later	0
2010 to 2019	0
2000 to 2009	9
1980 to 1999	34
1960 to 1979	67
1940 to 1959	70
1939 or earlier	139

Mendon Village Occupied Housing Characteristics						
Type of Units	2017	2018	2019	2020	2021	2022
1, detached	285	294	296	271	264	285
1, attached	6	10	6	11	4	4
2 apartments	4	3	7	8	11	8
3 or 4 apartments	10	12	11	11	10	15
5 to 9 apartments	0	2	2	3	2	2
10 or more apartments	0	0	0	0	0	0
Mobile home, etc.	3	6	8	6	6	5
Total Occupied Units	308	327	330	310	297	299

Mendon Village Household Size			
	2012	2017	2022
Total Households	272	308	299
Average Size	3.28	2.90	2.71

Mendon Village Population Density	
	2022
Total Area	0.99 square miles
Land	0.98 square miles
Water	0.01 square miles
Population	811
Density	827.55 people / square mile

TOWNSHIP/VILLAGE GOALS AND OBJECTIVES

Community-Wide Goals

1. Update the zoning ordinance in compliance with PA 33 of 2006
2. Provide public utility planning
3. Develop adequate, sound, and decent housing in a desirable environment for a variety of social and economic groups.
4. Recognize the symbolic and economic value of the central business district, and ties to the riverfront, with public improvements tied to the CBD to create and attractive environment.
5. Update and maintain the Parks and Recreation Plan

Community-wide Objectives

1. Change references to the Michigan Zoning Enabling Act
2. Add conditional zoning provisions
3. Provide for administrative approval of minor site plan changes
4. Add flood plain provisions in compliance with the State Building Code
5. In areas not served by municipal sanitary sewer, base minimum lot size on soil suitability.
6. Plan for expansion of municipal sanitary sewer and water supply as well as well-head protection
7. Provide for duplex conversion of existing large houses
8. Allow accessory dwelling units
9. Provide for Senior housing
10. Review minimum lot size requirements in areas served by public utilities to reduce land costs
11. Adopt Waterfront Business District zone/overlay district
12. Limit uses on Main Street storefronts to retail or professional offices
13. Encourage/support all storefronts to be presentable
14. Encourage offices to locate outside the Central Business District
15. Update the Parks & Recreation Plan

Objectives

Community wide goals

- G1 Update the zoning ordinance in compliance with PA 33 of 2006
- G2 Provide public utility planning
- G3 Develop adequate, sound, and decent housing in a desirable environment, for a variety of social and economic groups.
- G4 Recognizing the symbolic and economic value of the central business district, and ties to the riverfront, public improvements will be undertaken to complement the CBD and create an environment that will attract people to it.
- G5 Update and maintain the Parks and Recreation Plan

Community wide objectives

- O1a Change references to the Michigan Zoning Enabling Act and revise text to comply with the Act
- O1b Add conditional zoning provisions
- O1c Provide for administrative approval of minor site plan changes
- O1d Add flood plain provisions in compliance with the State Building Code and National Flood Insurance requirements.
- O2a In areas not served by municipal sanitary sewer, base minimum lot size on soil suitability as defined in the Soil Conservation Service's "Soil Survey of St. Joseph County".
- O2b Plan for municipal sanitary sewer and public water supply maintenance, expansion, and well-head protection
- O3a Provide for duplex conversion of existing large houses
- O3b Allow accessory dwelling units
- O3d Provide for Senior housing
- O3e Review minimum lot size requirements in areas served by municipal sanitary sewer and municipal water to reduce land costs.

- O4a Adopt a Waterfront Business District zone/overlay zone
- O4b Limit uses in Main Street storefronts to retail or professional office
- O4c Encourage/support all storefronts to be presentable
- O4c Allow second story residential uses in the Central Business District
- O4d Encourage office uses to locate outside the Central Business District
- O5 Update the Parks & Recreation Plan in order to retain eligibility for Michigan Natural Resources Trust Fund grants.

Map 3.16.1 -- Future Land Use/Zoning Plan

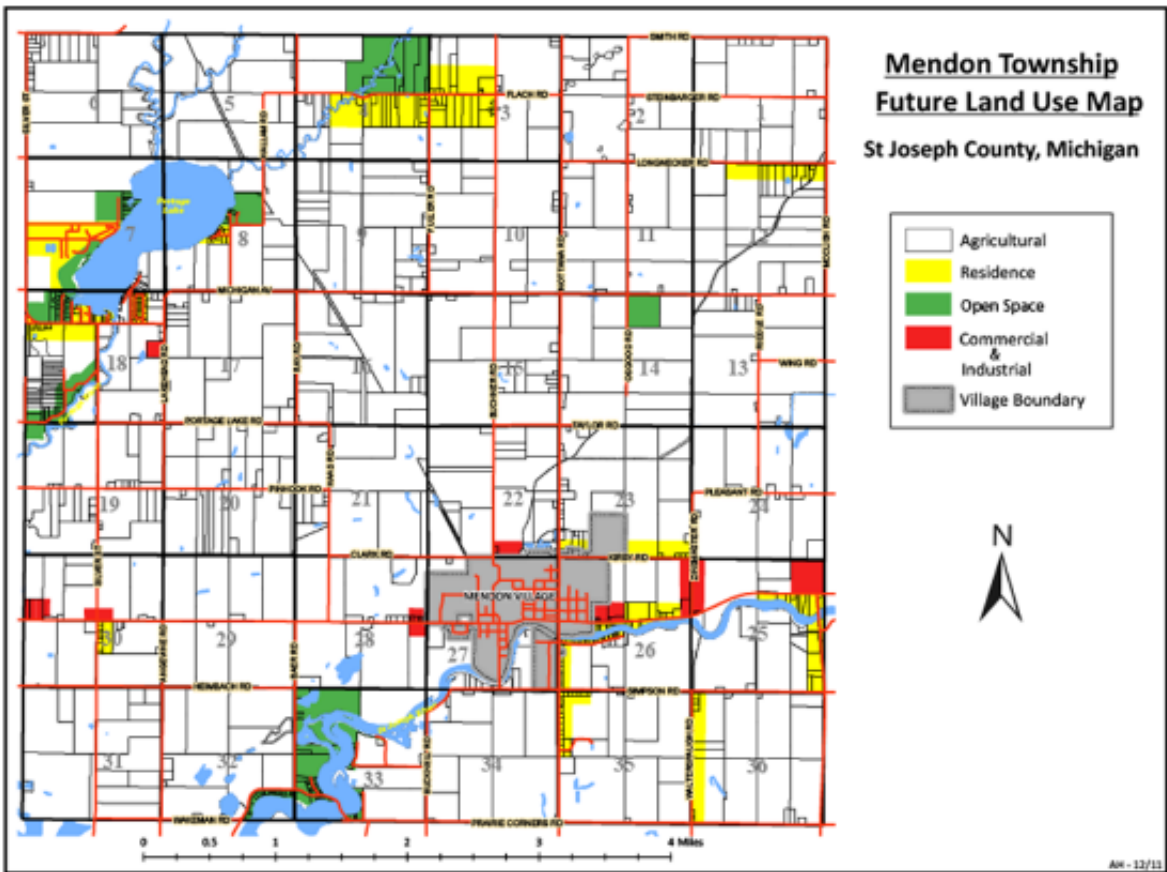


Table 3.16.3 – Mendon Township Capital Improvement Plan

Department	Item	22/23	23/24	24/25	25/26	26/27
General Fund						
	Roads	45,000.00	51,500.00	81,150.00	61,800.00	62,500.00
	Cemetery	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00
	Township Hall	2,500.00	18,000.00	18,000.00	3,500.00	3,500.00
	Computer Equipment	1,200.00	1,500.00	2,500.00	1,000.00	1,000.00
Library Fund						
	Roof Repairs	5,000.00				
	Plaster Repairs		7,500.00			
	Painting Main Level		7,500.00			
	Refurbish Wooden Floors			7,500.00		
	Computer Equipment	1,200.00	1,500.00	2,500.00	1,000.00	1,000.00
Fire Fund						
	New Building		990,000.00			
	SCBA Pack Replacement			250,000.00		
	Truck Replacement (86 Ford Tanker)					325,000.00
	Turn-out Gear Replacement	3,500.00	3,500.00	3,500.00	150,000.00	
	Other Equipment	10,000.00				
TOTAL ESTIMATED COSTS		73,400.00	1,086,000.00	370,150.00	222,300.00	398,000.00

* Sources of Funds:

GF = General Fund

SA = Special Assessment District

MDNR = Department of Natural Resources Trust Fund

MDOT = Act 51 gas tax: V = village apportionment / C = county road commission apportionment

MEDC = Michigan Economic Development Council

MARD = Michigan Department of Agriculture & Rural Development

Map 3.16.2 – Village of Mendon Future Land Use

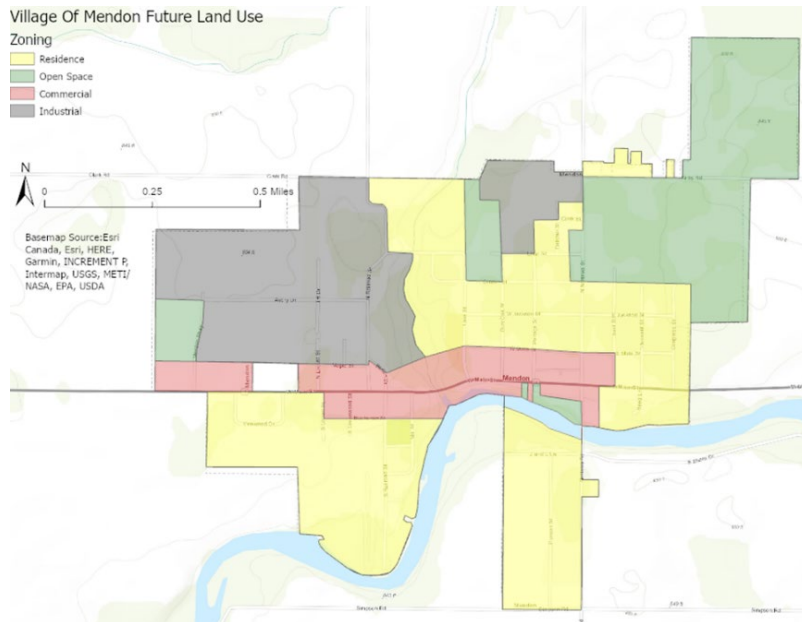


Table 3.16.4 -- Village of Mendon Capital Improvement Program

CAPITAL IMPROVEMENT PROGRAM 2020 - 2025								Fund
Department / responsible person	Item	2024	2025	2026	2027	2028	TOTAL	Source *
Public Works								
DPW	New vehicles				80,000		80,000	GF
Streets								
DPW	Re-surfacing/ maintenance	30,000	30,000	30,000	30,000	30,000	420,000	MDOT GF
Facilities								
	Tech/ Security Village Hall	1,500	1,500	1,500	1,500	1,500	7,500	GF
		0	50,000	0	0	0	50,000	GF
Utilities								
DPW	Sewer Maintenance	0	800,000	0	0	0	800,000	GF, MDNR
	EV Charging	15,000	0	0	0	0	15,000	GF
Parks								
DPW	Equipment, tennis/ basketball courts, playground surface	1,500	1,500	1,500	1,500	1,500	7,500	GR,MDNR
		0	0	8,000	0	0	80,000	MEDC
		0	10,000	0	0	0	10,000	MEDC, GF
TOTAL ESTIMATED COSTS		48,000	893,000	383,000	113,000	33,000	1,470,000	

* Sources of Funds: GF = General Fund SA = Special Assessment District MDNR = Department of Natural Resources Trust Fund
 MDOT = Act 51 gas tax: V = village apportionment / C = county road commission apportionment
 MEDC = Michigan Economic Development Council MARD = Michigan Department of Agriculture & Rural Development

Future Land Use

- Agricultural and Open Space

For Mendon Township, agricultural uses account for 75 percent of the land area of the Township. However, only seven percent of the Township labor force is employed in agriculture as the primary source of income. Large scale sell-off of road frontage for residential development has not occurred. The Township would like to encourage agribusiness – this can be accomplished through amending the zoning ordinance to allow for farmer’s markets as a special use using the GAAMPs guidelines, and by allowing agricultural-related commercial/industrial type uses in the agricultural districts.

The Village has been largely surrounded by land enrolled in the Public Act 116 Farmland and Open Space Preservation Program.

- Residential

Some further development for residential uses can occur around Portage Lake but this may be limited by the extensive wetlands in the area. A few plats have been developed along County primary roads and some ten acre lots have been cut out for residential use. River front plats and lots have also been developed along the St. Joseph River. It is probable that this type of development will continue at the present or an increased rate. State-wide the trend continues for people working in urban counties to move their place of residence to nearby rural counties. This trend is most pronounced in townships along US-131 to the west.

The Village has a residential character. There is a mix of single-family homes and apartment units and a scattering of undeveloped lots in the Village. Within the Village there is a need for both senior housing and accessory housing -- such as duplexes, apartments above storefronts and “mother-in-law” flats. Senior housing in the form of condominium complexes, assisted living and subsidized apartment buildings. The village also has a large number of older, large square-foot houses (over 2,000 square feet) which could be converted to duplexes.

To ensure the quality of new types of housing construction, the minimum dwelling width should be 24 feet, and there should be a requirement for basement or solid wall foundations, as well as a roof pitch with a minimum vertical rise of one foot for each four feet of horizontal run.

There is a general need in the community for senior housing with smaller size floor plans. Within the Township, provisions need to be added to allow for duplexes.

One area for potential residential expansion is south of the St. Joseph River, between the Marantette House and Pioneer Street. The Village can easily provide municipal sanitary sewer and municipal water to this area.

- Commercial

There has been little commercial development outside of the Village in Mendon Township, although the Township would not oppose new commercial development outside of the Village. Of the six villages in St. Joseph County, five are on state highways and in four cases strip commercial development has occurred outside the village limits along the highway. The lone exception is Mendon. The original commercial district was confined to four blocks along Main Street (M-60) between Nottawa Road the Portage Lake Drain. Some commercial uses have spread along Main Street to the western Village limit but have not extended much east of Nottawa Road. This plan is intended to encourage development and redevelopment within the area

between Nottawa Street and Little Portage Creek. To this end, the zoning ordinance should be reviewed to ensure needed retail businesses are allowed, specifically: micro-breweries, deli/market/bakery, grocery, & similar. The village also wishes to allow business offices in the central business district. Dollar-type stores and larger hardware stores might also be allowed but would be better located on larger parcels of land.

- Industrial

Industrial land use in the Village is located west of Nottawa Road and north of Lane Avenue, as well as along Railroad Street and east of South Nottawa Road. The Village encourages industrial development within the industrial park.

Two industries are located outside of the Village in Mendon Township. The plant at Zinsmaster and M-60 was rehabilitated in 1990. The Township would like to encourage more industrial development along M-60 both east and west of the Village limits.

- Recreational

The Village of Mendon created a Parks and Recreation Plan in 1995. This plan has not been updated. For the community to qualify for state recreation fund grants, a park and recreation plan must be written to Michigan Department of Natural Resource specifications and must be updated every five years.

Zoning Plan

The purpose of the zoning plan is to provide the community with a consistent set of land use regulations for both the Township and the Village. The intent is to simplify administration of the ordinances and to allow for a logical pattern of development by concentrating industrial uses close to municipal services and utilities and to locate commercial activities in proximity to each other. This last will reduce travel time and fuel usage while also allowing for greater connectivity for retail trade, providing for mutual profitability of business.

- Zoning districts and descriptions

Agricultural District "A" in the Township: Limited development will be allowed in agricultural areas until satisfactory safeguards are in place to assure minimal impacts of such development upon agricultural uses. The compatibility and impacts of modern agricultural practices and land use patterns essential to such practices shall be considered. Utility-scale Wind Energy Facilities shall be allowed in these districts. Large-scale Solar Energy Facilities shall also be provided for.

Residence District "A" in the Village and "R-1" in the Township are intended to preserve and promote the character of low-density single-family neighborhoods.

Residence District "B" in the Village and "R-2" in the Township comprises areas presently of a residential character where medium density residential development has occurred or appears likely to occur. The minimum square footage required in this district will place new houses out of the price range of the current middle-income range in the community.

Residence District "C" in the Village and "R-3" in the Township are designed for those who prefer mobile home living. Although a single-family unit, mobile home developments typically have a higher density impact than conventional single-family development. Certain land areas are hereby recognized as appropriate for continued mobile home use provided that proper site design standards and requirements are met.

Residence District "R-4" in the Township is intended to regulate residential development around lakes and along rivers. The purpose is to reduce the environmental impacts of intense development around water bodies. The allowed uses include facilities for temporary occupancy and recreational uses.

Business District "C" in the Township encompasses the types of uses included in the Village Business Districts D, E, and F as described below.

Business District "D" is intended to permit a variety of commercial, administrative, financial, civic, cultural, entertainment and recreational uses to provide the harmonious mix of activities necessary to further enhance the Central Business District as a commercial and service center.

Business District "E" is intended to serve the highway and comparison-shopping needs of the residents of the greater Mendon area as well as the passing motorist. It is characterized by businesses with large lot requirements, extended hours and major thoroughfare locations.

Business District "F" is intended to accommodate various types of office, retail, and service establishments. These uses can serve as a transitional use between more intensive land uses such as highway commercial uses or major highways and less intensive land uses such as single- and two-family districts. This district is also intended to allow for uses which do not generate large volumes of traffic or require extended hours of operation.

Parking District "P" is intended to provide vehicular parking facilities that are associated with business or industrial districts. Such facilities are effective as buffer zones between such districts and residential districts.

Industrial District "I" in the Township encompasses the types of uses allowed in the Village's Light Industrial and General Industrial districts as described below.

Light Industrial District "G" is to establish a zone where designated industrial and commercial businesses may locate and intermingle, which produce a minimum amount of adverse effect on adjoining premises, are compatible with one another, and do not require large land or building areas for operation, nor large yard areas for isolation or protection from adjoining premises or activities.

General Industrial District "H" is to provide areas where heavier types of industry may best utilize essential public and private facilities and utilities while minimizing the negative impacts typically associated with this type of industry.

Historic Areas: The Village of Mendon has a significant historic heritage which is an integral part of the community's character. Zoning regulations (i.e., an Overlay District) should anticipate the need to provide special consideration to areas designated as significant to ensure the preservation of Mendon's heritage.

Open Space District: Areas designated as overlay districts are recognized as having environmental sensitivity. Such areas are reserved for future development unless special considerations for potential impacts are considered. Although development is not precluded, special consideration must regard preservation of natural amenities, impacts of development and, especially in floodplains, the long-term dangers inherent in developing such areas must be considered and alleviated. Existing development in such areas must be managed to prevent loss of life and reduce or mitigate predictable property damage.

MOTTVILLE TOWNSHIP

This section adopts a new master land use plan for the Township, based upon the Recommended Future Land Use map.

Regional Context

Mottville Township is in the extreme southwest corner of St. Joseph County, bordering Cass County on the west and the State of Indiana on the south. . Mottville Township’s total area is 20.0 square miles of which 19.6 square miles is land and 0.4 square miles is water. The township borders Indiana on the south, Cass County, Michigan, on the west, White Pigeon Township and the Village of White Pigeon on the east, and Constantine Township on the north.

US-12 crosses the northern mile of the township from east to west and connects to M-103, which extends south along the township's western edge. The St. Joseph River comprises the western boundary of the Township.

Predominant Land Use Pattern

While still largely agricultural, Mottville Township has several large areas of residential development in the northwestern quarter of the township along the St. Joseph River. There is also a long stretch of agriculturally related industrial uses adjacent to the rail line and US-131 in the southeast corner of the township.

Tables 3.17 -- Demographics

Mottville Township Age Demographics						
Age	2017	2018	2019	2020	2021	2022
0 to 5	96	92	106	61	72	41
5 to 17	158	150	200	246	255	270
18 to 24	117	129	161	161	146	146
25 to 54	482	462	519	515	500	509
55 to 64	273	286	299	246	214	175
65+	251	234	219	334	324	308
Total	1,377	1,353	1,504	1,563	1,511	1,449

Mottville Township Housing Age	
Year Structure Built	2022
2020 or later	0
2010 to 2019	22
2000 to 2009	62
1980 to 1999	183
1960 to 1979	192
1940 to 1959	67
1939 or earlier	88

Mottville Township Occupied Housing Characteristics						
Type of Units	2017	2018	2019	2020	2021	2022
1, detached	497	520	539	504	479	469
1, attached	7	8	8	8	0	0
2 apartments	0	0	0	0	0	3
3 or 4 apartments	0	0	0	0	0	0
5 to 9 apartments	0	0	0	0	0	0
10 or more apartments	0	0	0	0	0	0
Mobile home, etc.	76	56	60	195	147	142
Total Occupied Units	580	584	607	707	626	570

Mottville Township Household Size			
	2012	2017	2022
Total Households	628	580	570
Average Size	2.80	2.37	2.54

Mottville Township Population Density	
2022	
Total Area	20.0 square miles
Land	19.6 square miles
Water	0.4 square miles
Population	1,449
Density	73.93 people / square mile

Mottville Township’s population has fluctuated over the last twenty-five years between 1,350 and 1,500. Occupied dwelling units have risen slightly while family size has declined. With new construction falling off, and with housing costs and property values increasing, there is little likelihood for growth within the next five years.

Transportation

Mottville Township hereby adopts the St. Joseph County Complete Streets program as presented in part 1 of the County-Wide Master Plan.

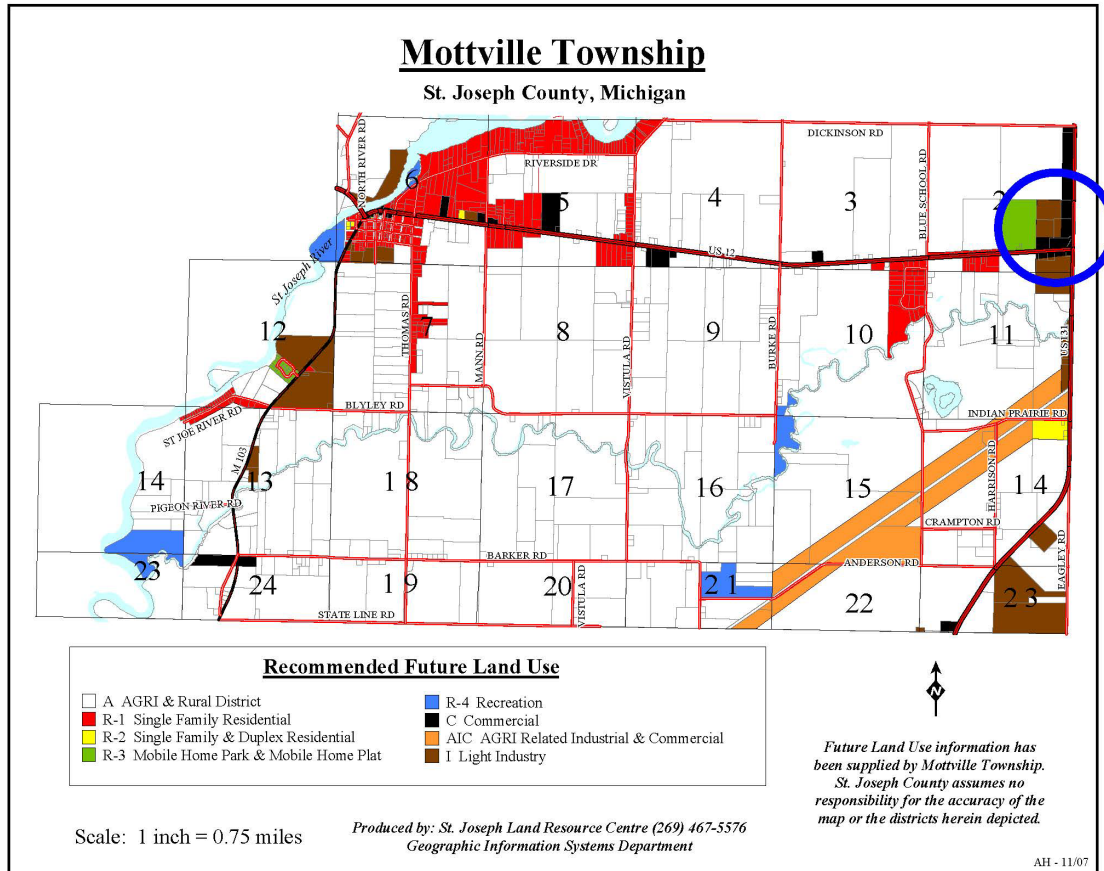
Environmental

The Township hereby adopts by reference the National Flood Insurance Program Map, included in the St. Joseph County Master Plan.

Goals and Objectives

In the absence of any current goals and objectives developed by the township, the county goals and objectives are hereby adopted.

Map 3.17 -- Future Land Use/Zoning Plan



NOTTAWA TOWNSHIP

Nottawa Township **chose not to participate** in the Joint County-wide Master Land Use Plan. Demographic information and the current land use information are included here for reference.

Regional Context

Nottawa Township in St. Joseph County has an area of 36.01 square mile excluding the Village of Centreville. The Township has a land area of 34.3 square miles and a water surface area of 1.8 square miles. M-86 runs east-west through the Township. surrounds on three sides the County seat – Centreville, Michigan, which is situated in the approximate center of the County. Nottawa Township is located approximately 22 miles south of the urbanized area of Kalamazoo, and 35 miles northeast of South Bend-Mishawaka-Elkhart area, in northwestern Indiana.

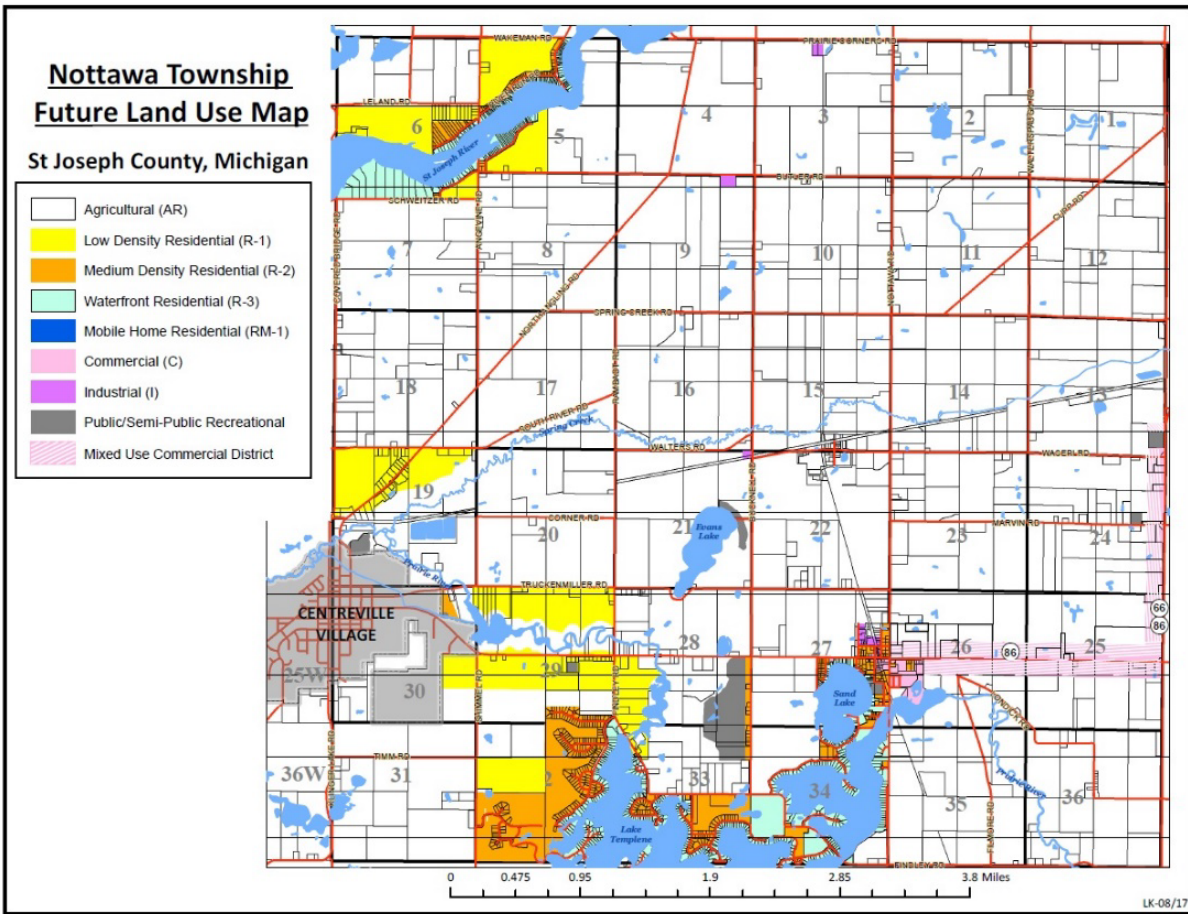
Table 3.18.1 -- Demographics

Nottawa Township		
SEX AND AGE		
Total population	3,688	3,688
Male	1,905	51.70%
Female	1,783	48.30%
Under 5 years	171	4.60%
5 to 9 years	240	6.50%
10 to 14 years	253	6.90%
15 to 19 years	282	7.60%
20 to 24 years	288	7.80%
25 to 34 years	355	9.60%
35 to 44 years	301	8.20%
45 to 54 years	505	13.70%
55 to 59 years	206	5.60%
60 to 64 years	237	6.40%
65 to 74 years	549	14.90%
75 to 84 years	190	5.20%
85 years and over	111	3.00%
Median age (years)	43.4	(X)

Table 3.18.2 -- Housing

1999 to March 2000	6
1995 to 1998:	15
1990 to 1994:	8
1980 to 1989:	17
1970 to 1979:	6
1960 to 1969:	14
1950 to 1959:	5
1940 to 1949:	7
1939 or earlier:	9
TOTAL	87

Map 3.18 -- Future Land Use Plan



PARK TOWNSHIP

This section updates the existing 2016 master land use plan, found in Appendix 2.

Regional Context

Park Township is in the northern-most tier of townships in St. Joseph County, the second township from the west side of the County. Park Township borders Kalamazoo County on the north and the southwest corner of the Township is a mile and half north of the City of Three Rivers. US-131 runs north-south through the western mile of the township with a rail line running parallel, and M-60 cuts through the southeast corner of the township running to the east from Three Rivers. The Portage River crosses the southeast quarter of the township. The Township has a total area of 35.8 square miles, of which 35.1 square miles are land area, and 0.7 square mile is water.

Predominant Land Use Pattern

Agriculture takes up 61.3% of the Park Township land area. Open space, woodlands and wetlands take up another 26.3% of the Township. There is very little commercial or industrial land (0.7%) and this is found along the US-131 corridor.

Tables 3.19 -- Demographics

Park Township Age Demographics						
Age	2017	2018	2019	2020	2021	2022
0 to 5	146	147	106	104	72	69
5 to 17	372	351	304	401	431	437
18 to 24	147	97	131	134	119	141
25 to 54	1,009	1,039	979	991	881	857
55 to 64	418	430	411	353	342	336
65+	483	513	627	586	624	616
Total	2,575	2,577	2,558	2,569	2,469	2,456

Park Township Housing Age	
Year Structure Built	2022
2020 or later	0
2010 to 2019	10
2000 to 2009	81
1980 to 1999	185
1960 to 1979	276
1940 to 1959	240
1939 or earlier	317

Park Township Occupied Housing Characteristics						
Type of Units	2017	2018	2019	2020	2021	2022
1, detached	941	988	1,044	982	927	1,053
1, attached	0	0	0	0	0	4
2 apartments	0	0	0	0	0	12
3 or 4 apartments	23	18	44	27	17	14
5 to 9 apartments	0	0	0	0	0	0
10 or more apartments	0	0	0	0	0	0
Mobile home, etc.	18	20	9	12	16	26
Total Occupied Units	982	1,026	1,097	1,021	960	887

Park Township Household Size			
	2012	2017	2022
Total Households	956	982	887
Average Size	2.63	2.53	2.77

Park Township Population Density	
	2022
Total Area	35.8 square miles
Land	35.1 square miles
Water	0.7 square miles
Population	2,456
Density	69.97 people / square mile

Goals and Objectives

Growth Management and Public Services – Nine objectives

1. Develop a rational land use strategy with a balanced scope of uses that considers the constraints and opportunities of the township's natural resources and public facilities.
2. Preserve the township's natural resources while enabling reasonable use of land but discourages unnecessary loss of natural resources and farmland.
3. Encourage forms of development that minimize public service costs and adversely impacts on natural resources.
4. Guide development to areas where public services have the capacity to accommodate growth and where expansion of public services is cost effective.
5. Discourage public services that encourage expansion beyond the township's ability to support such growth.
6. Where legally permissible, require new developments to pay for the expansion of public services.
7. Monitor local attitudes about public facilities and provide regular opportunities for public input.
8. Separate incompatible land uses by distance, natural features, and landscape buffers to mitigate adverse impacts.
9. Evaluate zoning petitions, site plans, and other development decisions in accordance with this plan.

Community Character – Nine objectives

1. Encourage development designed in scale to the surroundings using reasonable standards.
2. Introduce appropriately designed signage along key township entrances.
3. Encourage signs and markers for historic sites in the township.
4. Work with Three Rivers to emphasize the unique character of the region as a place to live and do business.
5. Encourage development that strives to preserve natural features as a part of the project.
6. Consider rural character preservation interests as a factor in determining appropriate development density.
7. Encourage the maintenance of historically significant structures.
8. Encourage sound housing stock and rehabilitation or removal of blighted structures.
9. Encourage preservation of the township's natural resources, including the visual character and recreational value

Natural Resources and the Environment – Sixteen objectives

1. Document and update resource inventories for use in planning studies and development decisions.
2. Encourage land development that strives to preserve natural open spaces as a part of the development.
3. Ensure the quantity and quality of new development does not unreasonably increase air, noise, land, and water pollution or degrade natural resources.
4. Discourage expansion of public utilities into areas dedicated to resource protection.
5. Enhance public health, safety and welfare through site development aimed at protecting natural resources.
6. Guide intensive land uses away from environmentally sensitive areas.
7. Ensure all developments is in compliance with local, county, state and federal environmental regulations.
8. Review proposals in light of potential impacts upon on-site and regional natural resources.
9. Explore the preparation of an MDNR approved five-year recreation plan.
10. Encourage the use of conservation easements to preserve natural resources.
11. Encourage the use of native vegetation in new developments.
12. Educate the public about measures that help protect the environment.
13. Educate the public about waste management and the township's reliance upon groundwater resources.
14. Work with local and regional entities to protect floodplain environments.
15. Explore the development of a greenway plan.
16. Update zoning provisions to address natural resource protection.

Farming – Seven objectives

1. Identify areas that support long-term farming and designate such as for agriculture as a primary use.
2. Minimize potential land use conflicts in designated agricultural areas by limiting the encroachment of non-farm uses.

3. Discourage the wasteful consumption of farmland due to unnecessarily large residential lot requirements.
4. Support P.A. 116 Farmland Preservation agreements.
5. Explore the viability of a voluntary PDR or TDR program in the township.
6. Discourage the extension of municipal utilities into designated agricultural areas.
7. Minimize obstacles to farming that unnecessarily hinder farm operations, such as Agri-tourism, farm markets, corn mazes, etc.

Housing – Nine objectives

1. Encourage continued dominance of single-family housing of low density.
2. While maintaining the dominance of single-family housing, provide opportunities for alternative housing, including small lots, senior living and small-scale multi-family.
3. Coordinate higher density housing areas with access to improved thoroughfares, public services and walking distances to consumer services.
4. Discourage strip residential development along county road frontages to minimize traffic safety hazards.
5. Encourage residential development that preserve natural resources and open space.
6. Encourage opportunities for special housing for senior citizens.
7. Encourage a housing stock that ensures affordable housing.
8. Discourage used and structures in residential areas that undermine the residential character.
9. Encourage the rehabilitation of blighted homes and properties.

Commercial Services, Industry and Economic Development – Eleven Objectives

1. Encourage business centers that have an attractive appearance.
2. Encourage commercial and industrial development that is in character and scale with the township's rural character.
3. Focus industrial and commercial development of a retail, service, office or similar, toward the US-131 and M-60 corridors.
4. Limit commercial uses to those that cater to local consumer needs and highway travelers.
5. Limit industrial uses to those that characterized by assembly and similar "light" operations.
6. Encourage industrial uses with industrial parks settings.
7. Encourage economic development through the marketing of special assets of the area.
8. Encourage economic stability, including the development of local tourism in a manner that balances development and preservation of natural resources.
9. Discourage commercial and industrial encroachment into residential areas.
10. Maintain reasonable controls on commercial and industrial uses.
11. Provide opportunities for home-based occupations under conditions that protect surrounding properties.

Circulation and Mobility – Eight objectives

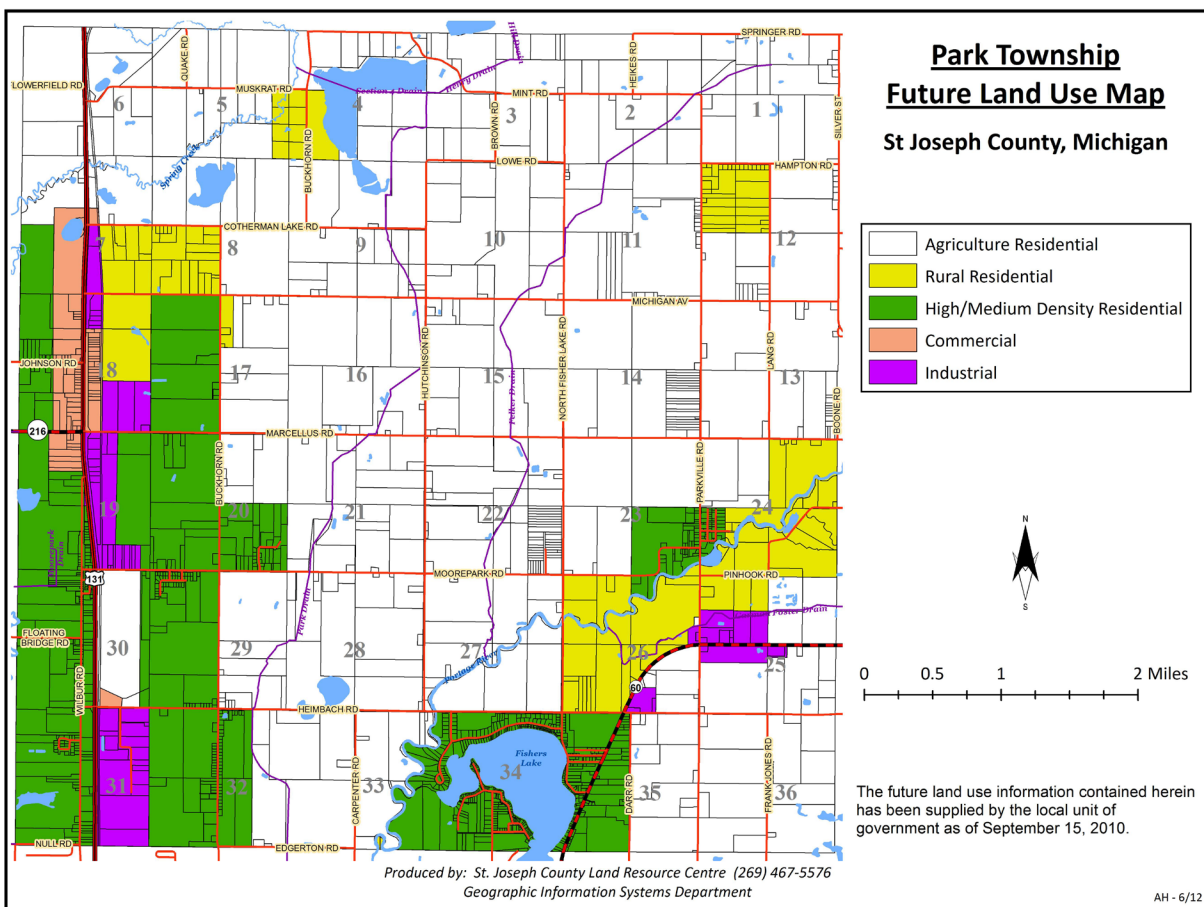
1. Identify priority roads for maintenance/improvement, based on this plan and traffic patterns.
2. Discourage high traffic generating land uses on secondary roads.
3. Pursue access management measures to minimize traffic congestion and safety hazards.
4. Encourage future residential lot split patterns that maintain the integrity of the road network.

5. Work with the St. Joseph County Road Commission to discourage road improvements that increase growth in areas designated for preservation.

Regional Coordination – Three objectives

1. Where practical, identify future land use patterns to ensure compatibility among land uses.
2. Encourage the vitality of downtown Three Rivers by appropriate restrictions on commercial uses in Park Township
3. Maintain a communications program with area municipalities and county agencies to discuss public facilities, land use conditions, and trends, preservation goals and planning issues.

Map 3.19 -- Future Land Use/Zoning Plan



Planning Areas:

The Future Land Use Strategy divides the Township into planning areas and identifies the predominant land use pattern planned for each. These areas collectively formulate the planned land use pattern. These areas are as follows:

- Agricultural Preservation Area
- Rural Residential Areas

- Fishers Lake Suburban/Urban Residential Area
- Parkville Suburban/Urban Residential Areas
- Moorepark Suburban/Urban Residential Area
- US-131 Mixed Use Corridor
- Parkville Commercial Area
- M-60 Mixed Use Corridor
- M-60 Industrial Area
- Resource Conservation Overlay Area

It is not the intent of this Plan to identify the specific land uses that should be permitted in each of these planning areas. This Plan presents broad-based policies regarding the dominant land use(s) to be in each. Specific permitted land uses will be determined by the zoning provisions of the Township, based upon considerations of compatibility. There may be certain existing land uses that do not “fit” with the planned future land use pattern. This should not be necessarily interpreted as a lack of Township support for the continuation of such uses. Zoning regulations will clarify this matter.

Phased Zoning

This Plan recommends that the rezoning of land to a more intensive zoning district be done in a phased or incremental manner. For example, while the Plan may identify township locations that are appropriate to accommodate suburban residential development, the Plan does not recommend “across the board” or immediate rezonings of such land. The Plan recommends that rezonings to more intensive districts occur incrementally over time to ensure the Township is capable of:

1. meeting the increased public service demands,
2. managing township-wide growth and development,
3. adequately reviewing rezoning requests as they apply to specific properties,
4. insuring rezonings are in response to a demonstrated need, and
5. minimizing unnecessary hardships upon the landowner as a result of property assessments and/or the unintended creation of nonconforming uses and structures.

SHERMAN TOWNSHIP

Sherman Township **chose not to participate** in the St. Joseph County Joint Master Land Use Plan. The individual demographics and the Township's future land use plan is included here in order to complete the County's master planning.

Regional Context

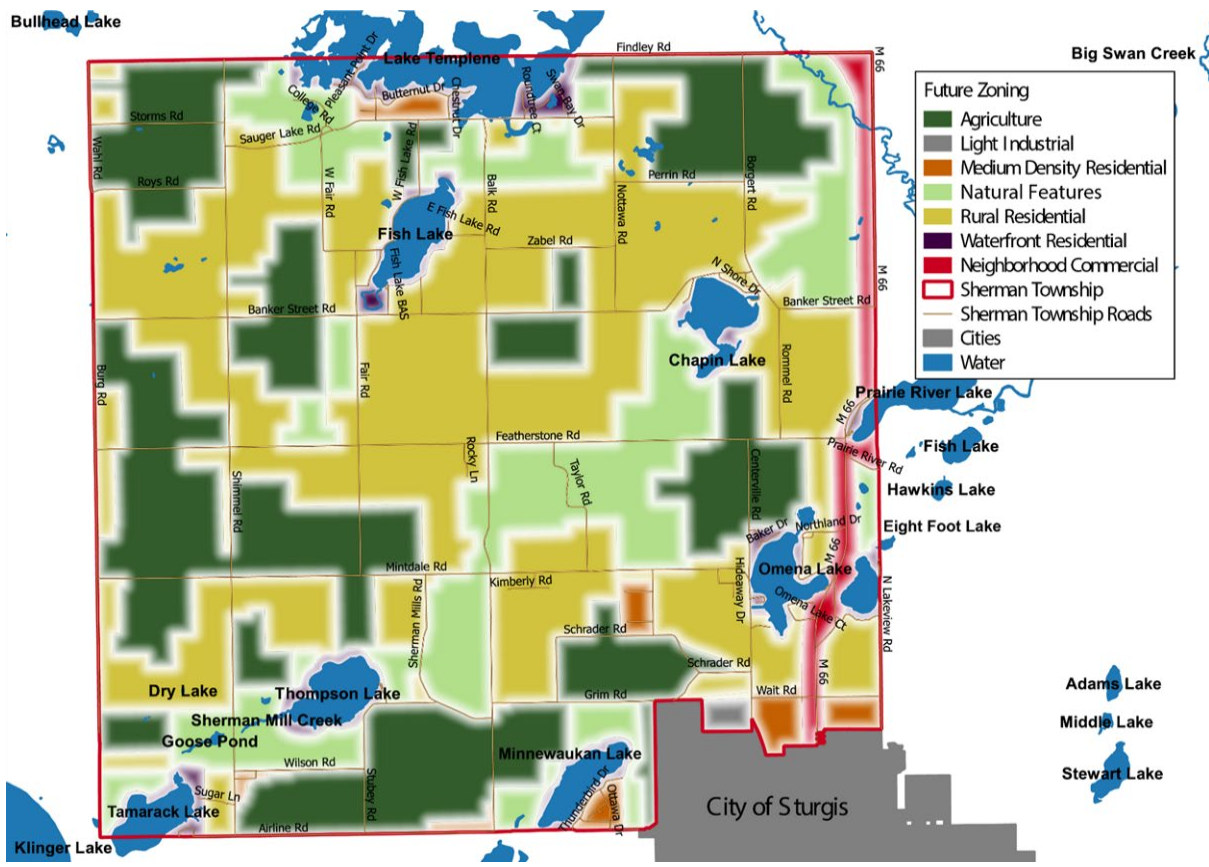
Sherman Township is in the southeast quarter of St. Joseph County. This township has an area of 35.0 square miles, of which 33.1 square miles is land and 1.9 square miles is water. The City of Sturgis has annexed part of Section 36 of the Township. US-12, runs through the City of Sturgis, about one mile south of the township.

Tables 3.20 -- Demographics

Sherman township		
SEX AND AGE		
Total population	3,438	3,438
Male	1,575	45.80%
Female	1,863	54.20%
Sex ratio (males per 100 females)	84.5	(X)
Under 5 years	158	4.60%
5 to 9 years	176	5.10%
10 to 14 years	233	6.80%
15 to 19 years	331	9.60%
20 to 24 years	129	3.80%
25 to 34 years	307	8.90%
35 to 44 years	380	11.10%
45 to 54 years	362	10.50%
55 to 59 years	407	11.80%
60 to 64 years	282	8.20%
65 to 74 years	389	11.30%
75 to 84 years	242	7.00%
85 years and over	42	1.20%
Median age (years)	45.2	(X)

Sherman township	
Year Structure Built	
Total 2022	1655
2020 or later	0
2010 to 2019	108
2000 to 2009	233
1980 to 1999	477
1960 to 1979	352
1940 to 1959	279
1939 or earlier	206

Map 3.20 -- Future Land Use/Zoning Plan



STURGIS TOWNSHIP

This section updates the 2008 master land use plan, which is found in Appendix 2.

Regional Context

Sturgis Township is in the southeastern portion of St. Joseph County, directly west of the City of Sturgis and north of the Indiana Stateline (LaGrange County). The City of Sturgis takes up most of the east side of the township. Sturgis Township consists of 18.0 square miles, of which 17.9 square miles are land and 0.1 square mile is water. Sturgis Township is roughly half the size of a traditional township (only 24 Sections), with Sections 19-24 further reduced in size along the Indiana border. The City of Sturgis further reduces this area, encompassing some or all of Sections 1, 2, 11, 12, 13, 14 and 24. US-12 runs east-west through the northern mile of the Township. This highway connects to US-131 seven miles to the west, and to the City of Coldwater twelve miles to the east where it connects to I-69.

Predominant Land Use Pattern

With the City of Sturgis taking up the eastern six square miles of the Township, the predominant land use for the eastern quarter of Sturgis Township is urban with commercial development developing along US-12 extending two miles outside the city limits and industrial development developing south along M-66 to the State line where commercial development has begun. The balance of Sturgis Township is agricultural and open space along the various streams.

Tables 3.21 -- Demographics

Sturgis Age Demographics						
Age	2017	2018	2019	2020	2021	2022
0 to 5	182	217	220	219	148	213
5 to 17	666	692	539	400	306	380
18 to 24	152	255	233	241	236	258
25 to 54	857	892	821	775	662	716
55 to 64	225	218	249	250	248	247
65+	319	344	335	337	280	307
Total	2,401	2,618	2,397	2,184	1,880	2,121

Sturgis Housing Age	
Year Structure Built	2022
2020 or later	0
2010 to 2019	16
2000 to 2009	25
1980 to 1999	178
1960 to 1979	304
1940 to 1959	115
1939 or earlier	91

Sturgis Occupied Housing Characteristics						
Type of Units	2017	2018	2019	2020	2021	2022
1, detached	586	633	619	616	545	572
1, attached	0	0	0	0	0	0
2 apartments	0	0	0	0	0	0
3 or 4 apartments	0	0	0	0	0	0
5 to 9 apartments	14	22	4	4	4	4
10 or more apartments	53	52	49	51	28	41
Mobile home, etc.	163	162	133	109	92	112
Total Occupied Units	816	869	805	780	669	707

Sturgis Household Size			
	2012	2017	2022
Total Households	836	816	707
Average Size	2.57	2.94	3.00

Sturgis Population Density	
2022	
Total Area	18.0 square miles
Land	17.9 square miles
Water	0.1 square miles
Population	2,121
Density	118.49 people / square mile

Goals and Objectives

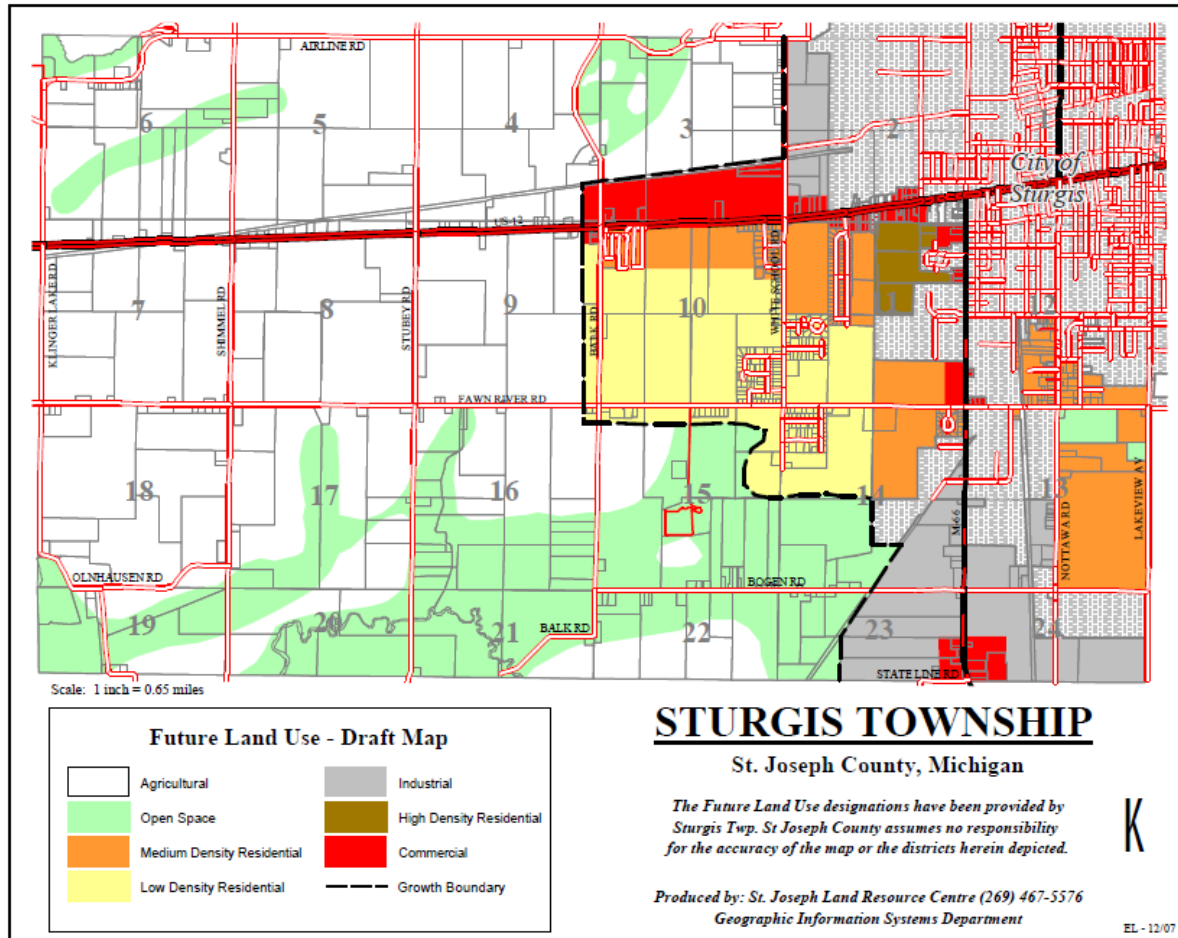
Sturgis Township has adopted the following Goals and Objectives for future land use:

1. Open Space/recreation: To preserve natural areas for long term quality of life.
 - a. Preserve lands having soils that are more sensitive to development
 - b. Promote well planned and managed open spaces
 - c. Preserve open space and rural character through zoning techniques to reduce sprawl and minimize impacts on woodlots, wetlands and agriculture.
2. Agricultural Preservation: to preserve the maximum amount of agricultural land.
 - a. Preserve farmland and support agriculture
 - b. Minimize land fragmentation of agricultural land and provide for generational continuation of agriculture
 - c. Utilize a "growth boundary" to separate residential areas from agricultural areas and support Right-to-Farm and farmland preservation programs
3. Residential Development: to provide for new residential development while preserving agricultural land:
 - a. Encourage more intensive residential development with the eastern portion of the township within close proximity to the City of Sturgis.
 - b. Provide for residential development at much lower densities within agricultural areas
4. Commercial/Industrial Development: to provide for business development without negatively impacting agricultural or residential areas.

- a. Commercial development should be encouraged to locate along US-12 and M-66 within proximity to public services and utilities.
- b. Industrial development should be directed to the City of Sturgis industrial Park or south along M-66
- c. Home occupations may be supported by agricultural and residential areas under specific conditions

Sturgis Township adopted an Urban Growth boundary to contain commercial/industrial/residential developments in a compact area. This will allow for better, less expensive provision of municipal services. The Urban Growth boundary is also intended to protect natural resources and preserve farmland.

Map 3.21 -- Future Land Use/Zoning Plan



Future Land Use Plan

The Future Land Use Plan seeks to coordinate the varying interests of farmland preservation with residential development and commercial and industrial uses along development corridors within the Township. In addition to coordinating with adjoining townships, this plan will build upon the relationship

with the City of Sturgis in terms of both community and economic development. The following seven (7) designations of land use are presented on the Future Land Use Map as follows:

- Open Space
- Agricultural Preservation
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Industrial

The specific descriptions of each land use type remain as set out in the 2016 Sturgis Township Master Plan (see appendix 2). That plan recommended the following amendments to the zoning ordinance:

- Create a Commercial/Industrial Development Overlay district along M-66
- Create an Open Space Preservation (OSP) Overlay Projects designation within the recreation/conservation, agricultural and residential districts.
- Provide for expanded home occupation use along US-12.
- Create a new Mobile Home Park (MHP) zoning district.
- Expand the regulation of **animals**, residential care facilities and other ordinance amendments consistent with the Michigan Zoning Enabling Act (P.A. 110 of 2006).

WHITE PIGEON TOWNSHIP

White Pigeon Township **chose not to participate** in the St. Joseph County Joint Master Land Use Plan. The individual demographics and the Township's future land use plan is included here in order to complete the County's master planning.

Regional Context

White Pigeon Township is in the southernmost tier of townships in St. Joseph County, Michigan, and borders the State of Indiana on the south. White Pigeon Township has an area of 26.2 square mile excluding the village. Of the total township area, 24.1 square miles are land, and 2.0 square miles are water. The Village is located in section 6 of the township and extends into Mottville Township. US-12 runs east-west through the norther mile of the Township and connects to U-131, one mile west.

Predominant Land Use Pattern

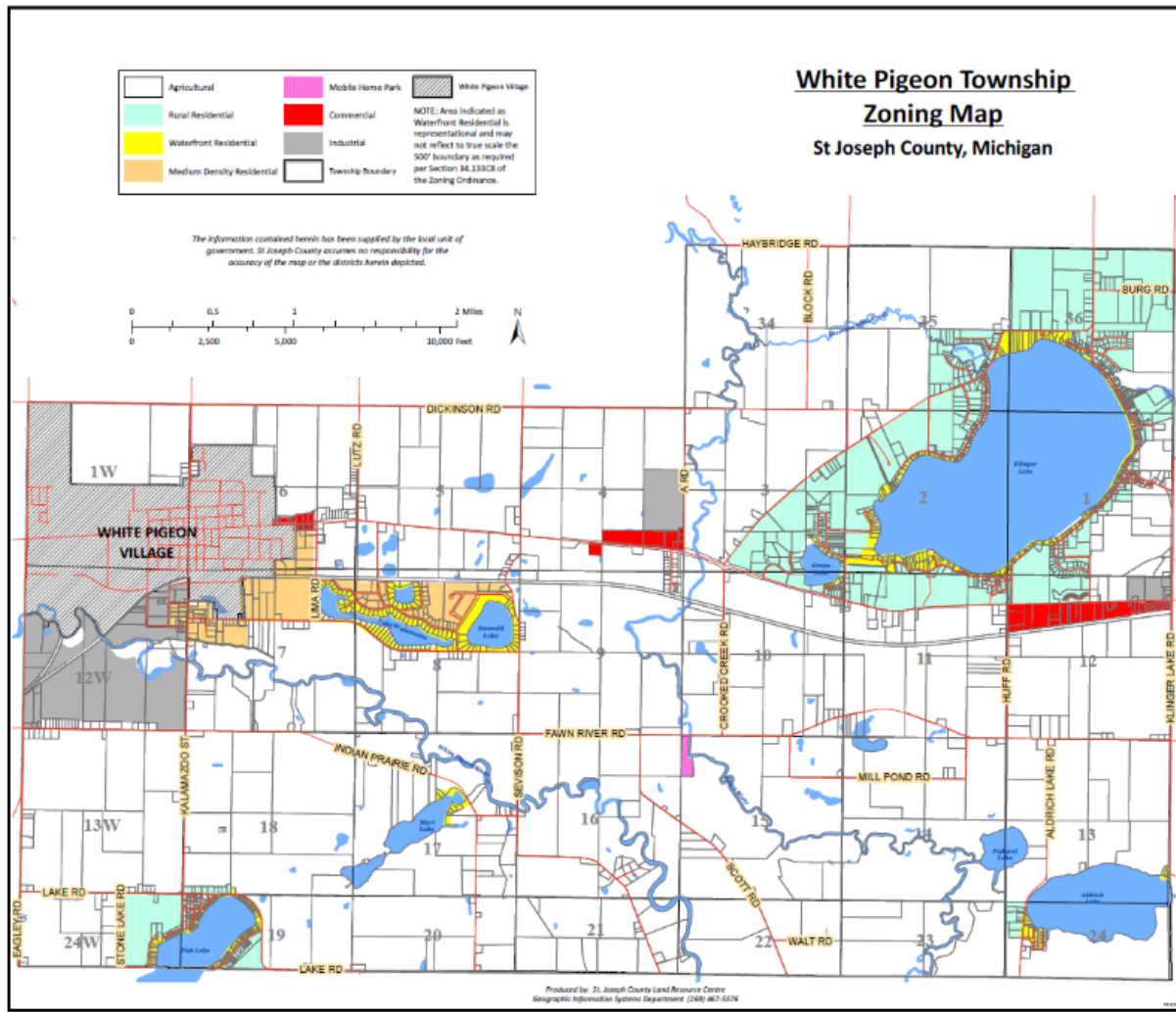
White Pigeon Township's predominant land use is agricultural. Residential development in the township is concentrated around Klinger Lake, Fish Lake, and Aldrich Lake, with some higher density development adjacent to the Village of White Pigeon. Commercial development is scattered along US-12. Most industrial activity is concentrated south of the Village. The Village of White Pigeon occupies slightly more than one square mile of the northwest corner of the township.

Tables 3.22 -- Demographics

White Pigeon Township.		
SEX AND AGE		
Total population	3,762	3,762
Male	1,914	50.90%
Female	1,848	49.10%
Sex ratio (males per 100 females)	103.6	(X)
Under 5 years	271	7.20%
5 to 9 years	280	7.40%
10 to 14 years	208	5.50%
15 to 19 years	230	6.10%
20 to 24 years	202	5.40%
25 to 34 years	365	9.70%
35 to 44 years	431	11.50%
45 to 54 years	478	12.70%
55 to 59 years	452	12.00%
60 to 64 years	263	7.00%
65 to 74 years	329	8.70%
75 to 84 years	186	4.90%
85 years and over	67	1.80%
Median age (years)	42.5	(X)

White Pigeon Township	
Year Structure Built	
Total 2022	1444
2020 or later	12
2010 to 2019	57
2000 to 2009	101
1980 to 1999	316
1960 to 1979	352
1940 to 1959	238
1939 or earlier	368

Map 3.22 -- Zoning Map



CITY OF STURGIS

The City of Sturgis **was not included in the St. Joseph County Joint Master Land Use Planning process.** The City's demographics and future land use plan are included to complete the County's master planning.

Regional Context

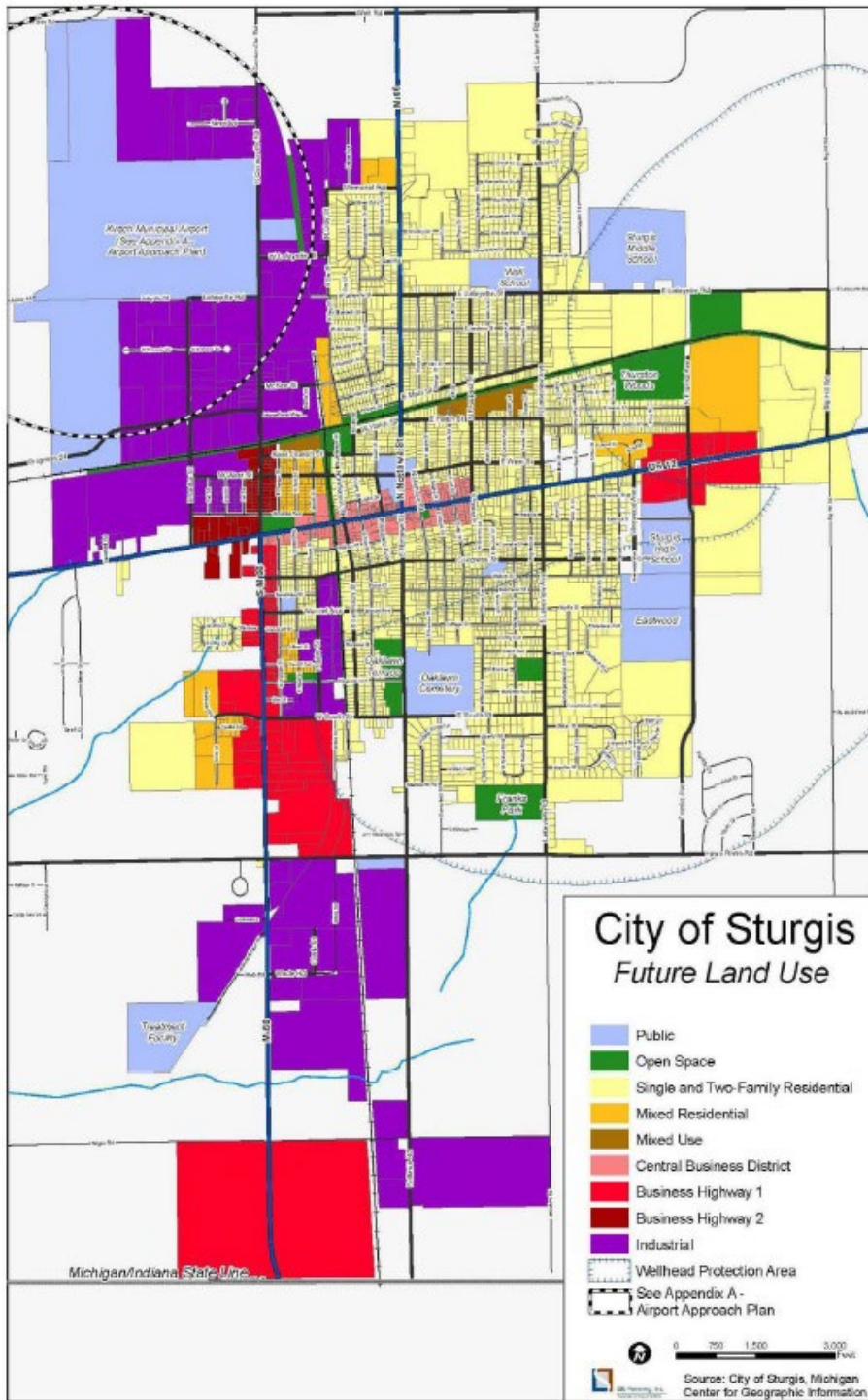
The City of Sturgis has an area of 6.49 square miles. The is in the southeast quarter of St. Joseph County, Michigan, about a half mile north of the State line with Indiana. US-12 runs east-west through the city which is about halfway between Detroit and Chicago. The City of Sturgis is the largest municipality by population in St. Joseph County. The city occupies the western third of Sturgis Township and includes parts of Fawn River, Sherman, and Burr Oak townships.

Tables 3.23 - DEMOGRAPHICS

Sturgis city		
SEX AND AGE		
Total population	11,050	11,050
Male	5,389	48.80%
Female	5,661	51.20%
Under 5 years	797	7.20%
5 to 9 years	872	7.90%
10 to 14 years	730	6.60%
15 to 19 years	826	7.50%
20 to 24 years	722	6.50%
25 to 34 years	1,555	14.10%
35 to 44 years	1,627	14.70%
45 to 54 years	1,046	9.50%
55 to 59 years	589	5.30%
60 to 64 years	681	6.20%
65 to 74 years	925	8.40%
75 to 84 years	476	4.30%
85 years and over	204	1.80%
Median age (years)	35.3	(X)

YEAR STRUCTURE BUILT	
2020 or later	0
2010 to 2019	11
2000 to 2009	32
1980 to 1999	718
1960 to 1979	1104
1940 to 1959	1257
1939 or earlier	1335
TOTAL 2022	4457

Map 3.23 -- Future Land Use Map



THE CITY OF THREE RIVERS

The City of Three Rivers **was not included in the St. Joseph County Joint Master Land Use Planning process.** The City's demographics and future land use plan are included here in order to complete the County's master planning.

Regional Context

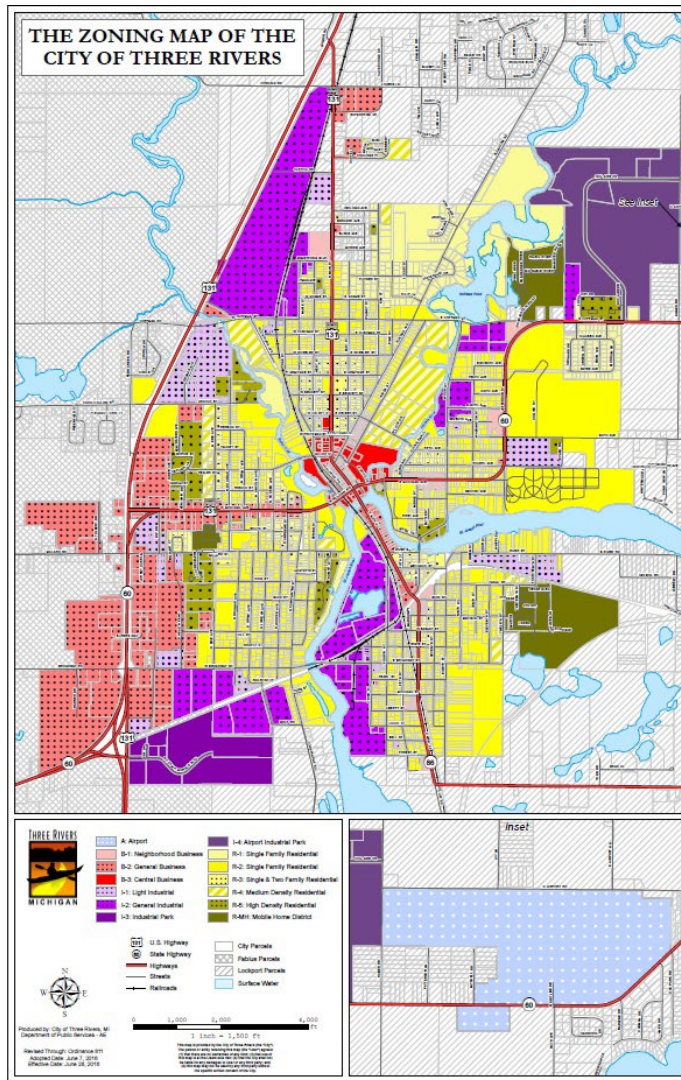
The City of Three Rivers has an area of 5.83 square miles, of which 5.56 is land area and 0.27 is water. The city is in the northwest quarter of St. Joseph County, Michigan, at the confluence of the St. Joseph, Portage, and Rocky rivers. US-131 runs north-south along the western side of the city. The Kalamazoo urban area lies fifteen miles to the north and the State line with Indiana is twelve miles to the south. The city obtains most of its land area from Lockport Township and some from Fabius Township.

Tables 3.24 -- Demographics

Three Rivers city		
SEX AND AGE		
Total population	7,923	7,923
Male	3,807	48.00%
Female	4,116	52.00%
Under 5 years	573	7.20%
5 to 9 years	722	9.10%
10 to 14 years	486	6.10%
15 to 19 years	435	5.50%
20 to 24 years	636	8.00%
25 to 34 years	1,250	15.80%
35 to 44 years	1,053	13.30%
45 to 54 years	665	8.40%
55 to 59 years	609	7.70%
60 to 64 years	386	4.90%
65 to 74 years	640	8.10%
75 to 84 years	335	4.20%
85 years and over	133	1.70%
Median age (years)	34.1	(X)

Three Rivers city, St. Joseph County, MI	
Year Structure Built	
Total 2022	3489
2020 or later	0
2010 to 2019	115
2000 to 2009	292
1980 to 1999	557
1960 to 1979	766
1940 to 1959	471
1939 or earlier	1288

Map 3.24 -- Future Land Use Map



APPENDIX 1 – County-wide Land Use Planning Survey - 2023