Appendix D:

Van Buren County

Local Master Plan Summaries
Almena Township Master Plan Summary, 2011

Community Data, Trends, Highlight of Important Chapters or Characteristics

Almena’s population has grown steadily since 1950. Between 1970 and 2010, the population grew by 270%. However, Almena still has a relatively low population density overall with an average 47.4 housing units per square mile.

Goals & Objectives

- **Agricultural/Open Space Preservation**: Protect agricultural land, open spaces and natural features from negative effects of development through strategies such as creating development boundaries using zoning; an agricultural preservation district; promoting a township-wide network of greenways and non-motorized transportation areas; and, amend the zoning ordinance to require a natural features inventory as part of the site plan review process.

- **Natural Features and the Environment**: Protect and preserve natural resources and natural features through strategies such as identifying and regulating land uses and development practices that have the potential to contaminate surface water and groundwater; and, identifying and protecting wildlife habitat.

- **Residential Growth and Development**: Guide and direct residential development to appropriate locations within the Township at appropriate densities that preserve rural character and agricultural lands.

- **Commercial and Industrial Growth and Development**: Develop commercially only at strategic locations within the Township. The Township will utilize the “node location concept” to provide appropriate land for the development and only permit an appropriate amount of commercial land use deemed necessary to support the current and projected population; while also requiring new development to reflect the rural character of the Township.

- **Transportation**: Control access, land use options, and development densities along corridors to prevent congested development through strategies such as: ensuring compatibility between intensities of land use; working with the local road agencies to develop a street improvement plan; and, promoting cross connections among commercial and mixed-use properties along major roads to prevent traffic congestion.

- **M-40 and M-43 Corridors**: Create attractive and uncongested corridors that maintain their primary function of efficiently and safely moving relatively large amounts of traffic.

- **Parks & Recreation**: Plan for and develop active and passive outdoor recreational facilities to meet the needs of existing and future Township residents. The Township seeks to maintain the Parks and Rec master plan as the organizational structure to carry out this goal.
Antwerp Township Master Plan Summary, 2009

Community Data, Trends, Highlight of Important Chapters or Characteristics

Since the early 20th Century, Antwerp Township has grown from a small community of some 1250 residents to a thriving community of over 10,000 people, according to the 2010 census.

Goals and Objectives

Antwerp Township’s goals originated from their 2002 master plan and were last updated in 2008. The Plan lists a total of 9 goals, which can be grouped into 4 themes:

- **Community Development**: Create a high quality of life for residents that address physical needs; avoids nuisances; and provides opportunities for individual growth. The Township also resolves to balance the rights of property owners with that of the greater public interest, and to include the public in the decision-making process. Antwerp Township would like to provide effective and efficient public facilities and delivery of services for its residents.

- **Environmental Preservation**: Guide new development in a way that preserves the area’s sensitive natural and environmental features. The Township also has made it a goal to protect wetlands, streams and groundwater recharge areas. A principal objective is to maintain the scenic and rural environment by minimizing the impact of development.

- **Land Use Planning/Development**: Guide future growth and development in a manner that respects the rural characteristics of the landscape. It also wants to balance the rate of land development so that it does not outpace the availability of public facilities and services. High density/compact development will be directed near the established “urbanized” portions of the Township. Land use decisions will be based on the natural characteristics of the land and the long-term needs of the community, not short-term economic gain.

- **Cooperation with Nearby Communities**: Promote cooperation with other governmental units in the Van Buren County area. The Township would like to hold joint meetings with nearby communities and promote shared awareness of proposed development areas.
Bangor Township Master Plan Summary

Community Data, Trends, Highlight of Important Chapters or Characteristics

Bangor Township has a population of 2,111, and the majority are people between the ages of 45 to 54 years. The median income in the Township is $39,900, which is lower than the State average by 19%. Median home value in Bangor is $85,600, with 82% of the residents owning their houses.

Goals and Objectives

- Achieve safe, well planned, balanced and pleasant residential neighborhoods for all types of families. Also, improved neighborhoods design and affordable housing.

- Maintain and improve existing commercial areas while encouraging further commercial growth within appropriate areas, such as along major roads like M-13 in order to create another commercial corridor within the Township.

- Promote well-located, attractive and diverse industrial development while protecting the sensitive relationship between industrial and non-industrial land uses.

- Protect and enhance the unique and desirable natural amenities of Bangor Township and provide additional recreational facilities or sites. Eliminate sewage contamination of waterways within the Township and create additional public access to the waterfront for the residents of Bangor.

- Create a visually attractive community that provides a wide variety of services for residents and visitors, such as, required pedestrian linkages via sidewalks and pathways between commercial, residential and green space areas.
Columbia Township Master Plan Summary, 2009

Community Data, Trends, Highlight of Important Chapters or Characteristics

Columbia Township includes the unincorporated community of Grand Junction. The majority of the township is zoned for agricultural use and low-density residential development, with the exception of a few development corridors.

Goals and Objectives

- **Preserve Rural Character, Open Space and Farmland:** Employ preservations strategies than include the establishment of conservation easements, the promotion of preservation in site design and construction; and the identification of areas for residential development in non-prime farmland and vegetated areas.
- **Promote, Develop and Maintain the Road Network:** Working with County and State authorities, identify existing and growth-related weaknesses on County and State roads. The Township would also like to update signage, lighting and maintenance standards along identified corridors.
- **Enforce Construction Codes and Zoning Ordinances:** Update and enforce existing ordinances and codes, while working with property owners and reviewing ordinances to ensure that they meet the needs of the community.
- **Encourage Development in Clustered Locations:** Encourage commercial and industrial development in suitable areas, near clusters of pre-existing development. The Grand Junction unincorporated community was identified as the optimal area for this development.
- **Provide Adequate Public Services and Facilities:** Using technological tools and training, create links of communication and cooperation between regional service providers and other neighboring governments.
- **Emphasize Natural Areas:** Identify natural areas to set aside for community use or preservation, while also using buffers along waterways.
- **Preserve the Historic Character of Grand Junction:** Columbia Township has identified Grand Junction as having historic character that is worth preserving. Encouraging walkability, re-using existing buildings and reducing infrastructure costs were identified as ways to preserve this character.
Covert Township Master Plan Summary, 2017

Community Data, Trends, Highlights of Important Chapters or Characteristics

Covert Township was originally known after its organization as the Township of Deerfield. The Township historically served as the center of agriculture and commerce for the surrounding countryside, due to the location of the rail line and proximity to Blue Star Highway running parallel to the Lake Michigan shoreline. The Township today retains its agricultural orientation with several farming operations located principally in the southern and eastern portion of the Township.

Goals and Objectives

- **Quality of life:** The Township will maintain the life style of a small town of rural quality by continuing to keep a low crime rate, providing access to Lake Michigan, preserving the quality of air and water, controlling neighborhood blight more effectively and supporting continued school improvement.

- **Natural Features:** Preserve land, water and air quality at a high level.

- **Residential Environment:** Maintain a strong rural residential environment through zoning and other regulatory measures, including the use of development incentives. Emphasize single-family homes in the rural areas to preserve the rural residential need, and maintain low density population where sanitary sewers are not available.

- **Economic Development:** Limit economic development to less intensive commercial and smaller industrial uses that maintain the character of the community.

- **Parks and Recreation:** Develop athletic fields, court sports and other activities requiring or using a level terrain in the centrally-located and level terrain around the hamlet.

- **Public Services:** Maintain, repair and replace the roads in Covert Township.

- **Community Identity and Pride:** Enhance community identity and pride through community improvements in image. Covert wants to build an attractive and landscaped entrance sign placed at the north and south entrances of Blue Star Highway.
Home to a rich diversity of wildlife and wetlands, Hamilton Township is projected to see modest rates of population growth over the next two decades, with a projected 2030 population of 2,338.

Goals and Objectives

These goals and objectives are shared jointly with the Village of Decatur and Decatur Township.

- **Natural and Open Space**: Preserve and enhance natural features by identifying key natural features; utilizing land use regulations; and encouraging sustainable development.

- **Water Quality Protection**: Reduce the amount of impervious surface within all residential, commercial and industrial developments using zoning standards.

- **Farmland Preservation**: Maintain agricultural and working landscapes through zoning techniques, open space protection programs, and economic programs and education.

- **Housing Development**: Preserve, enhance and create satisfying living environments,

- **Commercial Development**: Create a diversified retail base that meets area consumer need; supports local businesses; and attracts patrons from neighboring areas.

- **Community Facilities & Services**: The joint plan has stated that maintaining and enhancing high quality and professional public facilities and services is important to the future of the community, especially in recognition of the preferred development pattern.

- **Transportation**: The community would like to maintain and enhance a transportation system that provides safe and effective linkages within the community and the broader region, in recognition of the preferred development pattern.

- **Parks and Recreation**: With a focus on improving opportunities at existing parks and facilities, the community would like to maintain and enhance passive and active community recreation opportunities.
Community Data, Trends, Highlight of Important Chapters or Characteristics

Hartford Master Plan is a collaboration with Hartford Township and the City of Hartford. The Hartford Community economy is based on farming and manufacturing. In fact, manufacturing remains the major employment sector in the larger regional context at 15.60 percent of total jobs within a one-hour drive of the Hartford community.

Goals and Objectives

- **Residential**: Encourage a diversity of housing styles between single- and multi-family housing units in high-, medium-, and low-density districts. Identify target areas for new residential growth and development as well as blighted residential areas and individual units for rehabilitation, condemnation, or removal.

- **Infrastructure**: Develop a strategy for the expansion of certain facilities to specified areas of the community that are better for development. Establish an asset management and capital improvement program to maintain and replace and potentially expand infrastructure in the most efficient way possible.

- **Community Character**: Provide a garbage and household junk pick-up service to aid residents with the disposal of unwanted material. Create a plan to beautify the downtown area, focusing on those elements which will make it more attractive as a place to socialize and do light shopping.

- **Community Facilities and Services**: Develop open space priorities based on opportunities represented in the natural and built environment. Use existing community infrastructure efficiently by fully developing within areas already served.

- **Public Services**: Perform Pavement Surface Evaluation and Rating (PASER) road surface ratings of all roads in the Hartford Community. Collaborate with the Van Buren County Road Commission to develop an Asset Management plan for local road and street pavement management.

- **Economic Development**: Seek to diversify the local and regional economy. Explore existing and potential clusters that capitalize on Hartford’s strengths. Capitalize on local and regional tourism opportunities.
Community Data, Trends, Highlight of Important Chapters or Characteristics

The Township of Keeler is small in area and occupied largely by farms. The population of Keeler is 2,090. Households are primarily families and the median age is 35 to 44 years old. The majority of the residents own their house while only 21% of the residents are renters.

Goals and Objectives

- Encourage the protection of environmentally sensitive natural areas, and maintain high development standards to promote water quality.

- Encourage the continued use of farmland as a valuable resource for the community. Protect farm operations from conflicts with incompatible uses and support a strong agricultural economy.

- Consider the need for a range of housing options at appropriate densities and locations, and consider limits on densities. Determine appropriate locations for residential development in order to preserve the township’s rural character.

- Allow commercial development to occur in the Township in a limited, controlled and responsible manner.

- Provide the necessary facilities and services that are consistent with the Township’s rural character and that will serve the needs of the residents.
Community Data, Trends, Highlight of Important Chapters or Characteristics

The 2010 Census revealed that the 2010 population for the Township was 2,263, including 996 in the Village. The two predominant land uses in Lawrence Township are agricultural land use (approximately 56.9%) and residential land use (approximately 39.3%) of the total land area. The median age is 41. The average value of a new single-family home was approximately $135,000.

Goals and Objectives

● **Agricultural Land Preservation**: Preserve agricultural land through the identification of two separate categories of agricultural land use on the Future Land Use Map in order to clearly signal areas intended for long term agricultural production, and create policies that reduce the rate of loss of farmland to development.

● **Rural Environment**: Encourage the preservation of natural resources and open space by initiating support from public and private organizations and adopting new land use regulations that discourage residential development within natural features.

● **Residential Development**: Place secondary emphasis on accommodating low density residential development at a reasonable growth rate through the application of appropriate land use and controls. The Township will create a residential density pattern within the Master Plan which identifies areas for low density residential development, and develop regulations for site condominium development to assure that reasonable development standards and public improvement requirements are met.

● **Natural Resource Management**: Promote educational and regulatory efforts to protect regional groundwater resources and surface water quality; encourage low density land use patterns in sensitive areas; and, encourage residents and developers to adopt wildlife preservation strategies through organizations such as the Michigan Wildlife Habitat Foundation.

● **Mixed Use Development**: Encourage non-residential development to develop primarily as an agri-business support to the agricultural preservation strategy of the Master Plan. It will also include limited areas of commercial development to provide local services and will recognize existing industrial activity within the Township.

● **Community Facilities and Infrastructure**: Provide minimal yet efficient and effective public services to Lawrence Township residents which support the community’s rural quality of life and low-density residential character.
Village of Lawrence Master Plan Summary

Community Data, Trends, Highlight of Important Chapters or Characteristics

Lawrence is a small village with 3,232 residents. The majority of them are householders between 45 to 54 years old. The population in Lawrence is declining since 2009 when there was a population of 3,369. The median income for Lawrence residents is $45,000, lower than the State average by 8%.

Goals and Objectives

- Create an optimum living environment for present and future residents of the Village, that will serve their physical needs and desires, avoid nuisance effects such as noise and water pollution, and which will offer variety, choice, as well as opportunity for change and individual growth.

- Preserve the Village’s rural character by providing ample public parks and open spaces.

- Provide for a range of residential building types and densities to meet the needs of the community’s diverse population, Encourage the expansion and redevelopment of residential neighborhoods which are well integrated into the existing landscape and complement the character of existing neighborhoods.

- Provide reasonable opportunities for the establishment of commercial uses that meet the needs of area residents.

- Encourage reuse of older buildings and underutilized properties as an alternative to new construction.

- Encourage industrial development that will give added value to the Village.
Village of Lawton Master Plan Summary

Community Data, Trends, Highlight of Important Chapters or Characteristics

Lawton Village Hall

Goals and Objectives

- **Commercial Development**: Promote and maintain a well-planned commercial district that serves the needs and desires of Village residents while at the same time strengthening the Village’s tax and employment. Discourage strip commercial development and the unplanned location of isolated commercial activities; preserve the existing downtown.

- **Industrial Development**: Focus on providing for the orderly location of industrial uses; minimizing potential adverse environmental impacts; and encouraging diversity within the Village tax base. A strategy includes requiring adequate setbacks, landscape buffers, and greenbelts to minimize visual and environment conflicts with adjoining land uses.

- **Economic Development**: Develop and apply economic development tools in a prudent and efficient fashion to enhance and maintain a balanced mixture of business and industry, provided that such programs are consistent with the overall development and financial goals for the Village. Foster development, redevelopment and expansion within the Village center, thus creating new employment and business opportunities.

- **Recreation**: Provide adequate park, open space and recreation opportunities for all residents of the Village by encouraging cooperative use of parks and recreational facilities between the Village, and Lawton school district, as well as enhancing existing recreational facilities rather than acquisition of new properties.

- **Circulation**: Maintain a circulation system in the Village that promotes safe and efficient movement within and through the community and accommodates the vehicular and pedestrian circulation needs of Village residents.

- **Environment**: Provide for the protection, maintenance, and balanced use of the Village’s natural resources and environment to support local property values and natural beauty and character and ecological needs and historic significance.

- **Community Infrastructure**: Provide all segments of the population with high quality and affordable community services and facilities.
Village of Mattawan Comprehensive Plan Summary, 2015

Community Data, Trends, Highlight of Important Chapters or Characteristics

Mattawan Village Hall

Goals and Objectives

- **Community**: Be recognized in the region as a desirable place to live, shop, and conduct business. Capitalize on the Village’s attractive “wine country” and “small town” character.

- **Residential Land Use**: Create, safe residential neighborhoods that provide a range of housing types and enhance the overall character of the Village. Increase residential density in or near downtown, the new town center, and areas with high accessibility to Interstate 94.

- **Commercial Land Use**: Focus on commercial development in key locations, including downtown, the new town center and along Main Street. Emphasize walkability and pedestrian circulation in new development and add connections where feasible between downtown and the new town center.

- **Office/Industrial Land Use**: Accommodate a range of businesses and provide economic benefits to the Village. Promote the continued development of the Mattawan Business Park as a well-defined, modern business environment that can accommodate a range of uses.

- **Open Space and Trails**: Provide a range of recreational opportunities and enhance the overall image and appearance of Mattawan. Create and maintain a variety of parks that offers a range of facilities in enough quantity the Village population.

- **Community Facilities**: Maintain quality of life with Village facilities and services that are responsive to residents and businesses. Repair and maintain sidewalks, streets, and street lighting throughout the Village.

- **Transportation**: Maintain safe and attractive roadways that facilitate access and circulation. Continue to repair and maintain infrastructure.

- **Community Character**: Create an attractive community with a distinct visual identity that promotes Mattawan’s natural and physical qualities. Encourage high quality site planning, landscape design, and architecture for all land uses that respects and preserves the areas character and natural environment.
Paw Paw Township Master Plan Summary

Community Data, Trends, Highlight of Important Chapters or Characteristics

Paw Paw Township is a rural township that surrounds the Village of Paw Paw. Its local water features, agrarian base, and connectivity are identified as some of its strongest assets.

Goals and Objectives

The Townships goals are organized into 4 “vision elements”.

- **Progress (Collaboration):** Engage in coordinated land use planning with the Village of Paw Paw, to establish closer relationships with County planning officials, and to participate in regional collaboration for economic prosperity.

- **Agriculture:** Recognize the role of agriculture in the local economy and build partnerships between the agriculture sector and the food systems sector. Preserve farmland and open space.

- **Environment:** Promote a “rich, natural environment” through the promotion of lakes and wetland areas; the protection of water quality; and the creation of recreation opportunities.

- **Economic Strength:** Promote Red Arrow Highway as a vibrant corridor of economic development, target specific areas for commercial growth, and promote connectivity.
Village of Paw Paw Master Plan Summary, 2017

Community Data, Trends, Highlight of Important Chapters or Characteristics

Paw Paw is a small village with 6,942 residents. The majority of them are householders between 35 to 44 years old. Paw The Village has a low rate of home ownership (65%) when the State average is 71%. The Village of Paw Paw is the County Seat for Van Buren County.

Goals and Objectives

- Preserve natural resources in Paw Paw and protect the water quality in Maple Lake and Paw Paw River watershed.

- Provide recreational opportunities that take advantage of the natural environment. Provide activities and opportunities for Paw Paw’s youth.

- Promote Downtown Paw Paw through encouraging Downtown reinvestment; emphasizing its historic character; and, providing incentives to rehabilitate historic buildings. Promote Downtown businesses through local organizations, such as the Downtown Development Authority and the Chamber of Commerce.

- Promote safe and efficient transportation within and through the community, and explore alternate routes for trucks using M-40 and Michigan Avenue/Red Arrow Highway to access industries west of the Village.
Pine Grove Township Master Plan Summary, 2018

Community Data, Trends, Highlight of Important Chapters or Characteristics

Goals and Objectives

- **Agriculture and Rural Character:** Identify and develop measures to leave scenic views and vistas unblocked or interrupted, particularly as seen from public roadways, through zoning regulations such as site plan review, cluster housing, open space zoning, driveway spacing standards, shared driveway provisions, roadway setbacks, and other similar tools.

- **Residential:** Achieve quality residential development that serves all sectors of the population and is located and designed to promote a sense of community in the Township. Identify areas for residential development in non-prime agricultural areas; avoiding developmental impacts upon rural open spaces or sensitive natural resources.

- **Commercial Development:** Provide adequate convenience and day-to-day commercial facilities to Township residents without unreasonable impact on infrastructure or existing/planned land use patterns.

- **Industrial:** Assure a planned, concentrated approach to industrial development that does not adopt a ‘sprawl’ pattern and respects the rural character of the Township.

- **Open Space/ Environment:** Provide a diverse range of open areas in the Township for the enjoyment of local residents with an emphasis on conserving unique or sensitive natural resources. Protect the Township’s valuable surface water resources through the application of watershed and shoreline protection standards.

- **Community Facilities and Services:** Ensure the presence of sufficient infrastructure to support the existing and future population in the Township. Develop a Parks and Recreation Plan for the Township that can be used to seek DNR grant funding for additional recreation facilities. Priorities in the Plan should include, but not be limited to: enhancement of public access points on lakes and improvement of Township property.

- **Planning and Zoning:** Establish land use planning and zoning as a priority in Township decision making models to protect the public health, safety and general welfare of the Township population.
Porter Township Master Plan Summary

Community Data, Trends, Highlight of Important Chapters or Characteristics

Porter Township has a population of 2,358, the majority of whom are householders between 45 to 55 years old. This represents an increase since 2013. The average annual income in Porter is $57,000, which is 18% higher than State average. Average house values in Porter Township is about $186,000, with 86% of residents owning their homes.

Goals and Objectives

- Preserve farmland for agricultural use.
- Provide a variety of housing for the entire spectrum of society with particular attention to its aging population and encourage new residential development to be walkable and to provide open spaces for parks and common areas.
- Provide meaningful services and employment opportunities while being sensitive to the community’s character and natural landscape and encourage future industrial development along M-217.
- Industrial, commercial, and intense residential development will be located near, and be served by, existing utility infrastructure, and the expansions of these systems will be carefully coordinated with the future land use plan.
- Preserve scenic landscapes through a commitment to preservation, conservation, and restoration of natural resource areas.
- Preserve the water resources in Porter Township to provide vital habitats for wildlife, while promoting responsible recreational use and enjoyment.
- Provide access to safe and well-maintained public and private parks and recreational facilities, and will encourage expanded recreation opportunities throughout Porter Township.
**City of South Haven Master Plan Summary**

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

South Haven is a small city on the cost of Lake Michigan, and it has 4,357 people live on it. The majority of the population are over 45 years old, also, the daytime population is 6,332. Median income in South Haven is $40,000 which is lower than the state average by 19%. Moreover, the median for houses value in South Haven is $169,000 and only 59% of the residents are house owners.

**Goals and Objectives**

- **Economic Development**: Encourage and facilitate a healthy and growing economy in the South Haven area through steps such as determine markets for business, industry, residential, tourism, second homes, recreation, and pleasure boating uses; and, embrace the agricultural community as a valuable local industry.

- **Tourism**: Promote tourism as an important part of South Haven’s economy by recognizing, reinforce and strengthen South Haven’s role as a resort and tourist community serving the mid-west.

- **Downtown**: Strengthen, reinforce, and enhance the vitality of the City's Downtown by promoting it as a major center for commerce, culture, entertainment, and festivals.

- **Livability**: Manage growth to enhance the community's year-round livability by promote development that is in scale with the fabric of the community, and achieve harmony between new development and adjacent land uses.

- **Natural Resources**: Protect and enhance South Haven natural resources such as beaches and river frontage, and balance the scale and density of new development within the context of protecting the natural environment.

- **Recreation**: Provide recreational opportunities that enhance the quality of life for South Haven residents while attracting outside visitors. Enhance the open space and recreational opportunities in Black River Park and Dunkley Avenue area; also, create a downtown environment which is oriented to both water-based and land-based visitors.
South Haven Charter Township Master Plan Summary, 2009

Community Data, Trends, Highlight of Important Chapters or Characteristics

South Haven Charter Township’s population increased 46.3% between 1960 and 2000 and is projected to see slow growth through 2030. It has a mixed land use profile and contains critical dune and wetland habitat.

Goals and Objectives

- **Environment and Recreation**: Support the development and maintenance of parks, trail systems and Lake Michigan access points. Promote the adaptive re-use of polluted properties, to enhance the tax base and protect the environment. Other goals include the creation of safe walking paths and cycling options, and the promotion of environmentally conscious development that works in harmony with the natural environment.

- **Development**: Preserve agriculture, forest and natural resource areas while also promoting well planned municipal streets, and public utilities and facilities. The Township would also like to promote cohesive and well-designed overall development and infill development. Using legislative, legal, administrative, regulatory, financial, educational and communication tools to improve a growth management program is important. Preservation of the most desirable characteristics of the community, and the elimination of negative characteristics is cited as a key goal of development.

- **Public Welfare**: Promote public safety, health and other aspects of general welfare. This includes the identification of social and economic community needs, and the promotion of affordable housing opportunities in the Township.

- **Energy and Public Works**: In addition to promoting the use of existing public utility systems and facilities, the Township would also like to promote the utilization of existing resources such as wind power to encourage industrial growth and energy independence. The community would like to maintain a fiscally responsible public works capital improvement program, and to avoid permitting new utilities and facilities beyond their current service areas, unless needed.
Waverly Township Master Plan Summary, 2012

Community Data, Trends, Highlight of Important Chapters or Characteristics

Within Waverly Township there are primarily four types of land use: agriculture, rural residential, platted residential, and commercial.

Goals and Objectives

- **Open Space and Farmland**: Define and identify ‘Prime Farmland’. Prepare the Township for the acquisition of environmentally sensitive lands by established land conservancy organizations, such as The Nature Conservancy, the Southwest Michigan Land Conservancy, and others.

- **Residential Density**: Promote the education of citizens regarding the need to manage private sites for purposes of wildlife habitat and maintenance of rural character. Identify which areas of the Township can support higher densities and use these areas in conjunction with the agricultural preserve areas to guide zoning amendments and, if appropriate, provide for a transfer of development rights receiving areas.

- **Commercial/Industrial**: In the event new industrial development is proposed for the Township, infrastructure needs of the development shall be provided by the developer. Revise minimum road frontage requirements for commercial.

- **Highway Corridor**: As a part of site plan review, maintain greenbelt buffers along the Township’s major highways (M-40 and M-43) in order to maintain or create visual impressions of rural character. Developing an access management ordinance for M-43 and M-40.
Adopted Master Plans for the following communities were not available for review and summary:

- Arlington Township
- City of Bangor
- Village of Breedsville
- City of Gobles