

DRAFT



KOCHVILLE TOWNSHIP

SAGINAW COUNTY

MASTER PLAN | ADOPTED 2023

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ACKNOWLEDGMENTS

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Steve King, Township Manager

The 2023 Kochville Township Master Plan was approved by the Kochville Township Planning Commission on Month Day Year and adopted by resolution by the Kochville Township Board of Trustees on Month Day Year, by authority of the Michigan Planning Enabling Act, Public Act 33 of 2008, after holding a public hearing for this Master Plan amendment on Month Day Year.

Joel Kiss

Signature

Kochville Township Planning Commission Chair

DRAFT



CHAPTER 1 | THE PLANNING PROCESS

INTRODUCTION TO A MASTER PLAN

KOCHVILLE TOWNSHIP'S MASTER PLAN

UNDERSTANDING KOCHVILLE TOWNSHIP

KOCHVILLE TOWNSHIP'S VISION

USING THE MASTER PLAN

PREVIOUS PLANNING DOCUMENTS HIGHLIGHTS

COMPREHENSIVE PLAN HIGHLIGHTS

SUMMARY

THE PLANNING PROCESS

INTRODUCTION TO A MASTER PLAN

The main purpose of a Master Plan is to guide and enable a community to establish the direction of development. Specifically, the Planning Enabling Act gives communities the authority to adopt an official Master Plan to serve as a guide for local officials when considering land development matters. The Master Plan considers all the information listed here in and, as such, aims to do the following:

- Guide the use of limited land and resources in an efficient manner,
- Promote public health, safety, and welfare,
- Preserve the quality of the environment, and,
- Guide future zoning decisions.

KOCHVILLE TOWNSHIP'S MASTER PLAN

Kochville Township's Master Plan (Plan) is a policy document that reviews the current conditions in the Township, to create a handbook for future land use planning for the next 5 - 20-years. The Plan, used in conjunction with the Township Zoning Ordinance, will guide the Township when making future land use decisions. The legal basis and rationale for the Master Plan are outlined in the Michigan Planning Enabling Act PA 33 of 2008, as amended (MPEA).

This document is a culmination of the efforts made by the Kochville Township Planning Commission, Township Staff, and the Township Board to create a vision for the future. This process valued input from the community, which was sought through a variety of methods, including an open house, public input survey, joint Planning Commission and Township Board workshop, and lastly a public hearing. In the end, this document is reflective of community members' wishes and concerns regarding their community's future and strives to retain and strengthen the quality of life in the Township while anticipating and planning for change.

The 2023 Master Plan is a complete update from the 2011 Township Master Plan, and the 2015 Plan Amendment. In many ways, the Township's development pattern is established, making it time to plan for the most economical use of space, and work to improve the areas that have existing facilities and infrastructure, while protecting the nature of the community. The Township has many amenities which make it an attractive place to live. This Master Plan is intended to capitalize on those features and, identify what is working and which areas need improvement, so that the qualities that make Kochville Township special for future generations are not lost or compromised..

At the end of this chapter are highlights of the Plan which cover the key components including information from the community profile, the natural resource inventory, existing land use, community input, goals and objectives, future land use, and an implementation plan. Each chapter has a unique purpose. The inventories, community profile, and existing land use chapters serve as analytical tools to review the current conditions in the Township. Whereas the goals, in conjunction with the future land use

chapter and implementation plan, strive to address areas of improvement with a list of items for the Township to accomplish over the life of the Plan.

A draft of this document was prepared in **MONTH of 2023** and delivered to the Planning Commission for review. **On DATE**, the Township Board submitted the draft plan to neighboring jurisdictions and registered entities for review, as required by the Planning Enabling Act. On **DATE**, the Planning Commission held a public hearing on the Master Plan as required by the Planning Enabling Act. This provided an additional opportunity for public input on the Master Plan. The final Plan was adopted on **DATE**.

To ensure the master plan is current and adheres to the flux of social and economic trends, the plan must be periodically reviewed. The MPEA requires that a master plan be reviewed by the township once every five years.

The Township contracted with Spicer Group of Saginaw to assist the Planning Commission with this process. The Planning Commission met with the Planning Consultants throughout 2021-2023 to prepared the Plan.

UNDERSTANDING KOCHVILLE TOWNSHIP

Kochville Township is unique in that the Township is made up of three large distinct land use areas: commercial/business district, educational district, and agricultural/natural area, “The Three Kochvilles”. This creates an environment in the Township that gives the convenience of a busy mid-size city with the atmosphere of rural living. It also creates a unique dichotomy for services between residents, students, and regional community members and those who travel to the Township to do their shopping and for their entertainment needs.

Kochville Township is an outlying suburb in the greater Saginaw metropolitan area, and along with adjacent Saginaw Township, has one of the most bustling commercial districts in the tri-city region. The Township has many opportunities for residents and visitors alike. The residents are proud of the Township's rural wide-open spaces, yet convenient lifestyle offerings and a major commercial district that’s an attraction for the whole region.

This master planning effort focused on strategic commercial, residential, and institutional growth in specific areas of the Township while preserving the important rural/natural character found outside of the general business district. Often these areas have conflicting needs, however, the intention of this plan is to purposefully plan for each unique area and create a sustainable and realistic future vision for Kochville Township.

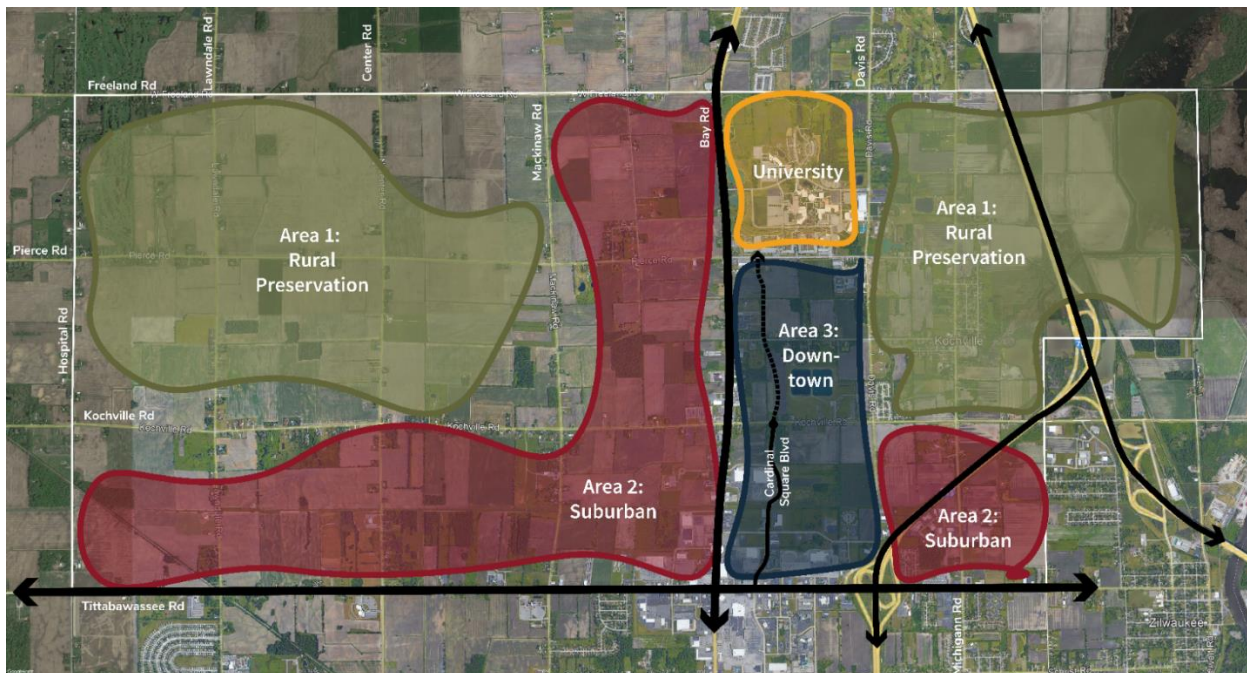


KOCHVILLE TOWNSHIP'S VISION

As Kochville Township developed the Master Plan, it was important to the Township to have a vision for the Plan that would be the guiding principle fits development. This vision was a key element to focus on when working through the goals, objectives, future land use plan, and map. The vision is based around the idea of “The Three Kochvilles” that exist within the Township today.

1. Rural Preservation
2. Suburban
3. Downtown/Business District

Categorizing the areas together is intended to ensure there is a distinct area of intentional open space and rural character preservation, while allowing some continued growth on the periphery or margins of the developed area, but mostly focusing controlled dense growth in the business district of the Township. In addition to these three areas, there is also the Saginaw Valley State University (SVSU). SVSU is an integral part of the Township, and significantly impacts development patterns in the area, but is largely a separate entity when it comes to the types of uses and growth that occur within the campus footprint. SVSU has its own campus master plan that is referenced in this document and was considered in the development of the Township Master Plan. However, for this vision in the Master Plan, the University is called out as its own area. Then, the foundational statements below for the Suburban and Downtown areas address their adjacency to the University.



RURAL PRESERVATION

The idea of rural preservation is to protect the rural character that exists in the Township today. The rural nature of the western half of the Township is why many residents choose to live here. They enjoy the quiet, county living, with low density housing, and open space areas that protect the environment. They value the agricultural way of life, respect the agricultural history of the past, and know the benefit of agriculture for the economy in the area. In respect to those views expressed by long-term residents and through the community input survey, the intention of this master plan is to protect this area by prioritizing agricultural uses, focusing new housing on single-family units, providing areas for open space and recreation, and protecting the existing natural resources.



SUBURBAN

Within the Township are two areas that would be considered part of the suburban area or transition area between rural preservation and the downtown/business area. These areas are outside of the traditional business area and are already experiencing some growth and expansion. The intention is to continue to allow growth in areas with existing infrastructure or areas with planned infrastructure expansion. However, areas with existing infrastructure would be prioritized. The Suburban area would continue to allow a variety of uses and businesses, expand options for residential housing units, ensure that growth serves the various adjacent user groups, (such as the University), and prioritize recreational connections within all types of development. Ultimately, the Suburban area would serve as a buffer zone between rural preservation and the downtown business area.



DOWNTOWN

Even though Kochville is a Township, it is unique in that it already has an area that is similar to a traditional downtown. Through careful planning and partnership, the Township is able to support one of the busiest business districts in the Tri-City Region, which is a benefit for residents, and is a regionally significant destination for shopping and services. The intention of this area is to build upon the successful efforts of the past and continue to be one of the best locations to do business in the area. The Township will prioritize development in the Downtown area with very specific and intentional standards. The area will continue to allow a wide variety of uses, increase density, focus on infill of underutilized areas, create connections for easier access in both vehicular and pedestrian traffic, and implement standards that would allow for flexible land uses as long as they meet the area and form standards.



USING THE MASTER PLAN

The Plan will be used primarily by the Planning Commission, the Zoning Administrator, the Township Board, and the Zoning Board of Appeals as a guide in making land use decisions. Applicants seeking approval from any of these entities will also find the Plan to be a valuable tool for understanding the long-term goals of the Township. Likewise, the Plan can be used by citizen committees to assist them in their review of land use related issues. Understanding the Master Plan and how to use it will be crucial for the implementation of the plan. Township Officials should continually use the document as a guide and resource.

The Plan also acts as the starting point for all Zoning Ordinance updates and amendments as- Michigan state law requires that the Zoning Ordinance and zoning amendments be based upon a Master Plan.

The Plan gives a legal basis for zoning and identifies how the community is protecting the health, safety, and welfare of the population. In the event that either the Zoning Ordinance or a decision of the Planning Commission is challenged in court, the Plan will help provide the planning rationale to support the land use regulation under question. Later in the Master Plan is an explanation about the differences between a Master Plan and Zoning Ordinance. In the future land use chapter of this document, there is a zoning plan which analyzes how the future land uses relate to the Zoning Ordinance and makes recommendations for future zoning amendments that were developed in the process of updating this Master Plan. Listed below is a quick guide for the Township Board, Planning Commission, and the public on how to use the Master Plan:

Review new development proposals – To confirm any given proposal meets the goals and objectives of the Master Plan.

Review rezoning requests – To confirm that the request is consistent with the goals and policies of the Master Plan and review any potential impact of the Township.

Provide a basis for amendments to the Zoning Ordinance and zoning map – To help realize and enforce plan goals.

Understand expectations for the future land use patterns and desired land use types in the community – To inform potential residents and businesses about Kochville Township and its future.

Identify and recommend physical improvements – To provide direction for the provision of roadways, entryways, non-motorized paths, parks, and community facilities.

Provide specific design standards related to building, landscaping, and other site improvements – To guide development and redevelopment throughout the community.

PREVIOUS PLANNING DOCUMENTS HIGHLIGHTS

The previous Kochville Township Master Plan was adopted in 2011 and amended in 2015. However, Kochville Township has always prioritized a strong planning process and emphasized focused, common-sense development. This Master Plan has been shaped and influenced by those previous efforts including:

- MDOT Access Management Plans – M-84 (Bay Road) and Tittabawassee Road Corridors
 - Standards and requirements implemented into the Kochville Township Zoning Ordinance.
- Cardinal Square Boulevard Extension Plan
 - Extension constructed to Kochville Road
- 2005 Master Plan
 - 2005 Sub Area Plan – Tittabawassee Road Corridor
 - 2005 Sub Area Plan – Bay Road Corridor Plan
- 2011 Master Plan
 - 2011 Michigan State University Small Town Design Initiative (STDI)
- Town and Gown Overlay District
- 2014 DDA Development and TIF Plan
 - 1989 Original DDA Area
 - 2006 DDA Expansion Area
- 2015 Master Plan – Sub Area Plan
- 2018 Parks and Recreation Master Plan

These plans and studies serve as guiding documents for the Township. Much of their information and content has been integrated into this Master Plan.



COMPREHENSIVE PLAN HIGHLIGHTS

The 2023 Kochville Master Plan will analyze data, listen to the community voices, create goals that will accomplish the Townships vision over the next 20 years.

- Creating a vision that will be the guiding principle for the foreseeable future.
- Listening to the Townships residents' voices, to plan for the future and acknowledging concerns such as traffic, roadways, lack of mixed businesses, and the student population.
- Acknowledging the Townships current population and the population needs by evaluating current infrastructure and encouraging amenities and housing options for all age groups.
- Exploring the need for improvements to the Townships current infrastructure, ensuring that all current infrastructure is suitable for any future growth and development.
- Acknowledging the key relationship that Township has with various groups, i.e the University, the DDA, the surrounding communities, Saginaw County, the Recreation Commission, and state agencies such as MDOT and EGLE.
- Exploring connectivity points that will enhance the Townships transportation network through non-motorized trails and sidewalks expansions.
- Emphasizing the importance of protecting agricultural land as it is a part of the Townships character and why residents live in the Township.
- Building upon the Township current framework to allow for growth.
- Encouraging controlled growth in selected areas throughout the Township, with a focus on form and character.
- Identifying key elements of the zoning ordinance to review and update.
- Spotlighting the location and attractions the Township has to offer to residents and visitors.
- Taking inventory of the Townships existing natural amenities, determining area that need protection or enhancements.

SUMMARY

The Kochville Township Master Plan 2023 - 2043 serves as a broad vision and guiding document for the next twenty years. The goals and objectives outlined in the plan represent the values and aspirations of the community. Achieving the goals and specific action items outlined in the plan will require a coordinated effort and deliberate action between the staff, management, boards, commissions, residents and businesses. As action items are completed, the Master Plan can be reviewed every 5 years to ensure it remains relevant for current trends and needs of the community.

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CHAPTER 2 | TOWNSHIP VOICES

INTRODUCTION

PUBLIC INPUT PROCESS

ABOUT THE RESPONDENTS

SURVEY HIGHLIGHTS

SUMMARY

TOWNSHIP VOICES

INTRODUCTION

Kochville Township staff and officials understand and value the opinions of Township residents. Throughout the Master plan process, a concerted effort was made to incorporate the community’s input into this Master Plan.

An effective Master Plan not only incorporates the input and ideas from the community but uses it as the foundation for all future goals, action items, and future land use decisions. The responses from the public input survey help guide the Township when creating goals and objectives. In the end, the Master Plan will be a reflection of the community’s vision for the future of the Township. Lastly, it will also provide direction for the future and help create a successful, politically feasible, and implementable Master Plan.

PUBLIC INPUT PROCESS

Kochville Township created a community-wide survey that was available from the Summer of 2022 to the Fall of 2022. The intent of the survey was to establish an easy means of communication whereby residents and stakeholders of Kochville Township could provide input about existing community conditions and the need for future improvements.

During the public input period, the Township collected many insightful ideas and suggestions for how agricultural land should be used, the housing stock, economic development ideas, the commercial and industrial base, infrastructure issues, and overall quality of life. This chapter highlights some of the significant results from the survey. A complete tabulation of the results is available for review in Appendix A.

ABOUT THE RESPONDENTS

- There was a total of 249 responses. Of those responses, 58% were Township residents, 35% were from surrounding Townships, 5% were from other Saginaw County Townships, and 2% were from outside Saginaw County.
- Of those respondents, 56% own property in Kochville, 33% frequently visit for non-work purposes, 7% work for a business in the Township, 3% rent in the Township, and 1% own a business in the Township.
- From the responses, 75% did not have an affiliation with the University, 6% were students, and 4% were staff.
- Every age cohort minus those Under 18 participated in the survey. The responses below are listed from highest to lowest percentage of participation.
 - Age 55-64: 27.8%
 - Age 45-54: 21.4%
 - Age 35-44: 18.5%
 - Age 65-74: 15.7%
 - Age 25-34: 7.3%
 - Age 75-84: 6.9%
 - Age 18-24: 1.6%
 - 85 and older: 0.8%

“It’s a nice quiet place. Where you can raise a family and live a full life. Have easy access to the necessity things needed to life your life.”

“I’ve seen and been involved in growth over the years. I plan to stay for life. Keep praying for the township to keep doing what is best for the people.”

SURVEY HIGHLIGHTS

Kochville is continuously trying to improve the Township for its residents and visitors. In the survey, respondents were asked how they feel the Township has changed in the past five years. The question covered road conditions, traffic, property appearance, parks and recreation, public safety, overall services to citizens, and overall quality of life. Of these categories, most responses ranged from much better to the same.

Road Conditions

- Much better/better: 56.1%
- Same: 32.3%
- Worse/much worse: 11.7%

Traffic

- Much better/better: 19.2%
- Same: 37.8%
- Worse/much worse: 43.1%

Property Appearance

- Much better/better: 50.5%
- Same: 38.3%
- Worse/much worse: 11.3%

Parks and Recreation

- Much better/better: 54.2%
- Same: 41.3%
- Worse/much worse: 4.5%

Public Safety

- Much better/better: 30.2%
- Same: 56.3%
- Worse/much worse: 18%

Overall Services to Citizen

- Much better/better: 32.9%
- Same: 57.7%
- Worse/much worse: 9.2%

Overall Quality of life

- Much better/better: 35.8%
- Same: 54.5%
- Worse/much worse: 9.7%

One way to ensure residents continue to live in the Township is by making sure they are satisfied with their quality of life. The survey asked residents why they live in the Township, the top five responses are listed below.

1. Like rural living
2. Close to services
3. Close to family and friends
4. Like the community
5. Born and raised here

“I am a 5th generation Kochville Resident, restoring the family 1930 farmhouse. I love the connection with rural farm and woodland past. Love the balance and want to see more farmland, woods, and wetlands preserved as parks, nature preserves, and conservation easements.”

As stated above, providing a high quality of life is crucial to retaining residents and it's important for Township leaders to understand what elements are important to residents. The survey asked respondents to characterize the quality of life in the Township. Of the eight options, the top six most important are.

- Community services: 89.5%
- Blight reduction program: 85.3%
- High-quality schools: 80.8%
- Nice parks and recreation: 76.8%
- Variety of commercial services: 75.7%
- Community services: 68.0%

For a Township to determine where it should focus its attention, an important element to consider is where Township residents may want to see capital improvement funds used. The survey asked what capital improvement projects are most important for the Township. The top five responses are listed below.

1. Roads
2. Water
3. High-Speed Internet
4. Streetlights
5. Sanitary Water

Townships have issues aside from the typical infrastructure repairs/improvements. In order for Township staff to be aware of other issues, the staff relies on the residents to help determine what those may be. The survey asked respondents what their opinion is regarding the following issues. Respondents said:

Too many under-utilized properties

- A big problem: 10.2%
- Somewhat of a problem: 39.3%
- Not an issue: 50.4%

Overgrown weeds/tall grass

- A big problem: 5.7%
- Somewhat of a problem: 38.5%
- Not an issue: 55.7%

Housing quality

- A big problem: 4.9%
- Somewhat of a problem: 23.4%
- Not an issue: 71.7%

Junk cars in yards

- A big problem: 9.8%
- Somewhat of a problem: 29.5%
- Not an issue: 60.7%

Nuisance animals

- A big problem: 7.8%
- Somewhat of a problem: 28.2%
- Not an issue: 64.1%

WHAT DO YOU LIKE THE BEST ABOUT THE COMMUNITY?

“The township has done a great job of branding itself and keeping the area clean and visually appealing.”

“Peace and quiet. Country living. Close to everything”

“I feel that DDA has done a great job around Cardinal Square - they take good care of what is there.”

“The agriculture. There is just the right amount of local businesses to provide our needs. The agriculture is most important to our family.”

“Privacy, safety, quietness, convenience, friendly.”

“While I would like to see more development done in Kochville Township. I also would like to see a lot of areas left alone. It's nice being close to stuff but still sort of being out in a rural area as well. It makes it very charming and I wouldn't want that part of it to go away.”

Quality of residential rental units

- A big problem: 11.4%
- Somewhat of a problem: 27.8%
- Not an issue: 60.8%

General property upkeep

- A big problem: 5.7%
- Somewhat of a problem: 31.0%
- Not an issue: 63.3%

Noise

- A big problem: 4.5%
- Somewhat of a problem: 23.2%
- Not an issue: 72.4%

SUMMARY

Overall

The survey asked a total of 23 questions. The questions were selected to provide the Planning Commission and Township Board with additional insight into how the Township should plan for the future, where residents would like to see improvements and to help Township officials understand wants and needs of residents for the foreseeable future.

Agriculture

The survey indicates that agricultural land is an important part of the Township's identity. Residents believe that this land should primarily be used only for agricultural (84.8%). When asked about other uses, the survey results indicated that residents would disagree with these uses: residential use (47.9%), commercial use (60.4%), and industrial use (69.5%). When it came to recreational use, the responses were mixed.

Housing

The Township wanted to gauge specific issues related to housing, of the options provided, residents said that addressing blight, preserving, maintaining, and/or improving the existing housing stock is very important. The other three available options had mixed results. If the Township were to add additional housing, residents' top choices are single-family homes, more senior options, and multi-family housing. There are some residents who believe that there are enough housing options.

Commercial

The Township has a strong commercial district. Respondents indicated there were areas that would be good for growth and other areas that could remain as they are. Through a variety of questions, the Township should be able to gauge residents' views on commercial development within the Township. The first question asked how retail, services, and commercial business are viewed 63% of the respondents said that there is the right amount, 22% said there was not enough, and 15% said there was too much. The second question asked what the top priority would be if there were to be new commercial business. The "top priority" is an emphasis on pedestrian and non-motorized access to facilities. The top "important priority" is visually pleasing signs and advertising. If there were to be commercial development, residents would like it to be in the following areas, along M-84, along Tittabawassee Road, around the University, and in the DDA area. With the University's location along the northern border, it adds a unique element to the Township, however, there are mixed feelings on if there should be more development around it, 46% think there should be, 27% are neutral, and 27% believe there shouldn't be. If there were to be more development, the top five items residents would like to see are restaurants, recreational, drug store/commercial services, gyms/fitness services, and transportation or shuttle services.

"As a college township we need to grow but use wisdom in accepting the desired types of changes for the people of the township being acceptable to necessary growth for the future"

Industrial

Kochville Township currently has a small percentage of industrial development. Residents were asked if the Township needs a more diverse industry base. The majority of the respondents believe the Township does.

Other

DOWNTOWN DEVELOPMENT AUTHORITY (DDA)

The DDA District is an economic development tool that can be used to provide direct funding to the central business district in the Township. This money funds improvements and services in the district, therefore, the goal of the survey was to identify what infrastructure improvements are needed. Of the options provided, the following are the top responses: sidewalk upgrades/connections, benches, new trash receptacles, bike racks,

“A complimentary look for store fronts and buildings in realities to each other”

streetscapes upgrade, landscaping/street flowers, and dedicated cross walks/crossing signals.

WHAT IS ONE THING YOU WOULD DO TO IMPROVE THE TOWNSHIP?
“The extension of fashion square Blvd out to SVSU to help ease traffic along Bay Road and opening up development space.”
“Water, natural gas and internet access to all residents.”
“Add a traffic light at Kochville and Bay Rd.”
“Utilize empty buildings. Concentrate on the residents. We should be first priority.”
“More privately owned shops and restaurants as opposed to chains”
“More pedestrian linkages and park improvements”
“Schools. I do not agree with Kochville being in the Saginaw City District. Does not make sense geographically.”

ALTERNATIVE ENERGY

Alternative energy is growing rapidly in the state of Michigan. The Township currently has one solar project. To determine if residents would like additional utility-scale solar, residents were asked if they would support utility-scale solar installations within the Township. There was a mix of responses: 40% support, 27% are neutral, and 33% do not support.

POLICE MILLAGE

The Township wanted to determine how residents would feel about a millage that would help with police protection in the Township. Approximately 60% of the respondents were in favor, 22.5% were neutral, and 18% would not support it.



CHAPTER 3 | GOALS & OBJECTIVES

INTRODUCTION

PLANNING THEMES

KOCHVILLE TOWNSHIP GOALS

GOALS AND OBJECTIVES

INTRODUCTION

The purpose of a Master Plan is to determine a direction for Kochville Township for the next five to twenty years. A significant component of this Master Plan are the goals and objectives. They are the guiding principles for future land use decisions, rezoning decisions, and other land use questions that arise. Goals and objectives are only successful if they are supported by broad-based public inclusion and outline achievable actions.

Goals are general and address broad categories that relate directly to the heart of community planning in the Township. They are broad because they are general ideal statements for the Township to achieve over the life of the Plan. Objectives are an avenue to achieve the goals of the Master Plan and help identify a pathway to successfully implement the vision of the Township. Both are detailed enough to be achievable, yet flexible enough to address evolving conditions.

Together, the goals and objectives provide the foundation for the Master Plan and a framework for future improvements. Large goal topics or, planning themes, include land use, transportation, the environment and natural resources, recreation, public services, and planning and administration.

PLANNING THEMES

The overarching policies and direction of this master plan are guided by the following seven themes. Each of the seven themes outlined below is based on input received from the public and further informed by Kochville's Planning Commission, Downtown Development Authority, Township Board, and staff.

- **Rural Preservation:** Protect and preserve the land, natural resources, and rural character that so many Kochville residents enjoy.
- **Business Development/Economic Development:** Encourage a vibrant and diverse business district for both local and regional community members.
- **Natural Environment Enhancement:** Prioritize recreation and natural resource access to improve quality of life while protecting sensitive environmental areas.
- **Growth and Infrastructure Development:** Plan infrastructure development that balances current population needs and reasonable growth.
- **Diversified Housing Environment:** Accommodate housing options for a variety of ages, incomes, and needs.
- **Focus on Leadership and Partnership:** Collaboration between Township officials and community partners to foster strong relationships which will improve opportunities for all residents.
- **Quality of Life and Community Character:** Create a community that is a desirable place to live with a strong character and identity.

KOCHVILLE TOWNSHIP GOALS

RURAL PRESERVATION

Kochville Township will protect the agricultural land and way of life in the Township.

1. Encourage low density development in the agricultural areas of the Township, but do not encourage sprawling commercial development without adequate infrastructure and facilities.
2. When reviewing development plans, explore alternative layouts to minimize conflict with nearby farming operations. Promote use of open space to facilitate farmland preservation.
3. Review the zoning ordinance to determine if the uses in the agricultural district need to be updated. Focus on allowing uses that are complimentary of agricultural and farming operations.
4. Residential development in the agricultural areas should prioritize single-family homes.
5. Obtain a balance between development and agriculture by anticipating and planning for the gradual transition of certain agricultural and open space lands while minimizing the impacts of such development on ongoing farming operations.
6. Prevent residential or commercial developments that are isolated from necessary utilities, transportation networks, and other public services to protect premature development of farmland.
7. Plan for intentional infrastructure expansion in the rural areas that coordinates with existing and future development needs, and planning efforts such as the future land use map and the sub-area plans.

Kochville Township will preserve the rural character and natural beauty of the Township.

1. Encourage agricultural land as an environmental asset and economic resource for the Township.
2. Protect and preserve those elements which contribute to the rural character of the Township including woodlands, wetlands, farms and farmlands, pastures, fields, open spaces, viewsheds, and the dark night sky.
3. Support private conservation efforts such as county and state level farmland preservation program initiatives (e.g. purchase of development rights (PDR) and transfer development rights (TDR) programs) to assist long term farming operations.
4. Continue to support the enrollment of agricultural lands into the PA 116 Program.
5. Review and revise the zoning ordinance regulations to implement development requirements which will contribute to keeping rural character.
6. Discourage the placement of land uses that are incompatible with existing natural features and surrounding development.
7. Allow alternative energy development in locations that are the least detrimental to the natural features, existing agricultural operations, and residents.

BUSINESS DEVELOPMENT AND ECONOMIC GROWTH

Kochville Township will plan for a dense downtown-style business district for new and existing development.

1. Update the zoning ordinance to encourage flexible uses and high-density development standards in the downtown area.
2. Update the zoning ordinance to include form-based code elements in the downtown area. Elements could include the design and orientation of buildings, reduction of setbacks, the reduction of parking, interesting windows and exhibits, and local character.
3. Identify in a sub-area plan the boundaries of the downtown district and determine the appropriate amount of land to accommodate growth.
4. Allow for a diverse business base including retail, services, restaurants, and hospitality in the downtown area.
5. Support the efforts of the DDA to implement streetscape improvements that contribute toward a pedestrian-friendly downtown business area.
6. Update the ordinance and design guidelines to include pedestrian scale improvements that will activate the business district such as outdoor patios, shade trees, awnings or other overhead elements, seating along the pedestrian travel-way to provide places to rest or people watch, including benches, chairs, seat-walls or a variety of other perches.
7. Parking areas should be landscaped to provide visual relief – and environmental benefits – to large, paved areas.
8. Work cooperatively with the business community and the DDA to establish a business recruitment program and actively solicit new retailers.
9. Parking and loading areas (including outdoor storage, where permitted) should be located behind buildings or screened, with landscape screening or a combination of landscaping and walls.
10. Incorporate DDA design guidelines and wayfinding goals into new zoning regulations for the downtown subarea.
11. Strengthen the commercial site development standards in the Zoning Ordinance to ensure that the operational characteristics of commercial uses (parking lot lights, vehicle noise, lighting, emptying of dumpsters, etc.) do not disrupt the residential uses which are planned in close proximity to the commercial downtown area uses.
12. In collaboration with the DDA, endorse creative funding mechanisms to subsidize the costs of implementing the form-based code and sub-area planning efforts.

Kochville Township will continue to plan for suburban style growth outside of the downtown area.

1. Guide commercial development toward land with road frontage and close access to collector or arterial roads.
2. Concentrate commercial development opportunities in the downtown core and provide for low-intensity commercial opportunities in existing commercial nodes outside the downtown core.
3. Concentrate development where infrastructure exists.
4. Review the existing commercial zoning districts and consider additional special land uses that may be more similar to light industrial in certain locations of the Township.

Kochville Township will promote economic growth to create a vibrant community environment for the Township.

1. Encourage the redevelopment of vacant and underutilized properties within the Township.
2. Locate institutional uses, such as university buildings, clubs and social service organizations, near arterial and collector roads.
3. Discourage lot splits that result in the development of frontage along main roads, impairing adequate access to vacant lands in the rear.
4. Utilize the Township's prime geographic location and access to adjacent communities to market the Township as a destination for tourism and visitors.
5. Promote the development, redevelopment, and rehabilitation of commercial areas to provide attractive sites to a variety of enterprises which will strengthen the tax base and provide a place of employment for area residents.
6. Review the zoning ordinance and consider establishing a business technology zoning district for the area between Tittabawassee Road and I-675 based on the future land use map.
7. Ensure that the uses allowed in this new district accommodate a diverse industrial base, including knowledge based, research, and technology-oriented uses.
8. Review and update the zoning ordinance standards to adequately plan for parking, so as to accommodate events without creating unusable vacant areas on average days.
9. Encourage high-quality commercial developments within the "gateway" areas of the Township.
10. Continue to discourage the use of large pylon signs throughout the Township. Require smaller "monument" type signs, architecturally compatible with the commercial building, and limit the total amount of sign area permitted on a site.
11. Ensure compatibility with surrounding land use and design standards to shield negative effects from neighboring land uses.
12. Promote the redevelopment of a liquor license district in the DDA.

NATURAL ENVIRONMENT ENHANCEMENT

Kochville Township will encourage the creation and maintenance of parks and open spaces in the Township.

1. Provide a range of high-quality recreation opportunities and facilities to meet the needs of citizens of all ages and abilities.
2. Continue the expansion of non-motorized pathways throughout the Township.
3. Support the goals and objectives of the Kochville Township Parks and Recreation Plan.
4. Update the Township Parks and Recreation Plan every five years in order to continue to be eligible for state and federal recreation funding programs.
5. Pursue recreation funding from the Department of Natural Resources through the Township Parks and Recreation Plan in accordance with the Department of Natural Resources rules and qualifications.
6. Increase connections to the non-motorized pathways throughout the Township and require connections to adjacent properties when developed.
7. Provide new parks and recreation areas within new and redeveloped sites and retrofit existing underutilized land to encourage public parks or gathering spaces.
8. Work with the County Road Commission to implement paved shoulder projects that coincide with the County Road improvements schedule.
9. Provide incentives for developers to preserve usable open space in new developments and install play areas, walkways, and buffers.

Kochville Township will protect and preserve the important natural features in the Township.

1. Design new residential developments to be compatible with the underlying natural features of the site.
2. Preserve significant natural features such as tree stands, wetlands, open spaces, and other natural features. Encourage rural open space planning where it would retain the rural character of the land.
3. Utilize zoning, subdivision, and site plan review to encourage the integration of natural features such as woodlands and wetlands into site development as aesthetic and functional features while protecting the quality of the feature through the site plan review process.
4. Encourage or require low-impact design techniques to manage stormwater runoff in all new developments.
5. When applicable, work with conservation organizations to protect natural features in the township.
6. Review design guidelines for detention basins to improve stormwater management practices and aesthetic appearances.

GROWTH AND INFRASTRUCTURE DEVELOPMENT

Kochville Township will provide a safe and well-connected transportation network for all users.

1. Continue to implement access management standards in the site plan review process.
2. Incorporate the design concepts of “Complete Streets” into existing and future roads. Existing roads should be retrofitted, and future roads should be designed and constructed to safely accommodate a multitude of user types.
3. Improve pedestrian safety along main thoroughfares. Incorporate sidewalks, dedicated crosswalks, traffic calming measures, and buffer zones to create an environment that is friendly to pedestrians and vehicles.
4. Work with the County Road Commission and MDOT to ease traffic congestion along the Tittabawassee and Bay Road corridors.
5. Require new developments to construct sidewalks along major roads and arterials.
6. Improve the appearance of the major corridors through streetscaping, sidewalks, signs, light posts, and burial of utilities.
7. Encourage the development of sidewalks throughout the commercial areas of the Township.
8. Support and plan for the road expansions identified in the 2014 DDA Plan.
9. Continue the expansion of Cardinal Square Boulevard to Pierce Road.
10. Require road connections between adjoining residential developments to create a more connected, walkable system.

Kochville Township will actively plan for infrastructure expansion that meets the needs of the community and accounts for responsible growth.

1. Concentrate the majority of new growth to avoid sprawl, protect farmland, and minimize its effects on the majority of the Township where future public utilities could be constructed in a cost-effective manner.
2. Develop adequate public utilities that will ensure balanced, orderly growth, for the safety and well-being of Township residents.
3. Make land-use, infrastructure, and transportation decisions simultaneously to ensure that roadway extensions and improvements are compatible with the community’s development vision, policies, and ordinances.
4. Provide public water and sanitary sewer services in areas of the Township identified for higher density residential, commercial, and industrial concentrations.
5. Plan for the long-term expansion of the water system into unserved areas of the Township, consider areas with existing development and other factors such as school districts.
6. Complete water loops in the Township.
7. Encourage electric car charging stations in new or redeveloped parking lots and public gathering spaces.

8. Permit residential development in accordance with the availability of necessary public services, including road construction and maintenance, police and fire services and governmental administrative services.
9. Establish ordinances providing incentives for development that emphasize redevelopment and infill development.
10. Explore methods, through ordinances or by providing incentives for existing businesses, to upgrade their parking lots and landscaping to increase tree cover and shade, to be more environmentally friendly, and to break up large parking areas to create a more aesthetically pleasing environment.
11. Continue to build a relationship with STARS to provide public transportation for Township residents.
12. Work with STARS on possible improvements to the existing routes for University students.
13. Continue to support and develop essential public transportation infrastructure in the Township, such as covered bus stops, lighting, benches, etc.

FOCUS ON LEADERSHIP AND PARTNERSHIPS

Kochville Township will foster an organized and transparent governing atmosphere that prioritizes citizen needs.

1. Promote the development of a financially sound government that can continue to provide all necessary services (municipal, educational, etc.) to residents and businesses in an efficient manner.
2. Continue to develop and implement a Capital Improvement Plan.
3. Review the Master Plan for updates annually and conduct a more thorough review every 5 years to address changing conditions, redevelopment opportunities, and the needs of the community.
4. Update the development guidebook to reflect more current needs and include flowcharts of the development process, including timelines, fee schedules, as well as explanations of Township policies, procedures, and steps for obtaining approvals.
5. Create a pattern book that reflects the desired type of development for the Township in the future.
6. Coordinate specific sub-area planning efforts for targeted areas of the Township such as: the downtown area outlined in the vision, Tittabawassee Road corridor, Bay Road corridor, or the new business technology district.
7. Continue to prepare annual reports to the Township Board reporting progress towards the stated benchmarks and recommending any needed changes.
8. Eliminate inflexible or obsolete zoning regulations.
9. Review and revise the zoning ordinance to determine ways to simplify and streamline the permitting process and make it more user-friendly.
10. Provide regular training for Township staff and officials to foster knowledge and expertise.

Kochville Township will nurture partnerships with local agencies, institutions, and private groups to help the Township encourage collaboration.

1. Review the existing 425 agreement to ensure new residential developments are not discouraged due to water access.
2. Work with MDOT, Saginaw County Road Commission, and neighboring Saginaw Charter Township to increase the safety and comfort of Township roads and intersections, especially the intersection of Tittabawassee and Bay Roads.
3. Work with Saginaw Township on the future of the Tittabawassee Road corridor and regional shopping areas.
4. Coordinate efforts of the DDA, local business owners, and other related organizations to market the Township businesses, and recruit others.
5. Seek opportunities to share facilities with other public and quasi-public agencies such as non-profit organizations, university, and institutions.
6. Evaluate police and fire facilities on a regular basis to determine if modifications or additions are needed to serve the existing population and new development.
7. Work with the Great Lakes Bay Regional Trail Group to market the trail through the Township and investigate the potential to host regional events along the trail.
8. Work with the University on future projects that align with their campus master plan.
9. Review zoning ordinance regulations around the campus to determine if there is a way to foster a more walkable student friendly atmosphere. Focus on connections between the university and the shopping district.
10. Continue to collaborate with the DDA to assist in the implementation of the 2014 DDA plan and the various projects in the business district.
11. Continue to cooperate with surrounding communities and the County to provide public services.



DIVERSIFIED HOUSING ENVIRONMENT

Kochville Township will provide an environment that is friendly to multiple housing and user types while ensuring sensitivity to the existing development patterns and neighborhood context.

1. Maintain the delicate balance between rural agricultural land and residential development—especially in areas defined as agricultural preservation.
2. Prevent the encroachment of incompatible uses into stable residential neighborhoods.
3. Develop and enforce property maintenance codes that will ensure lots will be well maintained.
4. Consistent with past and current development policies and ordinances, strive for low-density residential development in the rural areas of the Township.
5. Review zoning ordinance to determine if an increase in housing density would be appropriate. Higher densities may be permissible through density bonuses. To preserve open space the Township should encourage clustered housing of a high density on a portion of the site.
6. The density of multiple-family housing must be appropriate to its location and sensitive to the context in which it is proposed.
7. Multiple-family housing should be planned for areas where it would be adequately served by public and private services without unreasonable disruption to the level of services enjoyed by other residents.
8. Higher density residential developments should include pedestrian-scale amenities, including street trees, decorative site lighting, sidewalks, and site furniture. Parking areas should not be visible from the street; high quality and varied architectural and site design strategies should be used to shield the parking from passersby.
9. Encourage a mixture of housing types, densities, and design that are attractive to all segments of Kochville's population.
10. Work toward providing a sufficient supply of affordable housing alternatives for elderly residents to encourage them to remain in the community, balancing and diversifying the population.
11. Consider neighborhood design guidelines and best practices with each new proposed residential development. Some key elements for consideration include street connectivity, sidewalks and/or bike paths, natural/open space areas, durable construction materials, and permeability.
12. Ensure that student housing is located and designed to avoid conflicts with existing and planned single family housing.
13. Provide more information to the public on reporting blight or ordinance violations.
14. Encourage landscape buffer areas between residential and non-residential land uses.

QUALITY OF LIFE AND COMMUNITY CHARACTER

Kochville Township will work to create a strong community identity that will provide a high quality of life for residents and visitors.

1. Provide gathering areas for people of all age groups and physical abilities, including a diversity of settings to accommodate groups of various sizes.
2. Provide for a balance and variety of land uses, including commercial, office, industrial, open space, institutional, and recreational uses in locations that will enhance the quality of the residential environment.
3. Encourage owners to maintain their properties to current standards and codes, and work toward removal of blighted structures.
4. Encourage the current marketing strategy and Crossroads brand to preserve community quality and character.
5. Continue to require the Cardinal Square design elements.
6. Consider expansion of the design guidelines for development in the business area.
7. Develop a public art plan for the Township and other public places.
8. Maintain complementary land use relationships, which promote a harmonious, attractive community; preserve natural resources and the rural character; promote a sound tax base; and accommodate motorized and non-motorized methods of transportation within a manageable, coordinated system.
9. Assist and guide community organizations and citizen groups in their efforts to provide needed community facilities and services that benefit the community.



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CHAPTER 4 | IMPLEMENTATION PLAN

ACTION PLAN

POLICY AND ADMINISTRATIVE ACTIONS

ECONOMIC DEVELOPMENT TOOL

LOCAL FINANCING AND CO-DEVELOPMENT

OTHER FINANCING TOOLS

ADDITIONAL IMPLEMENTATION TASK

IMPLEMENTATION PLAN

The key to a well-planned community is the day-to-day use of planning documents, like this Master Plan and the zoning ordinance. Because this Plan is to be the basis for future zoning and planning decisions, it is imperative that the Plan be available to Kochville Township staff, elected and appointed officials, as well as business owners, developers, and stakeholders from Saginaw County and the region, and the general public.

The implementation of this Master Plan depends on its continual use by the Planning Commission and the Township Board. In its best form, implementation of this Plan will result in the achievement of the goals and objectives outlined in the plan. Implementation is often the most difficult portion of the planning process because, while the intentions of the Township, its residents, and stakeholders are clear, the legal ways and available planning tools are often not. The following provides a review of additional tools available to the Township and the ways in which they can be used to ensure that the goals of this Plan are met.

ACTION PLAN

The following section identifies actions and tools that are available to implement the goals and objectives of this plan. The tables on the following pages present a detailed review of implementation actions, including a timeframe, responsible party, funding, and progress on the action item.

TABLE 1 – RESPONSIBLE PARTY AND FUNDING SOURCE

Code	Responsible Party
PC	Planning Commission
BOARD	Township Board
ZA	Zoning Administrator
TAM	Township Staff, Administration, & Management
ROAD	Saginaw County Road Commission
SC	Saginaw County
MDOT	Michigan Department of Transportation
PP	Private
UT	Utility
LC	Local Communities
DDA	Downtown Development Authority
REC	Parks and Recreation Commission
S	Schools
U	University
STARS	Saginaw Transit Authority Regional Services
Code	Funding Source
P	Public
PP	Private
GRANTS	DNR, TAP

TABLE 2 – KEY

Timeframe	
A	1 – 5 Years
B	6 – 10 Years
C	Ongoing

RURAL PRESERVATION

Kochville Township will protect the agricultural land and way of life in the Township.

#	Action Item	Timeframe	Responsible Party	Funding Source	Progress	
					Started	Complete
1	Encourage low density development in the agricultural areas of the Township, but do not encourage sprawling commercial development without adequate infrastructure and facilities.	C	PC ZA TAM	P		
2	When reviewing development plans, explore alternative layouts to minimize conflict with nearby farming operations. Promote use of open space to facilitate farmland preservation.	C	PC TAM ZA	P PP		
3	Review the zoning ordinance to determine if the uses in the agricultural district need to be updated. Focus on allowing uses that are complimentary of agricultural and farming operations. Residential development in the agricultural areas should prioritize single-family homes.		PC BOARD ZA	P		
4	Residential development in the agricultural areas should prioritize single-family homes.	C	PC BOARD PP TAM ZA	P		
5	Obtain a balance between development and agriculture by anticipating and planning for the gradual transition of certain agricultural and open space lands while minimizing the impacts of such development on ongoing farming operations.	C	PC BOARD TAM	P		

#	Action Item	Timeframe	Responsible Party	Funding Source	Progress	
					Started	Complete
6	Prevent residential or commercial developments that are isolated from necessary utilities, transportation networks, and other public services to protect premature development of farmland.	C	PC ZA TAM	P		
7	Plan for intentional infrastructure expansion in the rural areas that coordinates with existing and future development needs, and planning efforts such as the future land use map and the sub-area plans.		PC TAM BOARD DDA ZA	P		



Kochville Township will preserve the rural character and natural beauty of the Township.

#	Action Item	Timeframe	Responsible Party	Funding Source	Progress	
					Started	Complete
1	Encourage agricultural land as an environmental asset and economic resource for the Township.	C	PC BOARD ZA	P		
2	Protect and preserve those elements which contribute to the rural character of the Township including woodlands, wetlands, farms and farmlands, pastures, fields, open spaces, viewsheds, and the dark night sky.	C	PC BOARD ZA	P PP		
3	Support private conservation efforts such as county and state level farmland preservation program initiatives (e.g. purchase of development rights (PDR) and transfer development rights (TDR) programs) to assist long term farming operations.	C	P TAM PC BOARD	P PP		
4	Continue to support the enrollment of agricultural lands into the PA 116 Program.	C	TAM P PC	P PP		
5	Review and revise the zoning ordinance regulations to implement development requirements which will contribute to keeping rural character.		PC ZA BOARD	P		
6	Discourage the placement of land uses that are incompatible with existing natural features and surrounding development.	C	PC BOARD ZA	P		
7	Allow alternative energy development in locations that are the least detrimental to the natural features, existing agricultural operations, and residents.	C	PC BOARD	P		

BUSINESS DEVELOPMENT AND ECONOMIC GROWTH

Kochville Township will plan for a dense downtown-style business district for new and existing development.

#	Action Item	Timeframe	Responsible Party	Funding Source	Progress	
					Started	Complete
1	Update the zoning ordinance to encourage flexible uses and high-density development standards in the downtown area.		PC BOARD DDA ZA	P		
2	Update the zoning ordinance to include form-based code elements in the downtown area. Elements could include the design and orientation of buildings, reduction of setbacks, the reduction of parking, interesting windows and exhibits, and local character.		PC BOARD DDA ZA	P		
3	Identify in a sub-area plan the boundaries of the downtown district and determine the appropriate amount of land to accommodate growth.		DDA PC BOARD TAM ZA	P		
4	Allow for a diverse business base including retail, services, restaurants, and hospitality in the downtown area.		PC BOARD TAM ZA	P PP		
5	Support the efforts of the DDA to implement streetscape improvements that contribute toward a pedestrian-friendly downtown business area.	C	ZA DDA TAM PC	P PP		
6	Update the ordinance and design guidelines to include pedestrian scale improvements that will activate the business district such as outdoor patios, shade trees, awnings or other overhead elements, seating along the pedestrian travel-way to provide places to rest or people watch, including benches, chairs, seat-walls or a variety of other perches.		PC BOARD DDA ZA	P		

#	Action Item	Timeframe	Responsible Party	Funding Source	Progress	
					Started	Complete
7	Parking areas should be landscaped to provide visual relief – and environmental benefits – to large, paved areas.	C	ZA PC	P		
8	Work cooperatively with the business community and the DDA to establish a business recruitment program and actively solicit new retailers.	C	PP DDA TAM	P PP		
9	Parking and loading areas (including outdoor storage, where permitted) should be located behind buildings or screened, with landscape screening or a combination of landscaping and walls.	C	ZA PC	P		
10	Incorporate DDA design guidelines and wayfinding goals into new zoning regulations for the downtown subarea.		PC BOARD TAM DDA	P PP		
11	Strengthen the commercial site development standards in the Zoning Ordinance to ensure that the operational characteristics of commercial uses (parking lot lights, vehicle noise, lighting, emptying of dumpsters, etc.) do not disrupt the residential uses which are planned in close proximity to the commercial downtown area uses.		PC BOARD ZA	P		
12	In collaboration with the DDA, endorse creative funding mechanisms to subsidize the costs of implementing the form-based code and sub-area planning efforts.		DDA PP TAM	P PP		

Kochville Township will continue to plan for suburban style growth outside of the downtown area.

#	Action Item	Timeframe	Responsible Party	Funding Source	Progress	
					Started	Complete
1	Guide commercial development toward land with road frontage and close access to collector or arterial roads.	C	TAM PC ZA	P		
2	Concentrate commercial development opportunities in the downtown core and provide for low-intensity commercial opportunities in existing commercial nodes outside the downtown core.	C	TAM PC ZA	P		
3	Concentrate development where infrastructure exists.	C	TAM PC ZA	P		
4	Review the existing commercial zoning districts and consider additional special land uses that may be more similar to light industrial in certain locations of the Township.		PC TAM ZA	P		

Kochville Township will promote economic growth to create a vibrant community environment for the Township.

#	Action Item	Timeframe	Responsible Party	Funding Source	Progress	
					Started	Complete
1	Encourage the redevelopment of vacant and underutilized properties within the Township.	C	ZA TAM PC	P		
2	Locate institutional uses, such as university buildings, clubs and social service organizations, near arterial and collector roads.	C	ZA TAM PC PP	P PP		
3	Discourage lot splits that result in the development of frontage along main roads, impairing adequate access to vacant lands in the rear.	C	ZA	P		
4	Utilize the Township's prime geographic location and access to adjacent communities to market the Township as a destination for tourism and visitors.	C	TAM DDA	P		

#	Action Item	Timeframe	Responsible Party	Funding Source	Progress	
					Started	Complete
5	Promote the development, redevelopment, and rehabilitation of commercial areas to provide attractive sites to a variety of enterprises which will strengthen the tax base and provide a place of employment for area residents.	C	TAM BOARD ZA	P PP		
6	Review the zoning ordinance and consider establishing a business technology zoning district for the area between Tittabawassee Road and I-675 based on the future land use map.		PC BOARD ZA DDA	P		
7	Ensure that the uses allowed in this new district accommodate a diverse industrial base, including knowledge based, research, and technology-oriented uses.		PC BOARD ZA	P		
8	Review and update the zoning ordinance standards to adequately plan for parking, so as to accommodate events without creating unusable vacant areas on average days.		DDA PC BOARD ZA	P		
9	Encourage high-quality commercial developments within the “gateway” areas of the Township.	C	TAM PC PP DDA ZA	P PP		
10	Continue to discourage the use of large pylon signs throughout the Township. Require smaller “monument” type signs, architecturally compatible with the commercial building, and limit the total amount of sign area permitted on a site.	C	PC ZA TAM	P		
11	Ensure compatibility with surrounding land use and design standards to shield negative effects from neighboring land uses.	C	ZA PC	P		
12	Promote the redevelopment of a liquor license district in the DDA.	C	DDA TAM	P PP		

NATURAL ENVIRONMENT ENHANCEMENT

Kochville Township will encourage the creation and maintenance of parks and open spaces in the Township.

#	Action Item	Timeframe	Responsible Party	Funding Source	Progress	
					Started	Complete
1	Provide a range of high-quality recreation opportunities and facilities to meet the needs of citizens of all ages and abilities.	C	REC TAM	P GRANT		
2	Continue the expansion of non-motorized pathways throughout the Township.		BOARD REC TAM	P GRANT		
3	Support the goals and objectives of the Kochville Township Parks and Recreation Plan.		REC TAM BOARD	P GRANT		
4	Update the Township Parks and Recreation Plan every five years in order to continue to be eligible for state and federal recreation funding programs.		TAM REC BOARD	P GRANT		
5	Pursue recreation funding from the Department of Natural Resources through the Township Parks and Recreation Plan in accordance with the Department of Natural Resources rules and qualifications.		REC TAM	P GRANT		
6	Increase connections to the non-motorized pathways throughout the Township and require connections to adjacent properties when developed.	C	SC REC BOARD TAM	P GRANT		
7	Provide new parks and recreation areas within new and redeveloped sites and retrofit existing underutilized land to encourage public parks or gathering spaces.	C	REC BOARD TAM	P GRANT		
8	Work with the County Road Commission to implement paved shoulder projects that coincide with the County Road improvements schedule.	C	REC ROAD SC	P GRANT		

#	Action Item	Timeframe	Responsible Party	Funding Source	Progress	
					Started	Complete
9	Provide incentives for developers to preserve usable open space in new developments and install play areas, walkways, and buffers.	C	TAM PP REC PC	P PP GRANT		

Kochville Township will protect and preserve the important natural features in the Township.

#	Action Item	Timeframe	Responsible Party	Funding Source	Progress	
					Started	Complete
1	Design new residential developments to be compatible with the underlying natural features of the site.	C	PP	PP		
2	Preserve significant natural features such as tree stands, wetlands, open spaces, and other natural features. Encourage rural open space planning where it would retain the rural character of the land.	C	PC ZA PP	P PP		
3	Utilize zoning, subdivision, and site plan review to encourage the integration of natural features such as woodlands and wetlands into site development as aesthetic and functional features while protecting the quality of the feature through the site plan review process.	C	PC ZA PP	P PP		
4	Encourage or require low-impact design techniques to manage stormwater runoff in all new developments.	C	ZA PC TAM	P PP		
5	When applicable, work with conservation organizations to protect natural features in the township.	C	ZA PP TAM PC	P PP		
6	Review design guidelines for detention basins to improve stormwater management practices and aesthetic appearances.		ZA PC SC	P PP		

GROWTH AND INFRASTRUCTURE DEVELOPMENT

Kochville Township will provide a safe and well-connected transportation network for all users.

#	Action Item	Timeframe	Responsible Party	Funding Source	Progress	
					Started	Complete
1	Continue to implement access management standards in the site plan review process.	C	ROAD PC MDOT ZA TAM	P		
2	Incorporate the design concepts of “Complete Streets” into existing and future roads. Existing roads should be retrofitted, and future roads should be designed and constructed to safely accommodate a multitude of user types.	C	TAM ROAD SC MDOT	P GRANT		
3	Improve pedestrian safety along main thoroughfares. Incorporate sidewalks, dedicated crosswalks, traffic calming measures, and buffer zones to create an environment that is friendly to pedestrians and vehicles.	C	TAM ROAD SC MDOT DDA	P GRANT		
4	Work with the County Road Commission and MDOT to ease traffic congestion along the Tittabawassee and Bay Road corridors.	C	ROAD TAM MDOT	P GRANT		
5	Require new developments to construct sidewalks along major roads and arterials.	C	P MDOT PC TAM ZA ROAD	P PP		
6	Improve the appearance of the major corridors through streetscaping, sidewalks, signs, light posts, and burial of utilities.	C	P MDOT PC TAM ZA ROAD DDA	P PP GRANT		

#	Action Item	Timeframe	Responsible Party	Funding Source	Progress	
					Started	Complete
7	Encourage the development of sidewalks throughout the commercial areas of the Township.	C	P MDOT PC TAM ZA ROAD DDA	P PP GRANT		
8	Support and plan for the road expansions identified in the 2014 DDA Plan.		TAM DDA	P		
9	Continue the expansion of Cardinal Square Boulevard to Pierce Road.		TAM DDA ROAD BOARD	P GRANT		
10	Require road connections between adjoining residential developments to create a more connected, walkable system.	C	ZA TAM ROAD PP PC	P PP		

Kochville Township will actively plan for infrastructure expansion that meets the needs of the community and accounts for responsible growth.

#	Action Item	Timeframe	Responsible Party	Funding Source	Progress	
					Started	Complete
1	Concentrate the majority of new growth to avoid sprawl, protect farmland, and minimize its effects on the majority of the Township where future public utilities could be constructed in a cost-effective manner.	C	ZA PC TAM BOARD	P		
2	Develop adequate public utilities that will ensure balanced, orderly growth, for the safety and well-being of Township residents	C	ZA PC TAM BOARD	P		
3	Make land-use, infrastructure, and transportation decisions simultaneously to ensure that roadway extensions and improvements are compatible with the community's...	C	DDA ROAD SC TAM PC	P PP GRANT		

#	Action Item	Timeframe	Responsible Party	Funding Source	Progress	
					Started	Complete
3	CONT.. development vision, policies, and ordinances.					
4	Provide public water and sanitary sewer services in areas of the Township identified for higher density residential, commercial, and industrial concentrations.		TAM BOARD SC UT	P		
5	Plan for the long-term expansion of the water system into unserved areas of the Township, consider areas with existing development and other factors such as school districts.		UT S TAM ROAD	P		
6	Complete water loops in the Township.	C	UT TAM	P		
7	Encourage electric car charging stations in new or redeveloped parking lots and public gathering spaces.		DDA PC TAM	P PP GRANT		
8	Permit residential development in accordance with the availability of necessary public services, including road construction and maintenance, police and fire services and governmental administrative services.	C	PC ZA TAM	P		
9	Establish ordinances providing incentives for development that emphasize redevelopment and infill development.		PC ZA TAM DDA	P PP		
10	Explore methods, through ordinances or by providing incentives for existing businesses, to upgrade their parking lots and landscaping to increase tree cover and shade, to be more environmentally friendly, and to break up large parking areas to create a more aesthetically pleasing environment.		PC ZA TAM DDA	P PP		

#	Action Item	Timeframe	Responsible Party	Funding Source	Progress	
					Started	Complete
11	Continue a relationship with STARS to provide public transportation for Township residents.	C	TAM STARS			
12	Work with STARS on possible improvements to the existing routes for University students.		STARS U TAM			
13	Continue to support and develop essential public transportation infrastructure in the Township, such as covered bus stops, lighting, benches, etc.	C	ROAD TAM			

FOCUS ON LEADERSHIP AND PARTNERSHIPS

Kochville Township will foster an organized and transparent governing atmosphere that prioritizes citizen needs.

#	Action Item	Timeframe	Responsible Party	Funding Source	Progress	
					Started	Complete
1	Promote the development of a financially sound government that can continue to provide all necessary services (municipal, educational, etc.) to residents and businesses in an efficient manner.	C	BOARD TAM	P GRANT		
2	Continue to develop and implement a Capital Improvement Plan.		DDA BOARD TAM PC	P		
3	Review the Master Plan for updates annually and conduct a more thorough review every 5 years to address changing conditions, redevelopment opportunities, and the needs of the community.		PC ZA	P		
4	Update the development guidebook to reflect more current needs and include flowcharts of the development process, including timelines, fee schedules, as well as explanations of		PC ZA TAM	P		

#	Action Item	Timeframe	Responsible Party	Funding Source	Progress	
					Started	Complete
4	CONT. Township policies, procedures, and steps for obtaining approvals.					
5	Create a pattern book that reflects the desired type of development for the Township in the future.		PC ZA TAM	P		
6	Coordinate specific sub-area planning efforts for targeted areas of the Township such as: the downtown area outlined in the vision, Tittabawassee Road corridor, Bay Road corridor, or the new business technology district.		PC ZA TAM DDA	P		
7	Continue to prepare annual reports to the Township Board reporting progress towards the stated benchmarks and recommending any needed changes	C	PC BOARD ZA	P		
8	Eliminate inflexible or obsolete zoning regulations.		ZA PC BOARD	P		
9	Review and revise the zoning ordinance to determine ways to simplify and streamline the permitting process and make it more user-friendly.		ZA PC BOARD	P		
10	Provide regular training for Township staff and officials to foster knowledge and expertise.	C	TAM ZA PC	P		

Kochville Township will nurture partnerships with local agencies, institutions, and private groups to help the Township encourage collaboration.

#	Action Item	Timeframe	Responsible Party	Funding Source	Progress	
					Started	Complete
1	Review the existing 425 agreement to ensure new residential developments are not discouraged due to water access.	C	LC UT TAM ZA BOARD PC	P GRANT		
2	Work with MDOT, Saginaw County Road Commission, and neighboring Saginaw Charter Township to increase the safety and comfort of Township roads and intersections, especially the intersection of Tittabawassee and Bay Roads.	C	LC UT TAM MDOT ROAD DDA	P GRANT		
3	Work with Saginaw Township on the future of the Tittabawassee Road corridor and regional shopping areas.		LC TAM ROAD PC DDA	P		
4	Coordinate efforts of the DDA, local business owners, and other related organizations to market the Township businesses, and recruit others.	C	DDA TAM PP	PP		
5	Seek opportunities to share facilities with other public and quasi-public agencies such as non-profit organizations, university, and institutions.	C	LC TAM BOARD U P	P PP		
6	Evaluate police and fire facilities on a regular basis to determine if modifications or additions are needed to serve the existing population and new development.		TAM BOARD DDA UT	P		
7	Work with the Great Lakes Bay Regional Trail Group to market the trail through the Township and investigate the potential to host regional events along the trail.	C	REC PP TAM	P PP GRANT		

#	Action Item	Timeframe	Responsible Party	Funding Source	Progress	
					Started	Complete
8	Work with the University on future projects that align with their campus master plan.	C	U TAM BOARD	P PP		
9	Review zoning ordinance regulations around the campus to determine if there is a way to foster a more walkable student friendly atmosphere. Focus on connections between the university and the shopping district.		STARS ZA PC U BOARD MDOT	P PP		
10	Continue to collaborate with the DDA to assist in the implementation of the 2014 DDA plan and the various projects in the business district.		BOARD DDA TAM PC	P		
11	Continue to cooperate with surrounding communities and the County to provide public services.	C	SC TAM U LC	P		



DIVERSIFIED HOUSING ENVIRONMENT

Kochville Township will provide an environment that is friendly to multiple housing and user types while ensuring sensitivity to the existing development patterns and neighborhood context.

#	Action Item	Timeframe	Responsible Party	Funding Source	Progress	
					Started	Complete
1	Maintain the delicate balance between rural agricultural land and residential development—especially in areas defined as agricultural preservation.	C	TAM PC ZA	P		
2	Prevent the encroachment of incompatible uses into stable residential neighborhoods.	C	ZA PC	P		
3	Develop and enforce property maintenance codes that will ensure lots will be well maintained.	C	ZA TAM	P		
4	Consistent with past and current development policies and ordinances, strive for low-density residential development in the rural areas of the Township.	C	ZA TAM PC	P		
5	Review zoning ordinance to determine if an increase in housing density would be appropriate. Higher densities may be permissible through density bonuses. To preserve open space the Township should encourage clustered housing of a high density on a portion of the site.		ZA TAM PC	P		
6	The density of multiple-family housing must be appropriate to its location and sensitive to the context in which it is proposed.	C	ZA TAM PC	P		
7	Multiple-family housing should be planned for areas where it would be adequately served by public and private services without unreasonable disruption to the level of services enjoyed by other residents.	C	ZA TAM PC ROAD UT	P PP		

#	Action Item	Timeframe	Responsible Party	Funding Source	Progress	
					Started	Complete
8	Higher density residential developments should include pedestrian-scale amenities, including street trees, decorative site lighting, sidewalks, and site furniture. Parking areas should not be visible from the street; high quality and varied architectural and site design strategies should be used to shield the parking from passersby.	C	ZA PC TAM P	P PP		
9	Encourage a mixture of housing types, densities, and design that are attractive to all segments of Kochville's population.		ZA PC TAM P	P PP		
10	Work toward providing a sufficient supply of affordable housing alternatives for elderly residents to encourage them to remain in the community, balancing and diversifying the population.		ZA PC TAM P	P		
11	Consider neighborhood design guidelines and best practices with each new proposed residential development. Some key elements for consideration include street connectivity, sidewalks and/or bike paths, natural/open space areas, durable construction materials, and permeability.	C	ZA PC	P		
12	Ensure that student housing is located and designed to avoid conflicts with existing and planned single family housing.	C	U PC ZA	PP		
13	Provide more information to the public on reporting blight or ordinance violations.		ZA TAM	P		
14	Encourage landscape buffer areas between residential and non-residential land uses.	C	PC ZA	P		

QUALITY OF LIFE AND COMMUNITY CHARACTER

Kochville Township will work to create a strong community identity that will provide a high quality of life for residents and visitors.

#	Action Item	Timeframe	Responsible Party	Funding Source	Progress	
					Started	Complete
1	Provide gathering areas for people of all age groups and physical abilities, including a diversity of settings to accommodate groups of various sizes.	C	TAM REC DDA	P GRANT		
2	Provide for a balance and variety of land uses, including commercial, office, industrial, open space, institutional, and recreational uses in locations that will enhance the quality of the residential environment.	C	PC ZA TAM	P		
3	Encourage owners to maintain their properties to current standards and codes, and work toward removal of blighted structures.	C	ZA TAM	P		
4	Encourage the current marketing strategy and Krossroads brand to preserve community quality and character.	C	BOARD TAM DDA	P		
5	Continue to require the Cardinal Square design elements.	C	PC ZA DDA PP	P PP		
6	Consider expansion of the design guidelines for development in the business area.		PC ZA DDA	P		
7	Develop a public art plan for the Township and other public places.		TAM BOARD	P		

#	Action Item	Timeframe	Responsible Party	Funding Source	Progress	
					Started	Complete
8	Maintain complementary land use relationships, which promote a harmonious, attractive community; preserve natural resources and the rural character; promote a sound tax base; and accommodate motorized and non-motorized methods of transportation within a manageable, coordinated system.	C	TAM ZA PC	P		
9	Assist and guide community organizations and citizen groups in their efforts to provide needed community facilities and services that benefit the community.	C	TAM BOARD PP	P PP		



POLICY AND ADMINISTRATIVE ACTIONS

PUBLIC INFORMATION AND EDUCATION

To effectively implement the Master Plan, the Planning Commission, and the Township Board must educate the citizens of the community on the goals and action items. The spirit of the Master Plan must be communicated, especially regarding how and why development/projects will occur and are necessary. A well-informed and involved citizenry can then offer support and assistance in working toward the community they desire to have in the future. The following information outlines examples of programs that can be undertaken to help inform the public about important land use goals and implementation techniques:

- A condensed version of the future land use plan, highlighting the goals of the Plan.
- Informational brochures on various topics important to the Township.
- Joint meetings with the Township Board and Planning Commission to discuss how to implement the plan and outline priorities for the short-term and long-term.

PLAN MAINTENANCE

In order to ensure this master planning effort stays relevant and the plan continues to be a document that is utilized for improving life in Kochville Township, it is imperative that the Planning Commission and Township Board work to implement the strategies. The planning process and action items outlined in the Plan can only be realized if the appointed and elected officials and Township staff place a priority on implementing the objectives. Good planning practice and State law require the Township to review its Plan every five years and update it if necessary. One way to help this process would be to host an annual joint meeting between the Planning Commission and Township Board, where both bodies review progress over the past year. This provides an opportunity to consider the goals and intent of the Plan against pending capital improvements, budget requests, and other developments that may impact the community. Then, when it is time to decide what type of update will be required after five years, both bodies will have a clear understanding of the progress. When change confronts the community, it will be necessary to review the time and effort expended to address development proposals. Adjustments in fees and changes in the application processes may be necessary in order to cover the costs associated with new or expanding development.

ZONING CHANGES AND ORDINANCE UPDATES

Zoning is integral to implementing the goals and actions of this Master Plan. Zoning provides the legal and spatial framework which promotes the orderly development of a community. With a new Master Plan in place, the Township has an opportunity to update its current zoning ordinance to reflect the goals adopted in this Plan. Many of the changes may be minor but provide a substantial benefit. For example, the Planning Commission may redefine permitted land uses in the commercial zoning district to allow a larger variety of uses in the township. Another change to the zoning ordinance may be larger in scope, taking a look at how the zoning ordinance is used and finding ways to make it a more user-friendly

document through the use of graphics and images. Another step may be to review any cases that have come before the Planning Commission and determine if there are trends that may need to be addressed in the zoning ordinance itself. This Plan has identified several zoning ordinance changes that the Planning Commission should consider over the short-term.

CODE ENFORCEMENT

The administration and enforcement of the zoning ordinance by Township officials are integral to its effectiveness. Enforcement must be thorough, consistent, and fair. Procedures such as site plan reviews and other ordinance administration should be described in the zoning ordinance with enough detail to be consistent with the Michigan Zoning Enabling Act and to meet Township requirements. All zoning ordinance enforcement activities should be resourced with appropriate personnel to fulfill zoning ordinance requirements.

REGIONAL COOPERATION

Development, growth, and changes within Saginaw County will affect the quality of life and growth within Kochville Township. The Township and its neighboring communities are interrelated in that trends in overall population loss and declining housing value affect the entire area. The Township has the opportunity to pursue cooperative and mutually beneficial relationships with all the surrounding communities and Saginaw County. Cooperative relationships between and among Kochville Township and neighboring communities can provide an opportunity for the full impact of new or expanding developments to be considered, as well as provide an opportunity for communities to pool resources and skills to tackle similar challenges. At the least, Kochville Township should actively participate in reviewing and evaluating their neighboring communities' Master Plans. Further, the Township should invite comments and suggestions from neighboring communities on major developments within the Township.

ECONOMIC DEVELOPMENT TOOLS

The following is a summary of bodies that can use tax increment financing and other funding resources to generate funds for economic development activities.

CORRIDOR IMPROVEMENT AUTHORITY (PA 57 OF 2018)

The Corridor Improvement Authority Act allows local governments to create one or more Corridor Improvement Authorities (CIA) to address established, deteriorating commercial corridors located outside their downtown areas. The primary benefit of this tool is to provide local governments with the option of using TIF for improvements in the district(s) and to undertake a wide range of activities to promote economic development and redevelopment in commercial areas.

In order to be eligible to create a CIA, the development area must have a minimum size of five acres, consist of at least 50% commercial property, and be zoned to allow mixed-uses, including "high-density" residential use. A municipality must also expedite the local permitted and inspection process in the development area and promote walkable non-motorized interconnections throughout the development area.

CAPITAL IMPROVEMENT PLANNING

Given the reality of limited funding at any given time, the Township should prioritize specific projects and create schedules for their initiation and completion. A Capital Improvements Program, which serves as a schedule for implementing public capital improvements, acknowledges current and anticipated demands, and recognizes present and potential financial resources available to the community, should be regularly implemented by the Township. Long-range programming of public improvements should prioritize projects on the basis of community need, be developed within the Township's financial constraints, be based upon a sound financial plan, and allow for program flexibility. In order to guide the Planning Commission in this process, they should evaluate community conditions and development factors and should continually review proposed improvements and related expenditures. The Planning Commission should ultimately review project proposals to assure conformity with the Master Plan and make recommendations regarding prioritizing projects and methods of financing.

REDEVELOPMENT READY COMMUNITIES PROGRAM

According to the Michigan Economic Development Corporation, the Redevelopment Ready Communities (RRC) program is a voluntary technical assistance initiative available to communities across the state, which empowers communities to shape their future by building a foundation of planning, zoning, and economic development best practices and integrating them into their everyday functions.

RRC promotes communities to be development ready and competitive in today's economy by actively engaging stakeholders and proactively planning, making them more attractive for projects that create places where people want to live, work, and invest. The Redevelopment Ready Communities® (RRC) program supports the Michigan Economic Development Corporation's (MEDC) community development focus on supporting the growth of vibrant, diverse, and resilient communities across Michigan.

Developed by experts in the public and private sector, the RRC Best Practices are the standard for providing a community driven and predictable development review experience. As part of the RRC process, communities can choose between two levels: Essentials or Certified. Communities can determine which path is most appropriate for their needs based on capacity, community goals, and other local factors.

The six best practices of RRC include:

- Plans and Engagement
- Zoning
- Development Review
- Boards and Commissions
- Economic Development
- Priority Redevelopment Sites

LOCAL FINANCING AND CO-DEVELOPMENT

Kochville Township has access to a number of possible local financing tools. The Township should prioritize and schedule its improvements through a capital improvements program. The Township may be able to use its general fund for some of the most important improvements. Revenue bonds and general obligation bonds may also be employed by the Township. A special assessment can also be used for infrastructure projects. The Township should seek ways to encourage joint public and private investments for a common purpose. This includes mechanisms where the Township can involve itself in the process of private development such as site location selection, service agreements, and local tax incentives and abatements. The Township may also reach out to local foundations and area individuals for support for various civic projects. Additionally, the Township may seek to access a variety of government loan and grant programs available to local governments, as described below.

GRANT OPPORTUNITIES TO SUPPORT PROPOSED CAPITAL IMPROVEMENTS

This Master Plan can be used to identify potential funding sources to support proposed capital improvement projects, such as grant and loan programs to help fund priorities. The following State and Federal grant programs may be useful for implementing the recommendations of this Plan.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

The Community Development Block Grant program is an annual allocation of the U.S. Department of Housing and Urban Development to local governments for a wide range of community development activities. These activities include housing rehabilitation, public and neighborhood improvements, and economic development activities that primarily benefit low and moderate-income individuals.

SAFE ROUTES TO SCHOOLS (SRTS)

Safe Routes to School is a Federal program administered by the Michigan Department of Transportation. Funding is available for sidewalk construction and other pedestrian improvements.

TRANSPORTATION ALTERNATIVES PROGRAM (TAP)

TAP is a competitive grant program that funds projects such as non-motorized paths, streetscapes, and historic preservation of transportation facilities that enhance a community's intermodal transportation system and provides safe alternative transportation options. These investments support place-based economic development by offering transportation choices, promoting walkability, and improving the quality of life. The program is available through the Michigan Department of Transportation (MDOT) and uses Federal Transportation Funds designated by Congress for these types of activities.

MICHIGAN DEPARTMENT OF NATURAL RESOURCES (MDNR)

The Michigan Department of Natural Resources administers three grant programs for parks and recreation improvements. The programs are the Michigan Natural Resources Trust Fund, the Land and Water Conservation Fund, and the Recreation Passport. This money is available on an annual basis for parks and recreation improvements. To be eligible for the three programs, a community must have an approved Parks and Recreation Plan. The recently approved Parks and Recreation Master Plan fulfills that requirement.

MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES AND ENERGY (EGLE) STATE REVOLVING LOAN FUND

EGLE revolving loan funds are low-interest loans to communities for projects to improve drinking water quality, water quality, and protect public health. The three programs are the following: The Drinking Water Revolving Loan Fund (DWRF) which assists water suppliers in satisfying the requirements of the Safe Drinking Water Act. The State Revolving Fund (SRF) can be used for the design and construction of sewage treatment facilities, collection systems, non-point source pollution, and stormwater treatment. And finally, the Strategic Water Quality Initiatives Fund (SWQIF) can be used to remove excess infiltration from private sources and replace failing septic systems that are affecting public health.

Michigan State Housing Development Authority (MSHDA) Housing Program

The Michigan State Housing Development Authority has a wide range of programs designed to assist households in finding and affording quality housing. By partnering with MSHDA, Kochville can use these programs to incentivize the development of new housing.

OTHER FINANCING TOOLS

Besides the general fund and the aforementioned economic development financing programs and mechanisms, the following sources of revenue are available to the Township:

SPECIAL ASSESSMENTS

Special assessments are compulsory contributions collected from the owners of property benefited by specific public improvements, such as paving and drainage improvements, to defray the costs of such improvements. Special assessments are apportioned according to the benefits afforded to the property affected.

SHARED CREDIT RATING PROGRAM - MICHIGAN MUNICIPAL BOND AUTHORITY (MMBA)

This program, created under Act 227 of 1985, offers municipalities the opportunity to take advantage of the State's improved credit rating. Because the MMBA is authorized to issue bonds to make loans to Michigan municipalities through the purchase of municipal obligations, the Authority allows municipalities to borrow funds for their capital and operating needs without going to the expense or trouble of entering the bond market on their own. Many small communities are at a disadvantage when issuing debt in the bond market because they frequently have no bond ratings and potential investors know little about their finances or economy. In addition, some communities tend to borrow infrequently, in small amounts. Because such debt issues are not particularly attractive to the financial markets, borrowing costs for such communities can be high.

The Authority sells tax-exempt bonds in the national municipal bond market. Proceeds from the sale are used to make loans to eligible Michigan communities by purchasing their bonds. In essence, the MMBA "bundles" smaller local debt issues into a larger, more attractive bond issue and then offers it to the national market. By consolidating numerous local bond issues, local units will save on printing costs, rating agency fees, and credit enhancements. As participating communities make principal and interest payments to the Authority to repay their debt, the Authority uses these payments to repay the Authority's bond.

DEDICATED MILLAGE

Special millages can be used to generate revenue for a specific purpose.

HUD SECTION 202/8

This is a Federally sponsored program that provides mortgage financing and rent subsidies for the construction and maintenance of elderly housing. Only non-profit, private organizations (such as churches, unions, fraternal, and other non-profit organizations) are eligible sponsors. However, local governments usually cooperate in the assembly of land, applications, public improvements, and supportive actions. Such projects are tax-exempt, but the State rebates an equivalent amount to local tax jurisdictions.

ADDITIONAL IMPLEMENTATION TASKS

Many of the steps are necessary to ensure the successful implementation of this Master Plan might not be apparent or are not part of an established Township fund. The implementation efforts that have been described in this section focus on the residents, landowners, and other stakeholders in Kochville Township. To date, the Township has taken steps to keep residents and others involved and informed regarding Township issues. The successful implementation of this Plan depends greatly on Township officials using the Plan and residents being aware of the Plan, knowing its purpose, and understanding how they might be able to use it. This can be accomplished by consistently referring to the document when making zoning decisions and even referencing the Plan, when appropriate, during site plan reviews and variance decisions. Further, the Township should keep a copy of the Future Land Use map on display and provide a copy of the Plan for review at the Township Hall at all times. Citizen participation should be strongly encouraged in a continuing planning process. The successful implementation of planning proposals will require citizen understanding and support.



DRAFT

CARDINAL

KOCH

FUTURE LAND USE

The future land use plan and map are the documents used to guide development in the Township for the next five to twenty years. The future land use plan and map transform the goals and objectives of the Master Plan into a graphic guide for land development and management. While the future land use map attempts to translate future land use categories into specific zoning districts, it is mostly intended to provide a framework for future site-specific land use or zoning decisions that are brought before the Planning Commission. This is important because zoning is the tool that will move the Township forward with the implementation of the future land use plan. Ultimately, the recommendations shown on the future land use map (Map 1, are intended to help Township officials, property owners, and residents make zoning and development decisions that are in the best interest of Kochville Township.

The future land use plan outlined in this chapter intends to reflect the community’s desire to maintain, enhance, and protect the natural resources of Kochville while promoting growth and development in specific areas. Future land use is based on an analysis of the land use issues facing the Township, including the existing conditions, demographics, physical constraints and resources, community infrastructure, transportation, and the goals and objectives. The proposed future land uses in the Township are divided into eleven categories. Reference Table 3 below and Map 1 at the end of this chapter.

Consistent with the goals and objectives of the Plan, Kochville Township intends to ensure that economic development is encouraged, natural resources are protected, safe residential neighborhoods remain the backbone of the community, and the commercial corridors and retail centers continue to provide residents and regional users with a strong and varied place to do business.

TABLE 3 - FUTURE LAND USE

Future Land Use Category	Acreage	Percentage
Agricultural	5,434.76	46.03%
Conservation Greenbelt	532.66	4.51%
Office Business Commercial	367.75	3.11%
Community Regional Retail Commercial	630.54	5.34%
General Intensive Commercial	434.54	3.68%
Business Technology	327.57	2.77%
Low Density Transitional Residential	2,233.90	18.92%
Low Density Residential	621.68	5.27%
Medium Density Residential	119.51	1.01%
Multiple Family Residential	282.47	2.39%
Public/Semi-Public	822.37	6.97%
	11,807.75	



AGRICULTURAL

CORRESPONDING ZONING DISTRICT - A-1 GENERAL AGRICULTURAL

INTENT/USES

The intent of the Agricultural future land use category is to encourage and protect the farm and open space areas in the Township. Agricultural land use is the historical backbone of the Kochville Township economy and way of life. The residents support policies that favor agricultural practices and believe preserving farmland is important for the future of the Township. However, this category also allows for certain uses of a non-farming nature that will not detract from the rural characteristics of the area. The ordinance regulations focus on controlling the development of non-agricultural uses of land and preserving open space, woodlands, and farmland. Any future development in this district should not significantly alter the natural character of the land and should be in the interest of the agricultural properties.

Land in this future land use category can be used for general farming and forestry including field crop and fruit farming, truck gardening, horticulture, aviaries, hatcheries, apiaries, greenhouses, tree nurseries and similar agricultural enterprises, specialized farming including the raising and keeping of small animals and livestock, grain and seed elevators, conservation and preservation areas, roadside stands, and single-family homes. If there are new single-family homes in this future land use category, they should be encouraged on only less productive agricultural land. Additionally, future alternative energy projects can be considered for this area if they preserve and protect farmland, any projects that would take away productive and profitable agricultural land should be planned for ground that is not designated as prime farmland.

LOCATION

The agricultural future land use category is generally located in the western half of the Township with some areas in the northwest corner.



CONSERVATION GREENBELT

CORRESPONDING ZONING DISTRICT - CG-1 CONSERVATION-GREENBELT

INTENT/USES

The Conservation Greenbelt category intends to preserve open land areas, natural features, wildlife areas, and scenic landscapes that are unique in Kochville Township. Additionally, provisions are included in the ordinance which are intended to protect floodplain areas and promote public health, welfare, and safety by prohibiting use of land within floodways that may result in the loss of life or property. Open space recreation uses are encouraged as buffers to the natural features and floodplain area.

Land in this future land use category can be used for general farming and forestry, including field crop and fruit farming, truck gardening, horticulture, aviaries, hatcheries, apiaries, greenhouses, tree nurseries and similar agricultural enterprises and specialized farming, including the raising and keeping of small animals and livestock. Public and private conservation areas, recreation areas such as golf courses, and driving ranges, single family residential homes, and state licensed residential facilities.

DESIGN CONSIDERATIONS

Any development in this area is required to meet all floodplain development standards and should be congruent with the existing features in the area.

LOCATION

The conservation greenbelt land use category is generally located northeast corner of the Township.

OFFICE BUSINESS COMMERCIAL

CORRESPONDING ZONING DISTRICT - B- 1 COMMERCIAL

INTENT/USES

The Office Business Commercial category is designed and intended to meet the day to day convenience shopping and service needs of the Kochville Township residents. These commercial businesses are of a smaller scale than those allowed in the Community Regional Retail Commercial and General Intensive Commercial future land use categories and zoning districts. They are typically found in proximity to major shopping facilities and/or in compatible relationship with the major arterial street system and surrounding land uses. The smaller commercial scale is intended to protect adjacent residential areas from the adverse efforts of commercial activity.

This future land use category also allows for office use or development and encourages the integration of office and commercial spaces together in a community setting. Office use have fewer incompatibilities with residential uses compared to commercial businesses generally. They create less traffic, noise, and activity when people tend to be home in the evenings or weekends and have fewer after hours activities which make them better neighbors for residential uses.

Land uses allowed in this future land use category include personal service establishments, institutions for care, professional services, office buildings, educational institutions, small retail establishments, and public gathering spaces.

DESIGN CONSIDERATIONS

The areas of Office Business Commercial along M-84 and east of Mackinaw are required to conform with the Cardinal Square Design Guidelines (found on the Township website and in the Zoning Ordinance). Any public or private development or redevelopment shall respect the uniqueness of the Cardinal Square District and develop sites that reinforce the public nature of the district, promote all types of transportation with a focused hierarchy on pedestrians, encourage activity on the street, and be designed with high-quality building materials.

All other areas should be designed to ensure that sites fit with the character of the neighborhood, use high quality building materials, and provide adequate landscaping and lighting. Parking areas should be screened with landscaping that meets the needs of the proposed use. Consideration in site design should prioritize non-motorized access.

It is not the intent of this category to encourage unregulated commercial sprawl along transportation corridors in the Township. All new development located in B-1 must have public water and sanitary sewer available and be connected to those services.

LOCATION

The office business commercial future land use category is located along the western side of Bay Road north of Pierce Road, and along the northern side of Tittabawassee Road east of Center Road extending just past Mackinaw Road.



COMMUNITY REGIONAL RETAIL COMMERCIAL

CORRESPONDING ZONING DISTRICT - B-2 COMMERCIAL

INTENT/USES

The Community Regional Retail Commercial future land use category is designed and intended to meet the needs of a larger regional consumer population, as compared to the Office Business Commercial category. This category accommodates general retail shopping and merchandising activities together with limited wholesale uses and business and personnel services. This category offers a larger range of products and services in larger structures than would be available in the local commercial areas. This category is centralized around the major transportation routes in the Township and is already developed for commercial uses. This future land use category supports the continued commercial development in these areas. Under specific circumstances, medium density residential apartments are allowed in this category. The intent is to provide safe and convenient commercial clusters that are appropriate to community needs and do not create congestion, traffic conflicts, and future blighting influences.

Land uses allowed in this future land use category include personal service establishments, institutions for care, professional services, office buildings, educational institutions, small retail establishments, and public gathering spaces.

DESIGN CONSIDERATIONS

The character of this category should reflect a more traditional neighborhood style of development. This includes a variety of uses with buildings sited with front facing facades, made from high quality materials that are architecturally pleasing, and meet the design standards of the Cardinal Square District and the Town and Gown Overlay Districts. New development should include adequate landscaping and lighting that is context sensitive, a multi-modal transportation network with a focus on the pedestrian scale environment, create parking areas that are adequately screened with landscaping and meet the needs of the proposed use without being excessively large, and create an appealing and safe streetscape which includes sidewalks, street trees, and pedestrian or bicycle amenities.

Medium density housing structures should be constructed according to the zoning ordinance siting and design standards, be architecturally unique and visually compatible with the surrounding structures, be shielded from the more invasive site conditions that arise from commercial development, and be designed so that residents have safe access, and adequate amenities to create a desirable place to live. The structure should have both vehicular and pedestrian transportation connections.

It is not the intent of this category to encourage unregulated commercial sprawl along transportation corridors in the Township. All new development located in B-2 must have public water and sanitary sewer available and be connected to those services.

LOCATION

The category is centralized around the major transportation corridors in the Township along Tittabawassee Road between Davis and Mackinaw Roads, and along Bay between Pierce and Kochville Roads.



GENERAL INTENSIVE COMMERCIAL

CORRESPONDING ZONING DISTRICT - B-3 COMMERCIAL

INTENT/USES

The General Intensive Commercial future land use category is designed around vehicular movement and intended more intensive businesses that are larger in size . It provides allowances for more extensive business types that serve the region and are often combined with uses such as retail, wholesale, and/or repair. The intent of the category is to provide sufficient space for the current and future needs of larger businesses by allowing uses that are not permitted within the commercial/business districts.

Land uses allowed in this future land use category include all uses permitted in the B-2 category, building and supply establishments, automobile showrooms, rental equipment establishments, outdoor sales, automobile service stations, and bus passenger terminals.

DESIGN CONSIDERATIONS

The character of this category should reflect a more traditional neighborhood style of development. This includes a variety of uses with buildings sited with front facing facades, made from high quality materials that are architecturally pleasing, and meet the design standards of the Cardinal Square District and the Town and Gown Overlay Districts. New development should include adequate landscaping and lighting that is context sensitive, a multi-modal transportation network with a focus on the pedestrian scale environment, create parking areas that are adequately screened with landscaping and meet the needs of the proposed use without being excessively large, and create an appealing and safe streetscape which includes sidewalks, street trees, and pedestrian or bicycle amenities.

These uses should be designed to protect the surrounding uses by employing good site design including noise reduction, minimizing impacts from lighting, and installing screening, such as, fencing, and/or landscaping. The district encourages safe and convenient commercial clusters that are appropriate to community needs and do not create congestion, traffic conflicts, and future blighting influences.

It is not the intent of this category to encourage unregulated commercial sprawl along transportation corridors in the Township. All new development located in B-3 must have public water and sanitary sewer available and be connected to those services.

LOCATION

The category is centralized in the Township on either side of Bay Road between Pierce and Tittabawassee Roads.

BUSINESS TECHNOLOGY

CORRESPONDING ZONING DISTRICT - POTENTIAL NEW ZONING DISTRICT - BUSINESS TECHNOLOGY

INTENT/USES

This is a new future land use category for the update of the Master Plan, and unlike the other categories does not directly correlate to one zoning district. Southeast of I-675 in Section 16, the land is currently zoned a variety of uses including industrial, business, and residential. However, aside from a small residential area adjacent to the interchange, the majority of the properties are used for more intense businesses or industrial purposes. There are also some large areas of vacant farmland. In the recent past, the Township has seen significant growth and expansion of the businesses in this area, and would like to encourage that growth pattern in the future. This new future land use category, named Business Technology, would allow for the land uses that are currently provided for in the M-1 and M-2 districts, but would also include a wider variety of more intense retail, business, and/or technology opportunities that are not currently accounted for in the ordinance. This would create a more flexible district to ensure the business community can continue to grow in this area.

The new category would hold similarities such as allowing uses with few, if any nuisance characteristics, while also permitting commercial establishments not engaged in retail sales and service establishments which do not generally require customer interaction on site. It would also allow provisions for medium to heavy industrial uses and uses which are most appropriately located as neighbors of industrial uses or which are necessary to service the immediate needs of the businesses in these areas.

Land uses allowed in this category would include manufacturing, processing, assembling, packaging or treatment of products from previously prepared materials, warehousing, storage, and contractors.

DESIGN CONSIDERATIONS

It is the purpose of these regulations to promote sound industrial areas within the community which are also protected from incompatible uses. All new commercial and industrial development must have public water and sanitary sewer available and be connected to the services. The new district would require a 200' buffer between the existing residential neighborhood and any proposed new uses. The buffer would include natural screening to remain and could also require fencing.

LOCATION

The category is located southeast of I-675 in Section 16.

LOW DENSITY TRANSITIONAL RESIDENTIAL

CORRESPONDING ZONING DISTRICT - R-1A RESIDENTIAL

INTENT/USES

The low density transitional residential future land use category designates parcels that are located in the more rural areas of the Township, which have limited access to new water or sanitary lines. Any single-family home development should be compatible with the Township services and adjoining character. These are generally homes on larger lots in the less populated areas. They are along County roads and are not part of a traditional neighborhood. The intent of this category is to continue the large lot, less dense development type which provides residents with opportunities to own more property while still being close to the urbanized area of the Township's commercial corridors. It serves as a transition area between the Agricultural category and the business districts in the Township.

Land in this future land use category can be used for single-family homes, state licensed residential facilities, conservation development, open space residential development, parks, and religious institutions.

DESIGN CONSIDERATIONS

Uses in this category should match the characteristics of their surroundings, be designed with quality materials, and provide a safe and healthy environment for residents to live.

LOCATION

The category is located on the outskirts of the business area between the Agricultural areas, primarily north of Kochville Road and east of Pierce Road and north of I-675, south of Pierce Road and east of Bay Road.



LOW DENSITY RESIDENTIAL

CORRESPONDING ZONING DISTRICT - R-1 RESIDENTIAL

INTENT/USES

The Low Density Residential future land use category is intended primarily for single-family residential uses. The Township officials and residents believe an important aspect of preserving the character of Kochville is to encourage single-family home development. This category is intended to provide for a residential environment of compatible low-density dwellings located on individual lots. This character can be slightly different from the low density transitional residential category in that some of the current style of development includes smaller lots with more traditional neighborhood feel or style.

Land in this future land use category can be used for single-family homes, state licensed residential facilities, conservation development, open space residential development, parks, and religious institutions.

DESIGN CONSIDERATIONS

Uses in this category should match the characteristics of their surroundings, be designed with quality materials, and provide a safe and healthy environment for residents to live.

LOCATION

The category is located north of the commercial and multi-family areas along Tittabawassee Road, and west of Michigan Road between Kochville and Pierce Roads.

MEDIUM DENSITY RESIDENTIAL

CORRESPONDING ZONING DISTRICT - R-2 RESIDENTIAL

INTENT/USES

The Medium Density Residential future land use category is intended to provide an environment for various types of residential buildings, including single-family and two-family homes. This future land use category addresses the demand for a range of housing and promotes variety in style, design, and cost to meet the range of demand for housing.

Land uses allowed in this future land use category include single-family homes, two-family dwellings, state licensed residential facilities, conservation development, open space residential development, parks, and religious institutions. Under special circumstances planned unit residential development is also allowed.

DESIGN CONSIDERATIONS

Uses in this category should match the characteristics of their surroundings, be designed with quality materials, and provide a safe and healthy environment for residents to live.

LOCATION

The category is located north of the commercial and multi-family areas along Tittabawassee Road, and west of Michigan Road between Kochville and Pierce Roads.

MULTIPLE FAMILY RESIDENTIAL

CORRESPONDING ZONING DISTRICT - R-3 RESIDENTIAL

INTENT/USES –

The Multiple Family Residential future land use category is intended primarily for a variety of multiple-family residential uses which can range from moderate to higher density character where adequate public and private services and facilities are available to accommodate higher population concentrations. This type of housing is encouraged because it allows for a variety of price points and living options for individuals who cannot afford or want to maintain a single-family home. A multiple-family housing category offers a variety of housing types to residents of the Township. These types of homes could range from duplexes to apartment buildings or assisted living facilities and provide good transition zones between the quiet single-family neighborhoods and commercial areas. Having different housing options may allow for current residents to stay in the community instead of leaving to find adequate housing for their needs.

Land uses allowed in this category include single family homes, two-family homes, multiple family homes in the townhome style not to exceed eight dwelling units per acre, state licensed residential facilities, religious institutions, institutional uses, parks, day care facilities, and home occupations.

DESIGN CONSIDERATIONS

Sites must have access to a principal arterial, minor arterial, or collector street as to avoid adverse traffic impacts in surrounding low-density residential areas, and be served by essential public facilities and services, such as water and sewer facilities, drainage structures, sidewalks, refuse disposal, police, fire protection, and schools.

Residential developments with attached housing in this category are required to meet the design guidelines of the zoning ordinance in regards to building size, façade appearance, building materials, road access, sidewalks, parking, lighting and landscaping.

LOCATION

The category is located north of the commercial and multi-family areas along Tittabawassee Road, and west of Michigan Road between Kochville and Pierce Roads.





PUBLIC/SEMI-PUBLIC

CORRESPONDING ZONING DISTRICT - A-1 GENERAL AGRICULTURAL, B- 1 COMMERCIAL, B-2 COMMERCIAL, B-3 COMMERCIAL, R-1A RESIDENTIAL, R-1 RESIDENTIAL, R-2 RESIDENTIAL, R-3 RESIDENTIAL

INTENT/USES

The public/semi-public category designates Township owned property, property owned by the school district, property owned by the University, property used for a utility, and property which is intended for use by the public and is often thought of as community gathering spaces.

DESIGN CONSIDERATIONS

Buildings should be designed to fit into the context of the area. Establishments that are focused on the public realm should provide a safe welcoming entrance, provide site and pedestrian amenities, and include landscaping on the site and in any parking lots.

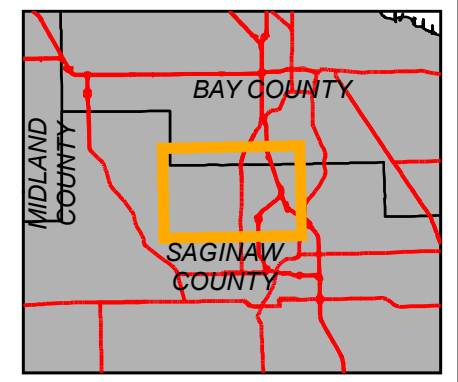
LOCATION

The public/semi-public future land use category is generally located along the northern border of the Township east of M-84 and off Kochville Road.



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MAP 1 - FUTURE LAND USE KOCHVILLE TOWNSHIP, SAGINAW COUNTY, MICHIGAN

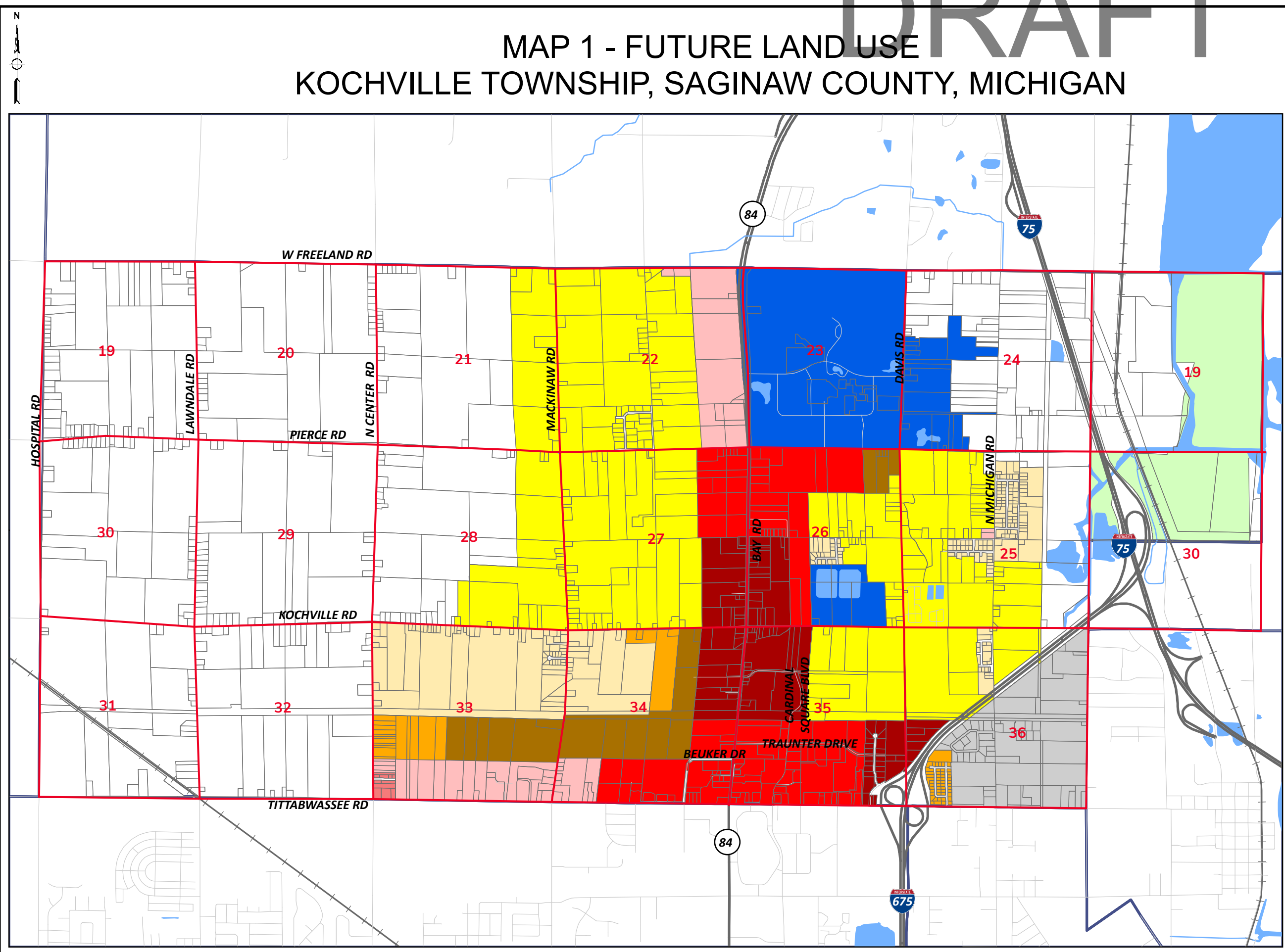


AREA MAP
NOT TO SCALE



LEGEND

- Future Land Use Categories**
- Agricultural (A-1)
 - Conservation Greenbelt (CG-1)
 - Office Business Commercial (B-1)
 - Community Regional (B-2) Retail Commercial
 - General Intensive Commercial (B-3)
 - Business Technology
 - Low Density Transitional Residential (R-1A)
 - Low Density Residential (R-1)
 - Medium Density Residential (R-2)
 - Multiple Family Residential (R-3)
 - Public/Semi-Public



PATH: Q:\PROJ\2020\1296293\G2020 - KOCHVILLE TOWNSHIP 2020 COMPREHENSIVE MASTER PLAN\MAPPING\FLU1.MXD, PRINTED ON: 12/9/2022, BY: JENNIFER STEWART

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Date December 2022



CHAPTER 6 | ZONING PLAN

MASTER PLAN AND ZONING ORDINANCES

THE ZONING PLAN

KOCHVILLE TOWNSHIP ZONING CONSIDERATIONS



ZONING PLAN

MASTER PLAN AND ZONING ORDINANCE

Master Plans and Zoning Ordinances are often thought of as similar documents. However, they are two different sets of tools that, when used in conjunction with one another, work towards the same purpose and goals. Even though both documents work towards the same goals, they are distinctly different.

The Zoning Ordinance is the law; it regulates the use and development of land as it exists in the present. The Master Plan is a policy document and should be used as a guide for future use of land and overall development in the Township. While the Master Plan outlines a community’s vision for the future, the Zoning Ordinance contains the rules that govern the path to that vision.

The Michigan Zoning Enabling Act (MZEA) requires that a Zoning Ordinance be based on an adopted Master Plan. Often, once a community updates its Master Plan, it will also review its Zoning Ordinance to ensure it aligns with the goals of the Master Plan.

TABLE 4 – MASTER PLAN VS ZONING ORDINANCE

Master Plan	Zoning Ordinance
Provides general policies, a guide.	Provides specific regulations, the law.
Describes what should happen in the future - recommended land use for the next 20 years, not necessarily the recommended use for the present.	Describes what is and what is not allowed today, based on existing conditions.
Includes recommendations that involve other agencies and groups.	Deals only with development-related issues under Township control.
Flexible to respond to evolving conditions.	Rigid, requires formal amendments to change.

THE ZONING PLAN

A zoning plan is required by the Michigan Planning and Zoning Enabling Acts. The Michigan Planning Enabling Act (MPEA) requires that a Master Plan serves as the basis for the zoning plan, and the Michigan Zoning Enabling Act (MZEA) requires a zoning plan to be the basis of the zoning ordinance. According to the act, the zoning plan must be based on an inventory of current conditions and identify zoning districts and their purposes.

The zoning plan is a key implementation tool to achieve the vision of the Master Plan. In order to achieve the goals of the Master Plan, the Township must ensure that the zoning ordinance and regulations permitting the type and style of development align with the recommendations of the Master Plan.

TABLE 5 – FUTURE LAND USE COMPARED TO ZONING DISTRICTS

Future Land Use Category	Zoning District
Agriculture	A-1 General Agricultural (Food and Fiber, as well as related activities production)
Conservation Greenbelt	CG-1 Conservation-Greenbelt (Open Lands and Floodways)
Office Business Commercial	B- 1 Commercial (Neighborhood Business)
Community Regional Retail Commercial	B-2 Commercial (Community and Regional Retail)
General Intensive Commercial	B-3 Commercial (General Intensive Business)
Business Technology	New Zoning District – Business Technology (Including M-1 Industrial and M-2 Industrial)
Low Density Transitional Residential	R-1A Residential (Low Density Transitional)
Low Density Residential	R-1 Residential (One Family-Low Density)
Medium Density Residential	R-2 Residential (Two Family-Medium Density)
Multiple Family Residential	R-3 Residential (Multiple Family-Intensive)
Public/Semi-Public	Uses allowed in the A-1, all Business Districts, and all Residential Districts

KOCHVILLE TOWNSHIP ZONING CONSIDERATIONS

Throughout the Master Plan process, the Planning Commission considered possible future changes to make to the existing zoning ordinance. These changes are due to consistent problems the Planning Commission sees in the day-to-day implementation of the ordinance, updates for best practices, or changes to match emerging land use trends. The following list represents possible changes the Planning Commission may consider in the upcoming years.

- Review the uses in the Agricultural District to determine if they need updated to match current trends or to further focus on Agricultural uses in this district.
- Review zoning ordinance development requirements to support the preservation of rural character.
- Update the zoning ordinance to encourage flexible uses and more development in the Downtown Area. Consider adding uses that would create more flexibility and are not always traditionally commercial.
- Allow residential uses on upper floors.
- Update the zoning ordinance to include form-based code elements in the Downtown Area, such as design and orientation of buildings, reduction of setbacks, reduction of parking, interesting building facades, increased importance on the public zones and pedestrian spaces.
- Review streetscape and landscaping requirements Business districts of the zoning ordinance.
- Consider a reduction of parking requirements for the Business districts of the zoning ordinance.
- Review landscaping requirements for parking lots.
- Update the ordinance to require parking in the rear of buildings.
- Review and update design guidelines in the Cardinal Square District and the Town and Gown Overlays to make sure they address current needs.
- Consider amending the ordinance to create a Business Technology District that would allow business, technology, research, industrial, and retail expansion on the east side of I-675.
- Incorporate standards that would encourage infill development in the zoning ordinance.
- Amend the ordinance to require connections to pedestrian sidewalk and pathways networks.
- Require properties abutting the Township pathway to provide access to the Trail and use the site plan review process to ensure sites are designed to enhance the Trail.
- Incorporate Complete Streets in the design of future roads.
- Review zoning ordinance for obsolete requirements.
- Amend the zoning ordinance to simplify the permitting process.
- Review zoning ordinance requirements around campus to create a more walkable environment for students.
- Review enforcement process for blight reduction.
- Review R-2 district to consider less intensive multiple family housing options
- Update R-3 district to allow for more multi-family housing options and determine if an increase in density is appropriate.
- Review design requirements for multi-family housing to ensure they meet current needs. Consider elements such as varied architectural design requirements, landscaping, protection of natural features, sidewalks, parking, and lighting.

- Consider amending the ordinance to allow for more varied elderly housing options.
- Review buffering requirements between residential and non-residential uses.
- Consider connectivity of the vehicular transportation network in future road projects.



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CHAPTER 7 | COMMUNITY INFORMATION: HOW
THE TOWNSHIP LOOKS TODAY

HISTORY

REGIONAL LOCATION

COMMUNITY DEMOGRAPHICS

COMMUNITY FACILITIES AND INFRASTRUCTURE

DOWNTOWN DEVELOPMENT AUTHORITY

SAGINAW VALLEY STATE UNIVERSITY

LOCAL DESTINATIONS

NATURAL FEATURES INVENTORY

EXISTING LAND USE

COMMUNITY INFORMATION: *HOW THE TOWNSHIP LOOKS TODAY*

HISTORY

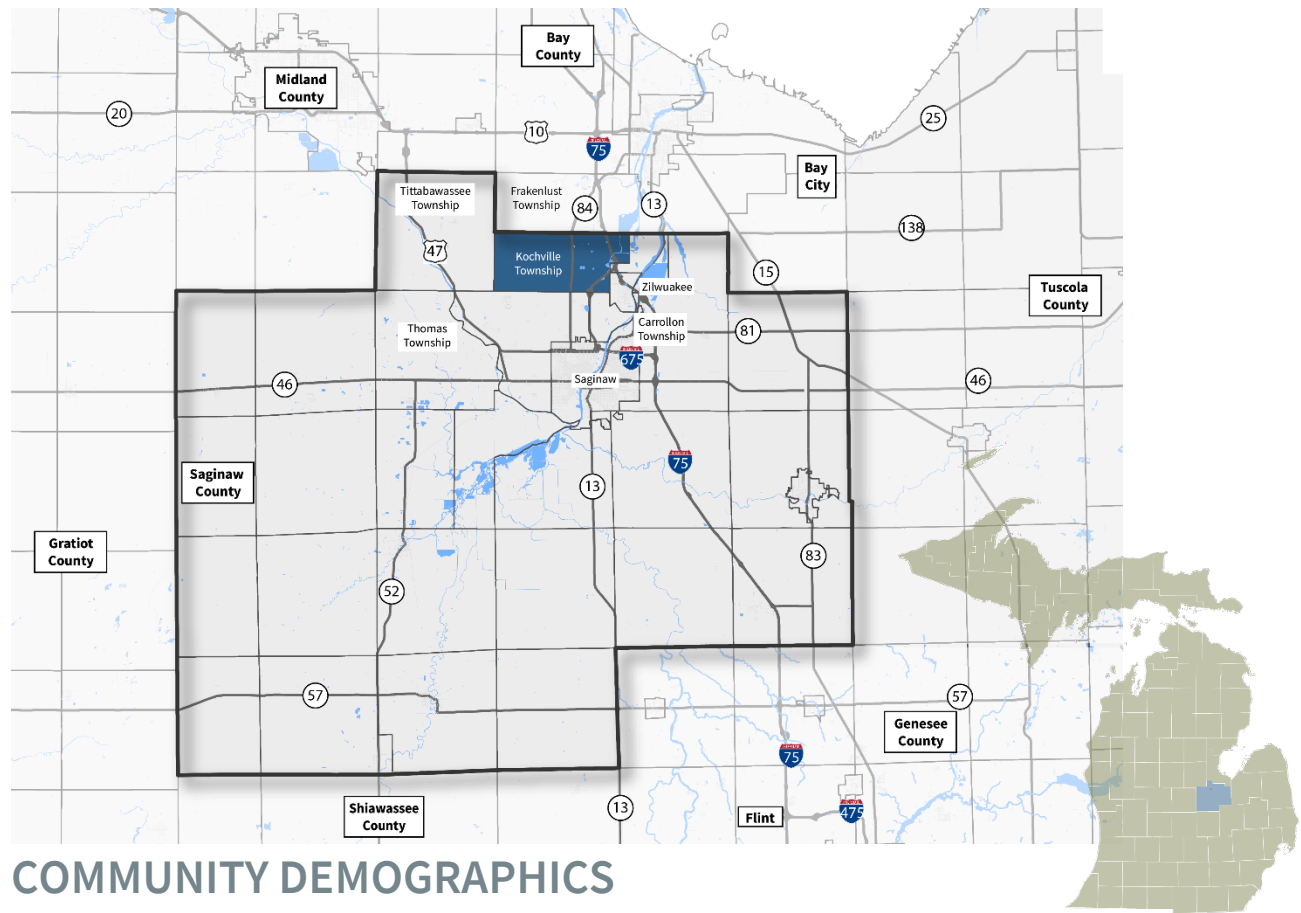
The first people to call the Kochville area home were the Chippewa, Hopewell, Ojibway, Ottawa, and Potawatomi Native Americans, who lived in the area for the abundant fishing, hunting of the local wildlife and the critical transportation routes provided by the river. These same natural features are what eventually attracted fur traders and the first settlers to the region too. In 1855, under the authority of the Board of Supervisors, Kochville Township was established and named after the first settler of the region. In 1856, the Township held its first Township election. Since that time, the Township has continued to hold elections for Township Board of Trustees. In 1881, the original footprint of the Township was split at the Saginaw/Bay County line and separated into two Townships, Kochville and Frankenlust. Due to that split, the Township is smaller than the traditional 36-square mile layout common across the State.

REGIONAL LOCATION

Kochville Township is located in the northern region of Saginaw County. The Township is bordered by Frankenlust Township (in Bay County) to the north, the City of Zilwaukee to the east, Saginaw Township to the south, and Tittabawassee Township to the west. Map 2, illustrates the location of the Township within the greater region. In relation to other large city centers, the Township is approximately nine miles south of Bay City, approximately 7.5 miles north of the City of Saginaw, and 25 miles southeast of Midland. The Crow Island State Game Area and the Saginaw River are less than eight miles to the east of the Township. Given the Township's proximity to the metropolitan areas of the region and the robust Cardinal Square business district, the Township, in conjunction with Saginaw Township, comprises the largest regional shopping destination. Additionally, its direct connection to I-75/I-675 and M-84 make getting to the Township easy. The connection with I-75 provides direct access to the most well-traveled corridor in the State, and other major metropolitan regions.



MAP 2- KOCHVILLE TOWNSHIP LOCATION



COMMUNITY DEMOGRAPHICS

The following sections analyze Kochville Township’s Census-based data on overall population trends, race & ethnicity, housing characteristics, education, and income & employment characteristics. This chapter is a summary of the data, presenting a picture of the overall demographic conditions within the Township. Census data is a fundamental element of the master planning process because it can help a community understand future growth and development, anticipate new service needs, understand the type and nature of housing and affordability, plan for new recreation needs, and capitalize on economic development opportunities. In order to properly plan for future sustainable and high-quality development, there must be a solid understanding of the past trends and existing conditions, otherwise anticipating realistic future needs becomes problematic.

The information presented in this chapter uses the most recent Census Data sets from the 2020 & 2010 Decennial Censuses, the 2019 American Community Survey (ACS) 5-Year Estimates, the Michigan Department of Technology, Management & Budget, and Michigan.gov. The data includes a comparison of Kochville Township to Saginaw County, and the state of Michigan. Comparisons of demographic data gives communities an idea of how they compare to the region and can therefore show issues that may be addressed in the master planning process, strengths, or weaknesses of the Township.

PEOPLE & POPULATION

FIGURE 1 – HISTORIC POPULATION

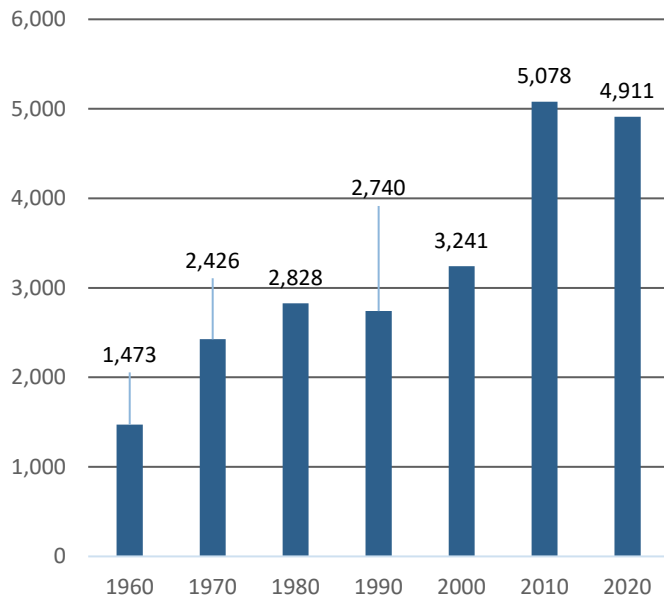


Figure 1: Between 1960 and 1980, Kochville Township’s population trend shows an upward climb of 1,355 people.

Between 1980 and 1990 there was a slight decline in the population by 88 people.

Between 2000 and 2010, the population increased by 1,837 people, from 3,241 to 5,078. This was a significant jump during this time.

From 2010 to 2020 the Township population trend switched and had another small decline from 5,078 to 4,911 residents, for a drop of 167 residents.

From 1960-2020 the population increased by 3438 people or over 70 %.

TABLE 6 – POPULATION CHANGE

	2000	2010	2020	% Of Population Change from 2000 - 2010
Kochville Township	3,241	5,078	4,911	-3.3%
Saginaw County	210,039	200,169	190,124	-5.0%
Michigan	9,938,444	9,883,640	10,077,331	2.0%

Kochville Township and Saginaw County both had population declines between 2010 and 2020, however Kochville’s was a smaller percentage than the County. The State was the only governmental unit to show a population increase of the comparison communities in this plan.

TABLE 7 – AGE DISTRIBUTION

	Under 5	Ages 5 - 19	Ages 20 - 24	Ages 25 - 44	Ages 45 - 64	Ages 65 - 84	Ages 85+
Kochville Township	1.9%	32.2%	33.7%	8.7%	14.1%	8.9%	0.7%
Saginaw County	5.7%	18.7%	6.8%	23.1%	27.1%	16.2%	2.50%
Michigan	5.7%	18.5%	6.8%	24.8%	26.5%	15.5%	2.1%

Of the communities in Table 7, Kochville Township has the smallest percentage of population in all groups excluding the age cohorts of 5-19 and 20-24 where the Township has the highest percentage. The County and the State both have the same percentage (6.8) of residents in the age cohort of 20-24. In comparison, the Township has the lowest percentage of population in the age cohort of 85 and older at 0.7%, as compared to the County at 2.5%, and the State at 2.1%.

The age cohorts in Kochville Township listed from largest to smallest percentages of the population are: ages 20-24 (33.7%), ages 5-19 (32.2%), ages 45-64 (14.1%), ages 65-84 (8.9%), ages 25-44 (8.7%), ages under 5 (1.9%), and ages 85 and older (0.7%).

FIGURE 2- MEDIAN AGE

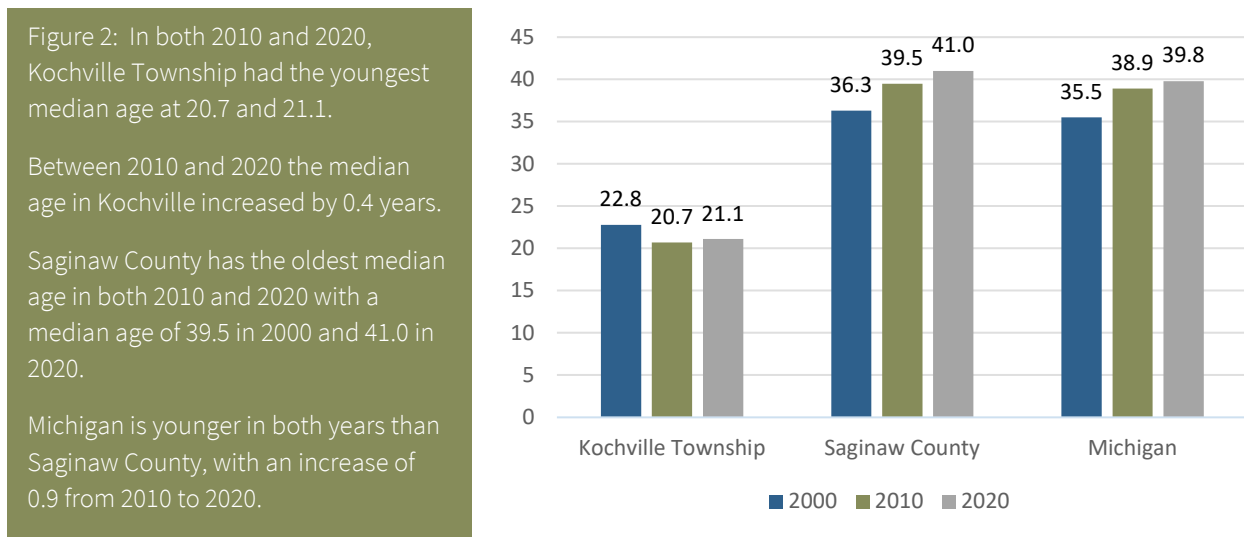


Figure 2 shows that the Township has a very young population in relation to the County and the State. In those two regions, the median age is in the 30’s whereas Kochville Township’s median age is in the 20’s.

Knowing the numbers of people in each age cohort is important when deciding how to spend funds on public services for the upcoming years because it will allow the Township to target spending, projects, and programs that will be most beneficial to their population. For example, in Kochville Township, the effects of how the Baby Boomer age group are shaping development patterns across the country are felt less acutely because less than 10% of the Township’s population fits into that age group as compared to almost 20% for both the County and State. In comparison, the Township’s population under 18 is also significantly lower than the County and State.

FIGURE 3 – % YOUNGER THAN 18 AND % OLDER THAN 65

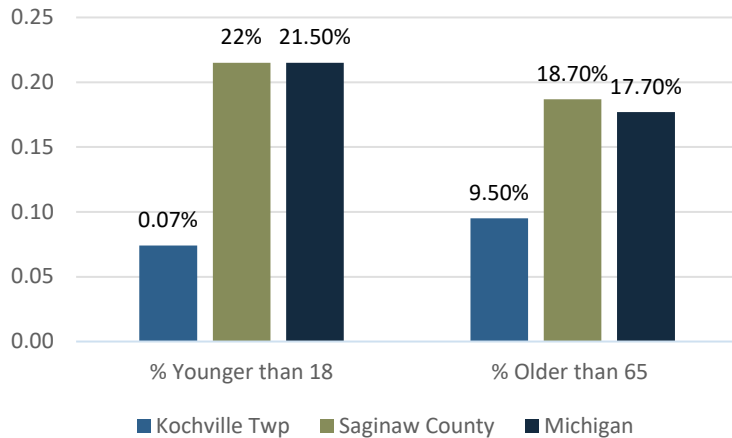


Figure 3: Kochville Township has the lowest population in age groups of both younger than 18 and older than 65.

The State has the greatest percent of population of 18 and younger.

In percentage older than 65, the County has the highest of the three at 18.7%

In both categories the State and the County numbers are similar.

TABLE 8 – POPULATION BY RACE

	Kochville Township	Saginaw	Michigan
White	97.09%	70.44%	73.88%
Black or African American	7.41%	18.21%	13.66%
American Indian and Alaska Native	0.08%	0.43%	0.61%
Asian	1.95%	1.27%	3.32%
Native Hawaiian and Other Pacific Islander	0%	0.04%	0.03%
Some other race	4.72%	2.93%	2.20%
Two or more races	2.91%	6.68%	6.30%

In all regions the population by race that is most dominant is white, followed by Black or African American, and then Asian. Kochville Township does not have a Native Hawaiian population.

HOUSING CHARACTERISTICS

FIGURE 4 – AVERAGE HOUSEHOLD & FAMILY SIZE

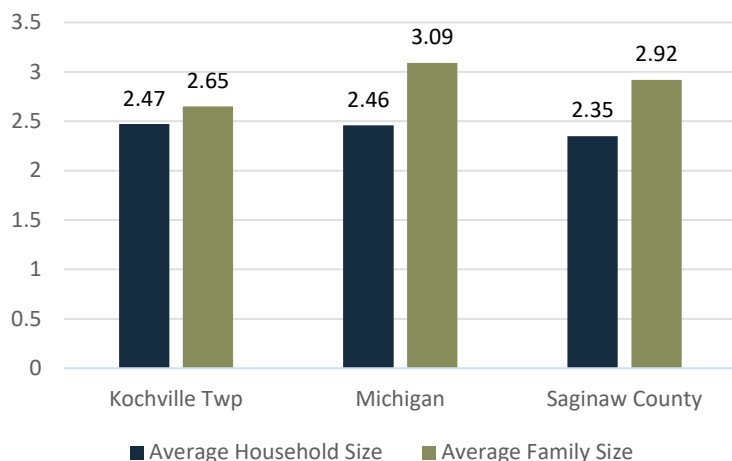


Figure 4: Kochville has the largest household size at 2.47.

The state has the largest family size at 3.09.

In Kochville from 2000 to 2010 there was a .03 increase in the household size from 2.48 to 2.51.

Saginaw County and Michigan experienced a decrease in household sizes from 2000 to 2010 from 2.5 to 2.4.

FIGURE 5 – PERSON(S) IN HOUSEHOLD SIZE

Figure 5: The most common household type in Kochville Township is a 2-person household. From 2000 to 2010 there was an increase in 2-person households from 328 to 363.

The second most common household type is a 1-person household. However, from 2000 to 2010, there was a decrease in 1-person households from 242 to 223.

The households from smallest to largest are as follows: 7-person, 6-person, 5-person, 3-person, 4-person, 1-person to 2-person.

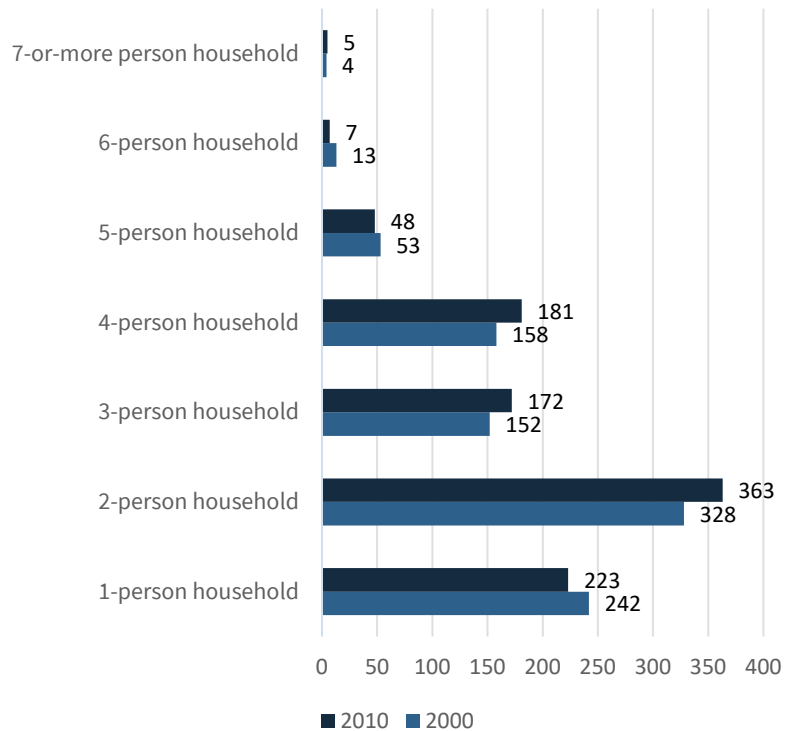


TABLE 9 – HOUSING UNITS BY TYPE

	Kochville Township	Saginaw County	Michigan
1 Unit, Detached	65.3%	75.8%	72.1%
1 Unit, Attached	1.3%	3.4%	4.6%
2 Units	2.0%	2.8%	2.3%
3 - 4 Units	0.4%	2.6%	2.6%
4 - 9 Units	9.3%	4.6%	4.1%
10 - 19 Units	3.2%	3.1%	3.5%
20 or More Units	5.5%	4.0%	5.3%
Mobile Home	12.9%	3.5%	5.4%
Boat, RV, etc	0.0%	0.0%	0.0%

Table 9: In Kochville Township the most common type of housing is 1 unit, detached (65.5%). The second most common home is 20 or more units 12.4%.

In Saginaw County and Michigan, the most common housing is also 1 unit, detached.

In all three jurisdictions, the least common type of housing is Multiple-family units.

TABLE 10 – HOUSING OCCUPANCY

	Total Household Units	Occupied	Vacant	% Occupied	% Vacant
Kochville Township	2,186	1,218	968	55.7%	44.3%
Saginaw County	85,953	78,442	7,511	91.3%	8.7%
Michigan	4,570,173	4,041,760	528,413	88.4%	11.6%

In Kochville Township, there are 2,186 housing units. Of those homes, 1,218 are occupied (55.7%) and 968 are vacant (44.3%). The County has the highest occupancy rate, 91.3%. The State’s occupancy rate is 88.4% with the second highest vacancy rate of 11.6%. Kochville’s vacancy and occupancy rates are greatly affected by the SVSU university housing. While these units are in use during the school year, the rest of the year they are vacant.

FIGURE 6 – HOUSING OCCUPANCY

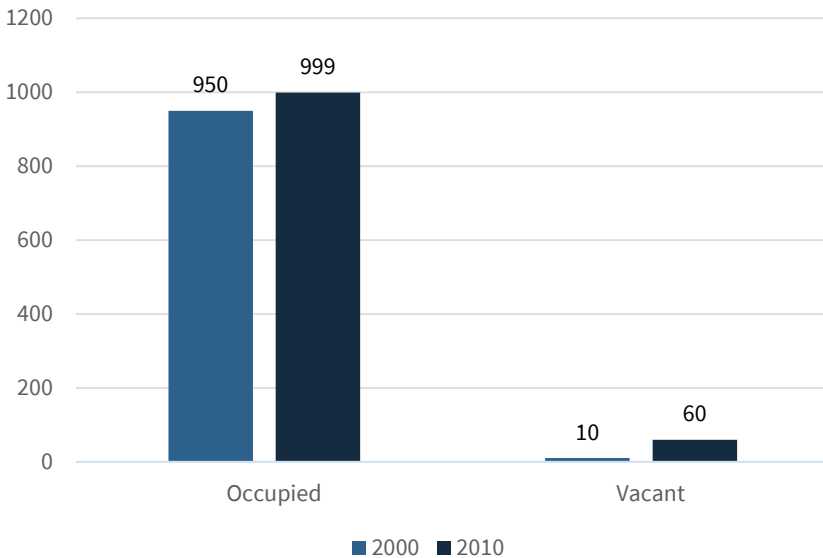


Figure 6: The total housing units in 2000 was 990 and in 2010 there was 1,059.

In 2010 both the occupied and vacancy status grew from 2000 due to the increase of total units.

TABLE 11 – HOUSING TENURE

	% Owner-Occupied	% Renter-Renter
Kochville Township	77.3%	22.7%
Saginaw County	71.3%	28.7%
Michigan	72%	28.4%

Of all the units in Kochville Township, 77.3% are owner-occupied and 22.7% are renter-occupied. Compared to the other two jurisdictions, Kochville has the largest percentage of owner-occupied housing. The State and County have approximately 72% owner-occupied rates which is 5% lower than the Township.

TABLE 12 – HOUSING VALUES

	Number	Percent
LESS THAN 50,000	125	14.7%
\$50,000 TO 99,999	162	19%
\$100,000 TO \$149,999	284	33.3%
\$150,000 TO \$199,999	153	17.9%
\$200,000 TO \$299,999	85	10%
\$300,000 TO \$499,999	44	5.2%
\$500,000 TO \$999,999	0	0
\$1,000,000 OR MORE	0	0

The largest percentage (33.3%) of homes in the Township are valued between \$100,000-\$149,000. The second largest group (17.9%) are valued between \$150,000-\$199,999. 51.2% of the homes in the Township are valued between \$100,000 and 199,999. Fourteen percent of the homes in the Township are valued at less than 50,000. The median house value in Kochville Township is \$119,500.

FIGURE 7 – MONTHLY OWNER COST AS A PERCENT OF HOUSEHOLD INCOME

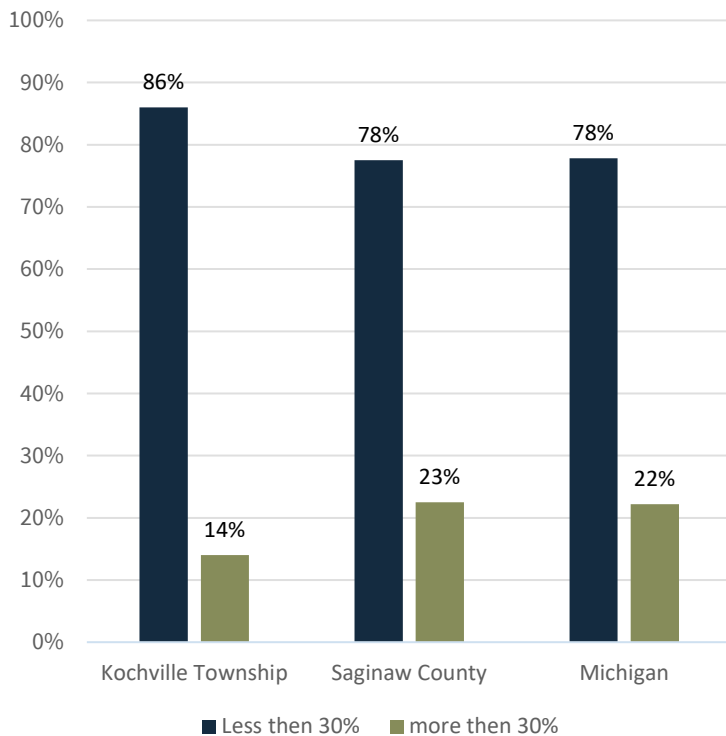


Figure 7: The rule of thumb recommended is to spend no more than 30% of your income on housing. Housing that exceeds 30% of a household’s income is an indicator of a housing affordability problem.

In Kochville, 86% of homeowners pay less than 30% of the income on housing costs. Meaning that only 14% spend more than 30% on housing.

The Township has the highest percentages of homeowner who pay less than 30% of their income. The County and the State have the same percentage (78%) of homeowners who pay less than 30%.

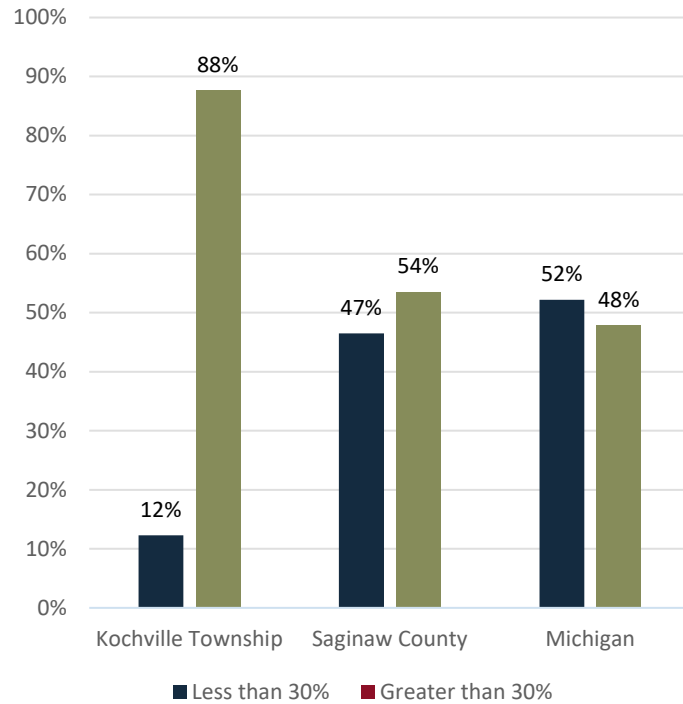
FIGURE 8 – GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME

Figure 8: The same rule of thumb is true for renters. Housing expenditures that exceed 30% of a household income are viewed as an indicator of housing affordability issues.

In Kochville Township, only 12% of renters spend less than 30% of their income on housing. As compared to 88% who spend greater than 30% of their income on housing.

In this instance too, the college housing may be the cause of the large differences in this category compared to the other jurisdictions.

Only the State has a larger percentage of renters who pay less than 30% of their income on housing than more.



EDUCATION

TABLE 13 – EDUCATION ATTAINMENT

	No High School Diploma	High School Diploma (include equivalency)	Some College, No Degree	Associates Degree	Bachelor's Degree	Graduate or Professional Degree
Kochville Township	3.6%	29.2%	28.1%	13.2%	17.5%	7.6%
Saginaw County	7.6%	33.3%	24.8%	10.4%	13.3%	7.5%
Michigan	6%	29.1%	22.8%	9.4%	18.2%	11.9%

Of the regions in Table 13, Kochville Township has the largest percentage (28.1%) of residents who have attended college, but did not earn a degree, and those who earned their Associates degree (13.2%). The Township has the smallest percentage of individuals who did not earn a high school diploma at 3.6%.

School Districts

There are multiple school districts that Kochville Township residents can attend, but the three in closest proximity are Saginaw City School District, Freeland CDP, and Bay City School District. One school is located within the Township of Kochville. Northern Saginaw Charter. In 2020, Saginaw City School District had 5,275 students enrolled in seventeen schools, Freeland had 2,016 students enrolled in three schools, and Bay City had 6,875 students enrolled in sixteen schools. Table 9, below, shows how the enrollment numbers have shifted over the course of four years.

TABLE 14 – ENROLLMENT DATA

	Saginaw City School District	Freeland CDP	Bay City School District
2020-21	5,275	2,016	6,875
2019-20	5,452	2,016	7,271
2018-19	5,755	2,012	7,504
2017-18	6,044	1,985	7,730

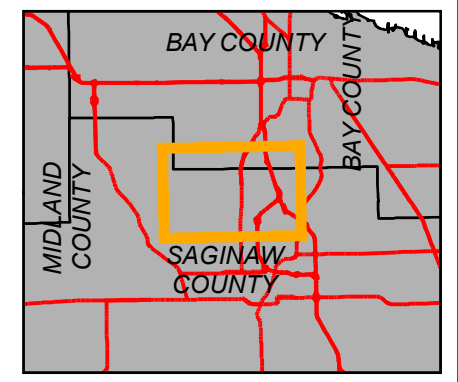
The table above shows that in the Saginaw City Schools there has been a decrease in student enrollment since 2017, in total 899 students. Whereas, in Freeland, there has been an increase in their enrollment since 2017, they have experienced 31 more students enrolling. In Bay City Schools, there has also been a decrease in the enrollment numbers since 2017, with a decrease of 855 students.

Map 3, on the following page, shows the different school district boundaries located within the Township.

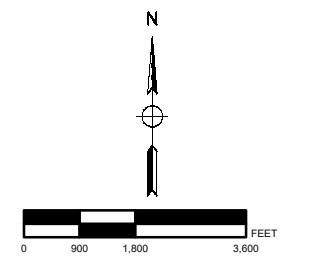


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MAP 3 - SCHOOL DISTRICTS KOCHVILLE TOWNSHIP, SAGINAW COUNTY, MICHIGAN

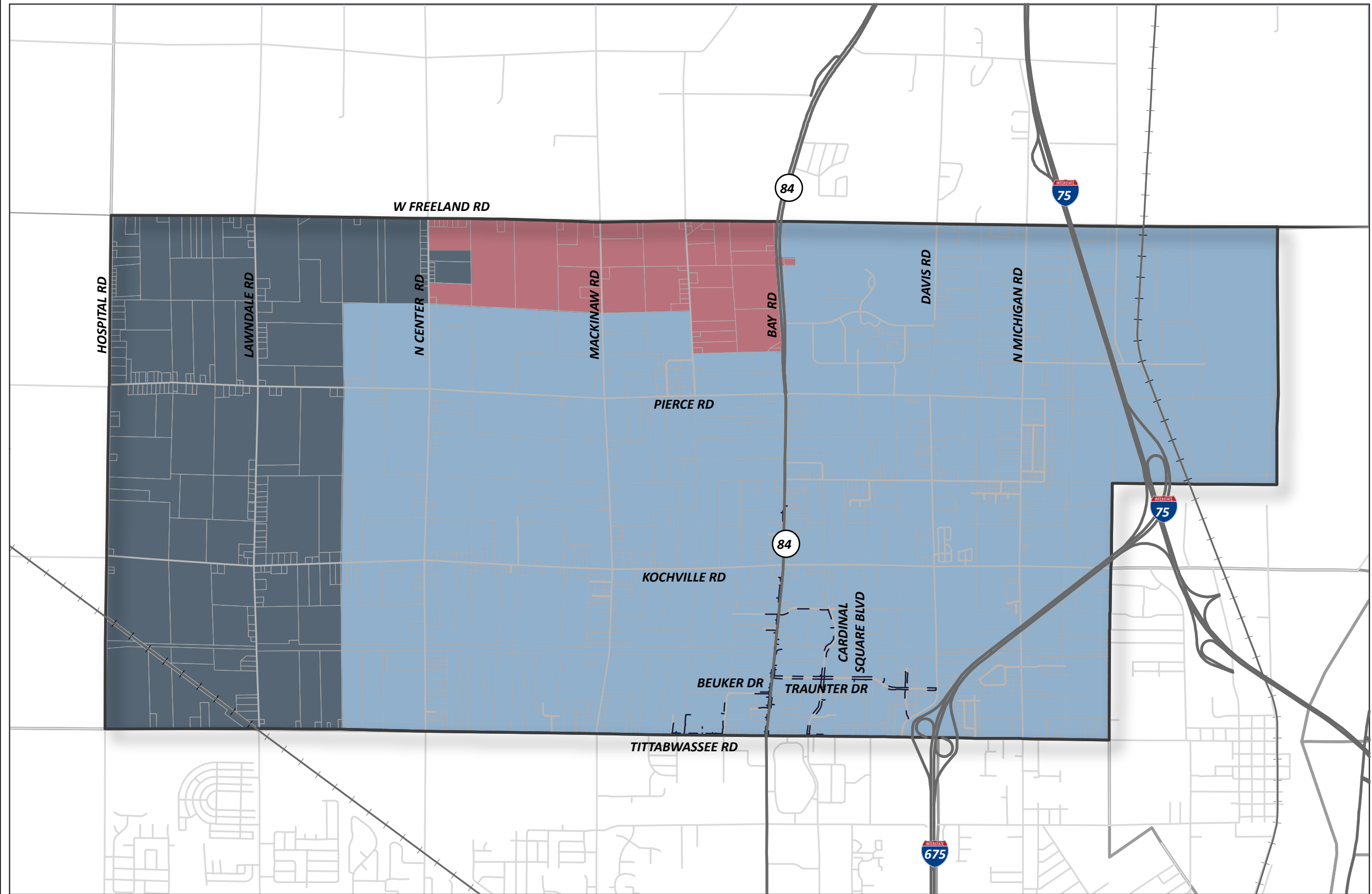


AREA MAP
NOT TO SCALE



LEGEND

- Freeland Community School District
- Bay City School District
- Saginaw City School District
- Sidewalks



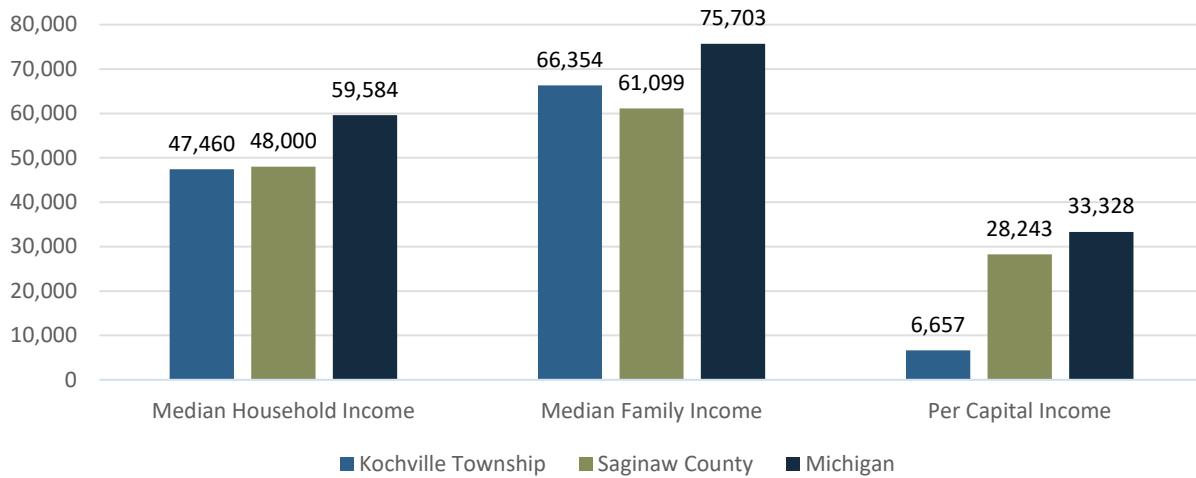
PATH: Q:\PROJ\2020\1296293\2020 - KOCHVILLE TOWNSHIP\2020 COMPREHENSIVE MASTER PLAN\MAPPING\SCHOOL DISTRICTS.MXD. PRINTED ON: 8/3/2021. BY: JESSICA HUFNAGLE

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Date August 2021

INCOME AND EMPLOYMENT CHARACTERISTICS

FIGURE 9 – INCOME



Kochville Township has a median household income of \$47,460, which is lower than both the County, (\$48,000), and the State, (\$59,584).

The Township has a median family income of \$66,354, which is higher than the County, (\$61,099), but lower than the State, (\$75,703).

The Township has a per capita income of \$6,657, which is significantly lower than the County (\$28,243), and the State, (\$33,328).

FIGURE 10 – PERCENT OF POPULATION BELOW POVERTY LINE.

Figure 10: Of the three jurisdictions, Michigan has the lowest poverty rate at 13%. Kochville has the second lowest at 25.1%, and Saginaw County has the highest at 28.8%.

The national poverty rate is 12.3%. Kochville Township has a higher poverty rate than the national rate by 12.8%. Whereas the State is only 1% higher than the national rate.

This is another instance in which the SVSU population may be skewing the Township data due to the unique situation of the university students.

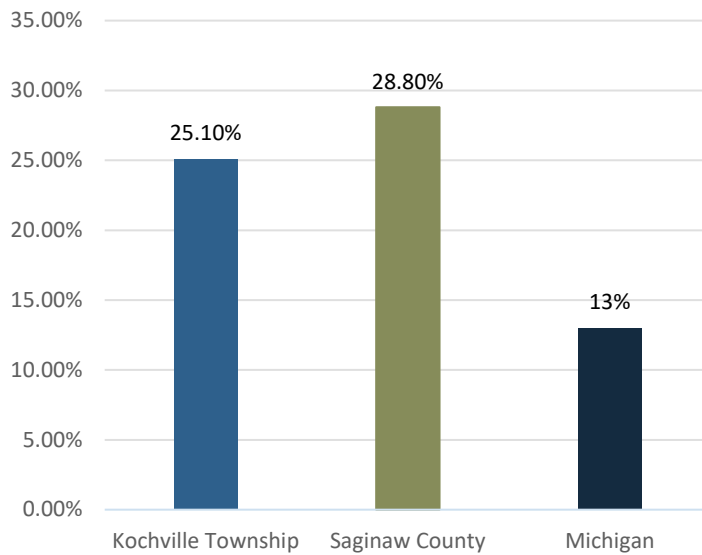


TABLE 15 – EMPLOYMENT BY INDUSTRY

	Kochville Township		Saginaw County		Michigan	
	Percent	Number	Percent	Number	Percent	Number
Agriculture, forestry, fishing & hunting, & mining	0.5%	10	1.0%	852	1.2%	56,518
Construction	3.6%	79	5.2%	4,336	5.7%	272,095
Manufacturing	12.3%	271	16.2%	13,440	18.5%	878,855
Wholesale trade	1.0%	22	1.9%	1,576	2.4%	114,985
Retail trade	12.3%	272	12.3%	10,153	10.5%	497,136
Transportation & warehousing, & utilities	0.9%	19	4.1%	3,375	4.40%	207,441
Information	3.5%	77	1.7%	1,416	1.2%	57,036
Finance & insurance, & real estate & rental & leasing	2.2%	48	4.7%	3,919	5.5%	258,613
Professional, scientific, & management, & administrative & waste management services	7.6%	169	8.3%	6,846	9.5%	450,625
Educational services, & health care & social assistance	40.3%	891	26.5%	21,902	23.4%	1,110,708
Arts, entertainment, recreation, & accommodation & food services	10.2%	226	10.3%	8,529	9.9%	471,380
Other services, except public administration	4.9%	109	4.6%	3,771	4.7%	224,808
Public administration	0.9%	19	3.2%	2,668	3.3%	154,816

The three industries that employ the most people in Kochville Township are Education Services, Healthcare, and Social Assistance (40.3%), Manufacturing (12.3%), and Retail Trade (12.3%). In Saginaw County and the State, the top three industries are the same: Education Services, Healthcare, and Social Assistance, Manufacturing, and Retail Trade.

TABLE 16 – SAGINAW COUNTY TOP 50 EMPLOYERS

Rank	Employer Name	Type of Business	Employees
1	Nexteer Automotive*	Automotive	5,300
2	Covenant HealthCare	Medical	4,800
3	Morley Companies, Inc.	Display, Interactive Services, Travel	2,148
4	Meijer	Department Store	1,425
5	Ascension St. Mary's of Michigan	Medical	1,325
6	Saginaw Valley State University	Education	1,001
7	Frankenmuth Bavarian Inn Inc.	Restaurant, Hotel	1,000
8	Aleda E. Lutz Veteran Affairs Medical Center	Medical	982
9	Means Industries	Auto Stampings	832
10	Frankenmuth Insurance	Insurance	747

Rank	Employer Name	Type of Business	Employees
11	Saginaw ISD	Education	690
12	Hemlock Semiconductor	Polycrystalline Silicon, Solar	660
13	Fashion Square Mall	Retail	650
14	HealthSource Saginaw	Medical	617
15	County of Saginaw	Government	613
16	General Motors Powertrain - SMCO	Automotive	582
17	Saginaw Public Schools	Education	576
18	Great Lakes Bay Health Centers	Medical	568
19	Saginaw Township Community Schools	Education	521
20	Wal-Mart	Retail	505
21	Zehnder's of Frankenmuth	Restaurant	503
22	United States Post Office	Mail, Shipping	431
23	City of Saginaw	Government	425
24	Consumers Energy	Energy	420
25	Birch Run Prime Outlets	Retail	410
26	Merrill Technologies Group	Machining	405
27	Duro-Last, Inc. / Plastatech Engineering Ltd.	Roofing Systems & Laminated Vinyl	400
28	Orchid Bridgeport	Medical Manufacturer	397
29	Saginaw County Community Mental Health Authority	Medical	368
30	CMU Healthcare	Medical	363
31	Saginaw Control & Engineering	Electrical Enclosures	350
32	Saginaw Correctional Facility	Corrections	328
33	AT&T	Telecommunications	316
34	MBS International Airport	Travel, Shipping	275
35	Spicer Group	Engineering, Land Surveying, Community Planning and Architectural Contractor	270
36	Wellspring Lutheran Services	Health Care	267
37	Bronners CHRISTmas Wonderland	Retail / Tourism	250
38	Hoyt Nursing & Rehab Centre	Rehabilitation & Long-Term Care	237
39	Lippert Components	Glass Products	223
40	Stone Transport LP	Shipping	208
41	Mobile Medical Response	Emergency Transportation	203
42	Gateway Financial Services	Financial Services	201
42	Glastender, Inc.	Metal Fabricator, Manufacturer	201
43	Kuka Assembly & Test	Automotive Test System Manufacturer	188
44	Fullerton Tool Company, Inc.	Tool Grinding Service	163
45	UMBRA Group	Aerospace and Industrial Ball Bearings	159
46	SVRC Industries, Inc.	Job Training	156
47	CIGNYS	Metal Manufacturing	148
48	Wolgast Corporation	General Contractor	135
49	Hausbeck Pickle and Peppers	Food Processor	110
50	Amigo Mobility International, Inc.	Medical Manufacturer	108

Courtesy of Saginaw Future, the chart above shows the top employers in Saginaw County.

TABLE 17- UNEMPLOYMENT RATE

	2010	2019	2020	2021
Saginaw County	11.9%	4.9%	9.9%	7.1%
Michigan	12%	4.1%	9.9%	5.9%

Table 17 above shows that there was a decrease in unemployment (7%) in Saginaw County from 2010 to 2019. The sharp increase from 2019 to 2020 was generally due to COVID-19 related layoffs. There has been a 2.8% decrease in unemployment since 2020. The State has recovered faster overall than the County. All of the jurisdiction's unemployment trends followed a similar pattern. Unemployment rates are expected to continue to decrease and return to pre-pandemic levels.



COMMUNITY FACILITIES & INFRASTRUCTURE

All communities are responsible for providing basic services to residents such as water, wastewater, police, fire, transportation, and recreational facilities. These public facilities are the foundation of a safe, healthy, and desirable home for residents and businesses. The location of the services, in particular the water and wastewater, are important when considering the areas of potential growth in a community because these essential services are necessary for new structures. In addition to public utilities, the Township, County, and State are jointly responsible for providing a safe, efficient, and well-maintained transportation network including local and regional roads, highways, and non-motorized routes.

PUBLIC SERVICES

Water system

Kochville Township's drinking water originates from Lake Huron, which contains one of the highest qualities of fresh water in the world. The remaining water is purchased from the Saginaw-Midland Water Supply Corporation and travels through 65 miles of pipes to the Saginaw Water Treatment plant for processing. From the Saginaw treatment plant, the water is distributed throughout the service area of the Township.

The Township owns its water distribution system. They repair water main breaks, flush the water mains, and test for copper, lead, and bacteriological parameters.

The Township's water distribution system supplies drinking water to over 750 customers through AC & PVC pipes ranging in size from 6" to 12". The majority of the Township is served with 12" AV or PVC water mains. Map 4, shows the hydrants in the Township, pipe sizes, and the city-owned watermains.

What are the current plans for water main expansions?

Sanitary Sewer System

The Township's wastewater system consists of two main components: the collection system and the pump station. The more densely populated areas of the Township have access to municipal sewage disposal. In 1989, Kochville Township joined with Saginaw and Carrollton Townships and the City of Zilwaukee to form the Northwest Utility Authority (NWUA) to provide residents with cost-effective sewage treatment. The NWUA signed a 20-year contract at that time with the City of Saginaw Waste Treatment Plant. Sewage is routed to the Saginaw facility via the Venoy Road lift station.

The Township is responsible for collecting sewage from over 350 homes and businesses. There are currently 22 miles of sanitary sewer pipes in the sanitary sewer collection system ranging in size from 8" to 30" and four lift stations. Typically, the Township owns and maintains the sewer lead from the sewer main to the edge of the County-owned Road right of way, and the customer owns and maintains the sewer lead from the road right-of-way to the connected building.

The other main components of the Township's water waste system are the three pumping stations located on S Entrance Drive, N Michigan Drive, and N Venoy Road. The waste is carried through a series of force and gravity mains.

Map 5 shows the sanitary lines and pump stations in the Township.

What are the current plans for sanitary expansions?

Storm Water System

There are approximately 26 miles of storm mains and 1,560 miles of drainage ditches in Kochville Township. The responsibility for maintaining the storm drainage system within the Township belongs to the Township, however, because Kochville is located within the Saginaw Urbanization Area, in 2003, the Township was required to apply for a National Pollutant Discharge Elimination System Permit (NPDES). The Township works with other local municipalities as a part of the Saginaw Area Storm Water Authority (SASWA) to maintain compliance with the NPDES permit. In 2006, the Township created a separate Stormwater Management Plan to create a uniform set of guidelines and to comply with permit regulations. The stormwater plan and requirements are located on the SASWA website. All storm mains range from 4" to 60", there are approximately 26 miles of storm mains and 1,560 miles of drainage ditches in the Township.

Within the Township there are nine known flooding areas which fall between Bay Road and Michigan Road. Map 6 shows the locations of these.

What are the current plans for sanitary expansions?

Police and Fire

The Township does not employ a police department. Law enforcement services are provided by the Saginaw County Sheriff's Office and the Michigan State police. The Saginaw Sheriff serves a population of approximately 200,000 citizens.

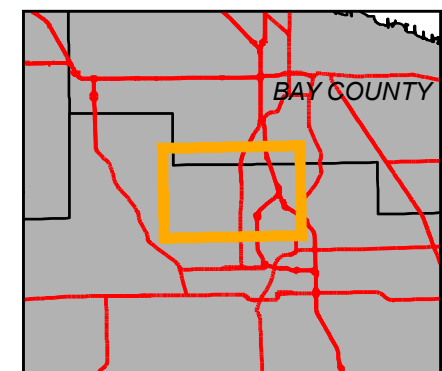
The Township fire department has served the Township for the last 45 years. The Department is made up of 17 firefighters and one chief. All firefighters operate out of the station located next to the Townships offices. They are equipped with automatic external defibrillators for emergency responders and four sets of body armor for hostile emergencies. The Township also serves the surrounding fire departments as requested.

Please review this section for correctness.

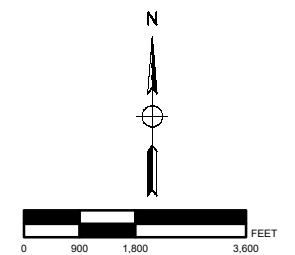


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MAP 4 - WATER INFRASTRUCTURE KOCHVILLE TOWNSHIP, SAGINAW COUNTY, MICHIGAN

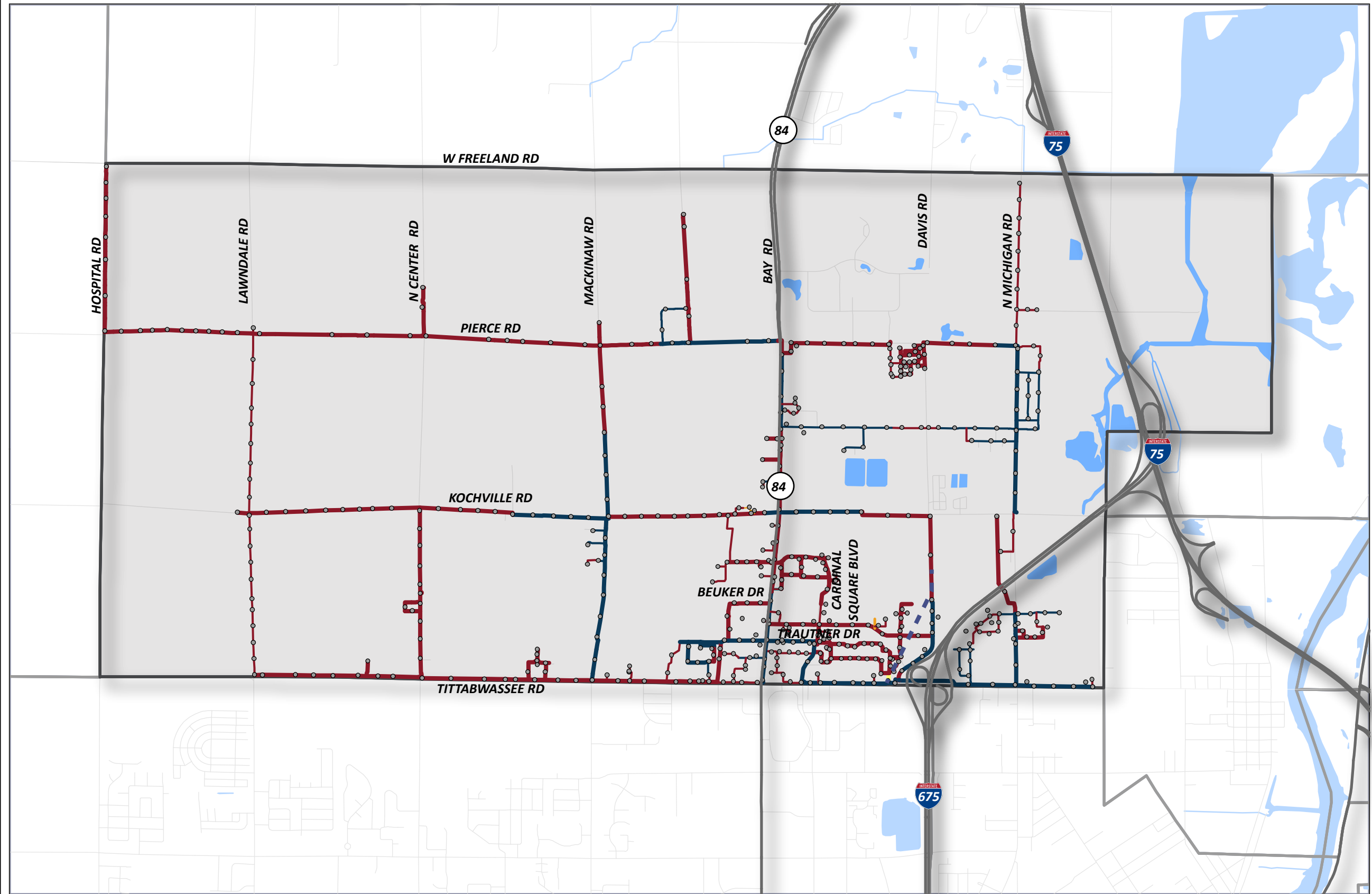


AREA MAP
NOT TO SCALE



LEGEND

- Hydrants
- 6" - 8", AC
- 10" - 12", AC
- 6" - 8", PVC
- 10" - 12", PVC
- 6", Ductile Iron
- 8", Ductile Iron
- City Owned Water Main



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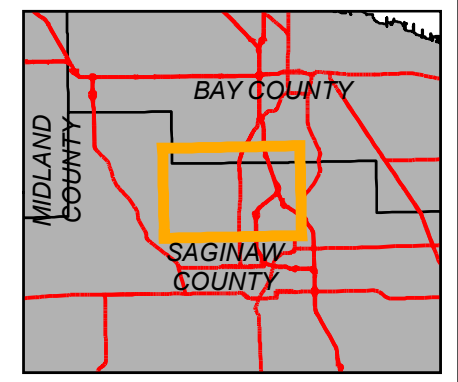
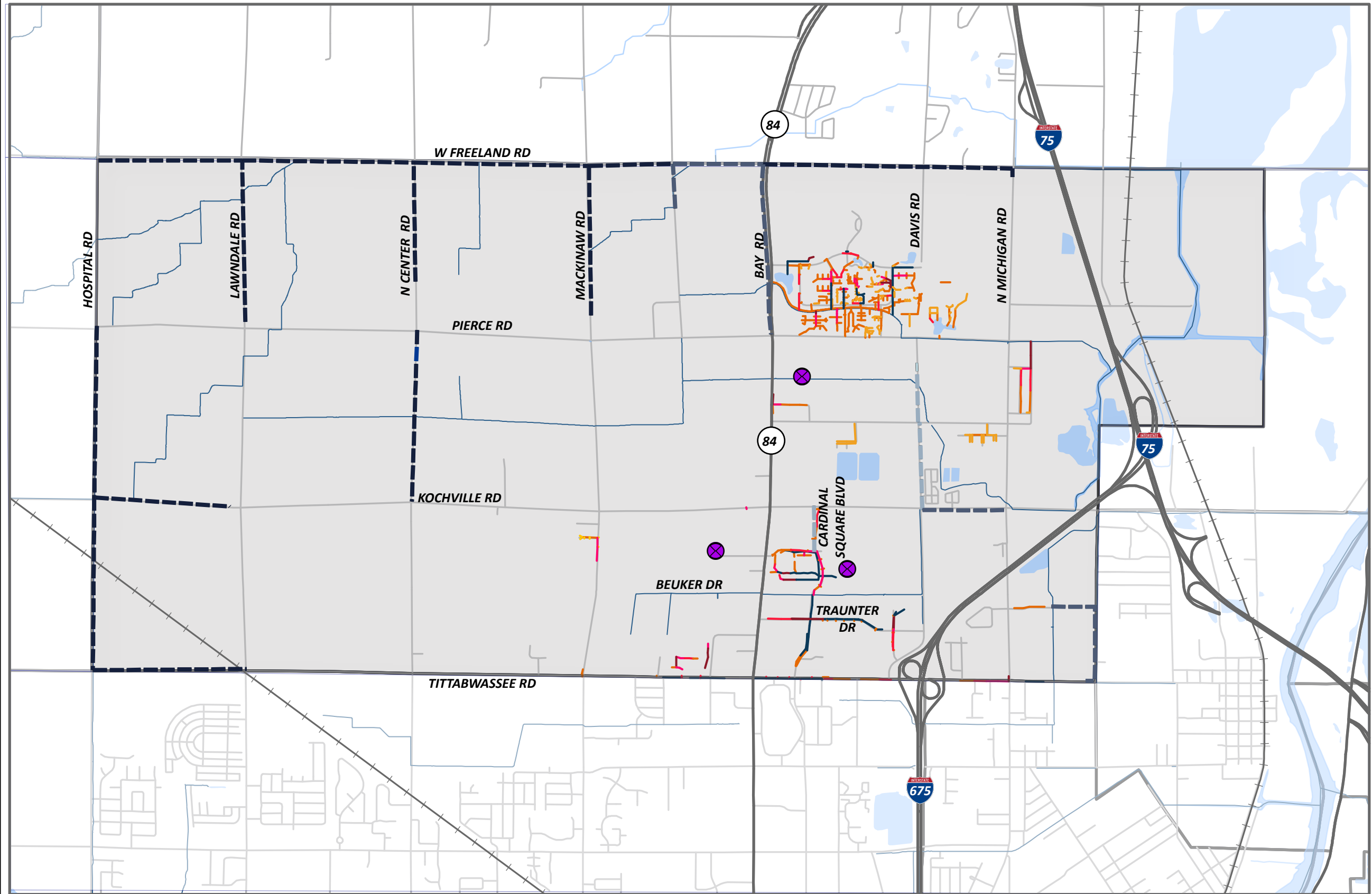
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Date August 2021

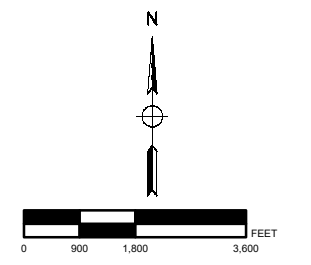
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MAP 6 - STORMWATER INFRASTRUCTURE KOCHVILLE TOWNSHIP, SAGINAW COUNTY, MICHIGAN

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AREA MAP
NOT TO SCALE



LEGEND

- Less than 10"
- 10"- 15"
- 15"-20"
- 20"- 25"
- 25"- 30"
- 30" plus
- County Drains
- Regional Detention Pond
- Known Flooding Areas
- Future Plans**
 - Future: 5 Years
 - Future: 20 Years
 - Future: Build Out

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Transportation

Located between Bay City and Saginaw, the Township is served by a developed street network owned and operated by the County and State. The National Functional Classification (NFC), is a hierarchical system that categorizes types of public roads. The highest classifications (freeway or arterial) emphasize mobility, while the lowest classifications (local) emphasize neighborhood roads or property access.

Kochville Township is set up on a grid system allowing for efficiency in accessing Township and regional streets. There are seven major north/south roads in the Township and four major east/west streets that extend from N Michigan to Hospital Road.



Freeland Road is a major east/west route serving as a boundary for the Township. Bay Road is a major north/south connector through the Township. Tittabawassee Road serves as the southern border of the Township and a major east/west route, located by the commercial corridor. In addition, Interstate 675 travel north/south through the Township with an on/off ramp at Tittabawassee Road.

In addition to roads, there is a freight railroad that travels through the Township. The CSX travels through the southwest portion and the CM travels through the northeast.

The Township is served by two public bus agencies: the Saginaw Transit Authority Regional Service (STARS) and Bay Metropolitan Transportation Authority (BMTA). STARS operates two routes; one near the Bay Road/ Tittabawassee area and the other extends north on Bay Road to the university, this route connects to the BMTA route which serves from Bay City to The University.

Due to Kochville Township being highly rural, the sidewalk system is not extensive. Sidewalks are more heavily located in the commercial area. There is a non-motorized trail that runs from the University down Bay Road to the commercial area at Tittabawassee Road.

MDOT traffic counts provide insight into what areas within the Township receive the most usage. Map 7 shows that Bay and Bunker Drive receive the highest amount of traffic followed by, Tittabawassee and Cardinal Square Blvd, Bay Rd and Liberty Rd, and Kraenzlein Rd and Pierce Rd.

Complete Streets and Access Management

Complete Streets is a transportation planning concept where transportation corridors are designed and operated to include several different types of transportation modes. They prioritize safety, comfort, and access for all user types, including pedestrians, bicyclists, transit riders, and motor vehicle drivers. Complete streets create transportation environments that are healthier, safer, more recreationally friendly, more connected, and equitable for all users.

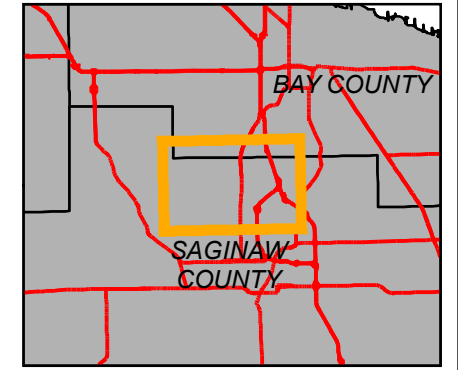
In 2010, the Michigan Legislature adopted two new acts, PA 134 and 135, that require the Michigan Department of Transportation (MDOT) to incorporate various different user types in transportation-related projects. The State must work with local levels of government to include non-motorized transportation, public transportation, and traditional automobile-oriented transportation in future projects. In addition to this, the Federal government has required that local agencies spend a specific percentage of their budget on transportation alternatives which can include non-motorized transportation options and pedestrian improvements. That State has federal funding available through the MDOT Transportation Alternative Program (TAP), which local communities can use to enhance intermodal transportation options and provide safe alternatives.

Complete streets will look different for each community depending on need, financial constraints, and use. However, it is possible for all communities to develop some level of complete street planning. For example, in Kochville Township, on the more rural County roads, complete streets could be as simple as wide shoulders to allow for safe and easy bike and pedestrian traffic. In order to achieve this, the Township will have to partner with the Road Commission and work to identify roads where these improvements make sense and plan for them when roads are up for maintenance. Along M-84, Tittabawassee Road, and the other streets in the business district, complete streets could look very different and could include more elements such as streetscaping, traffic calming, buffer zones, safe pedestrian access, lighting, and signage.

Along MDOT rights-of-way, the Township will need to work with the Department to incorporate complete street policies and make the corridors a multi-modal area. This includes continuing to implement the access management plans for the corridors when approving new site plans. Access management is a group of strategies, tools, and techniques that work to improve the safety and efficiency of roads. The intent of access management is a process for providing access to land development while preserving traffic flow on surrounding roadways in terms of safety, capacity, and speed. This is done by managing the location, design and operation of driveways, median openings, and street connections along a road. Access management is used to improve vehicular and pedestrian safety, maintain road capacity and reduce congestion, and enhance community character and aesthetics. Research has also shown that access management helps reduce the rate and severity of traffic accidents. Good definition and spacing of driveways also improves pedestrian and bicycle safety by reducing the potential for conflicts with turning vehicles. Reducing the number and frequency of driveways and median openings also enhances the appearance of major corridors. More land is freed for landscaping, the visual dominance of paved areas is reduced, and scenic or environmental features can be protected.

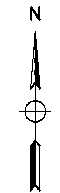
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MAP 7 - TRANSPORTATION NETWORK KOCHVILLE TOWNSHIP, SAGINAW COUNTY, MICHIGAN



AREA MAP

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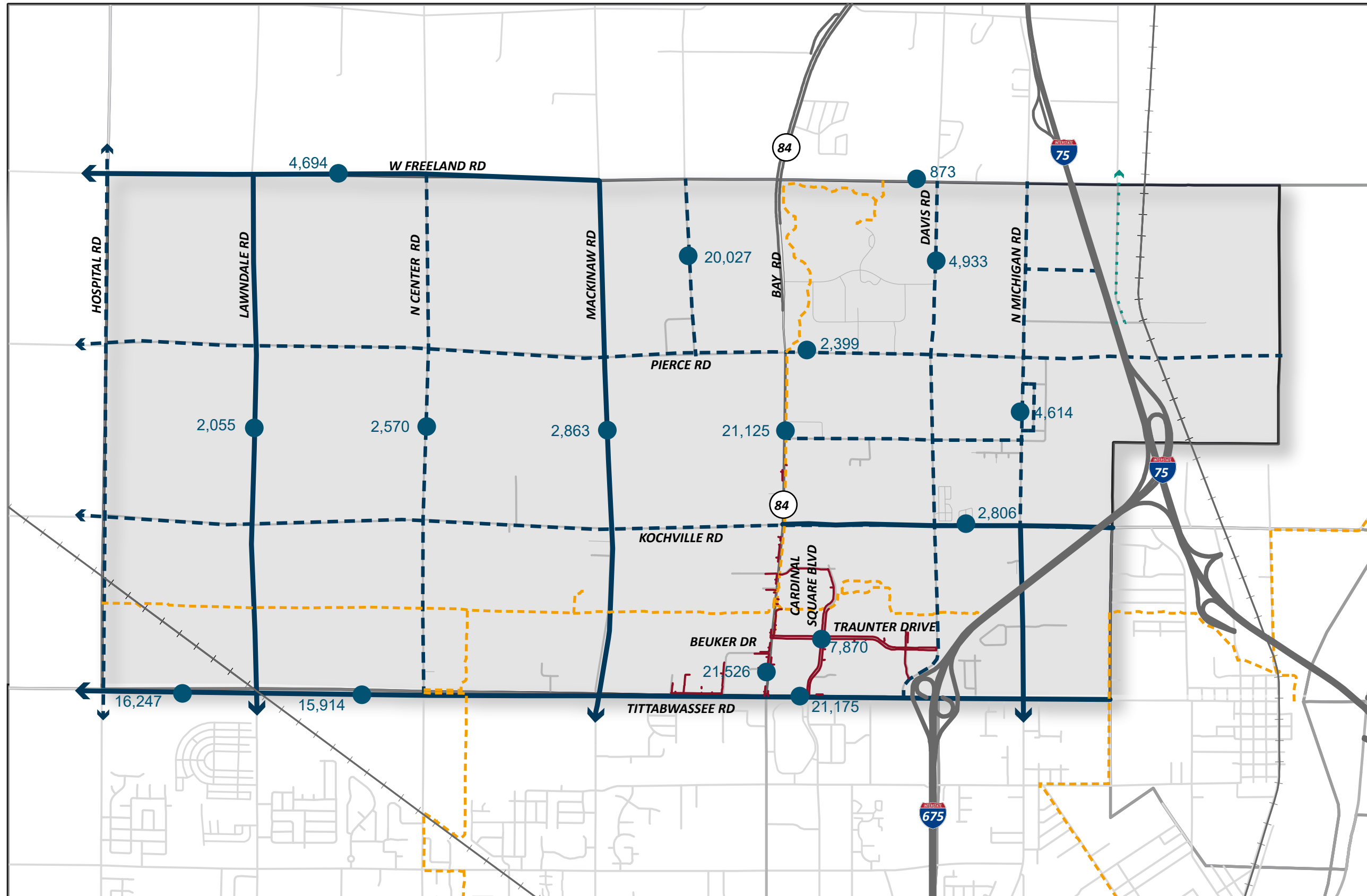
LEGEND

- County Primary Roads
- Hard Surface Roads
- Gravel Roads
- Sidewalks
- Non-Motorized Trails
- Railroads
- Roads
- Highways
- County Routes
- Roads
- Private Roads
- Traffic Counts (ADT)

Average Daily Traffic (ADT) is the volume of traffic passing a point or segment of a road in both directions on an average day.



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Parks

The Township owns and operates two parks, Elmer Lange Memorial Park and Krossroads Park. These parks are frequently used by Township residents and located in the southern portion of the Township, see Map 7.

ELMER LANGE MEMORIAL PARK

Located just behind the Township offices, this park is five acres in size and offers a picnic area, pavilion, playground, and a ball field. The park is used for a wide variety of sports and passive recreation activities including field sports, sledding, jogging and walking. Elmer Lange Memorial Park connects directly to the Kochville Pathway.

KROSSROADS PARKS AND RAINBOW END PLAYGROUND

Krossroads Park is located just a half a mile north of Tittabawassee Road on Fashion Square Boulevard. It is the most popular Township park and has the following facilities: Rainbows End Playground - the first universally accessible playground in the tri-county area, a picnic pavilion, restroom facilities, walking trail, and access to the Kochville Pathway.

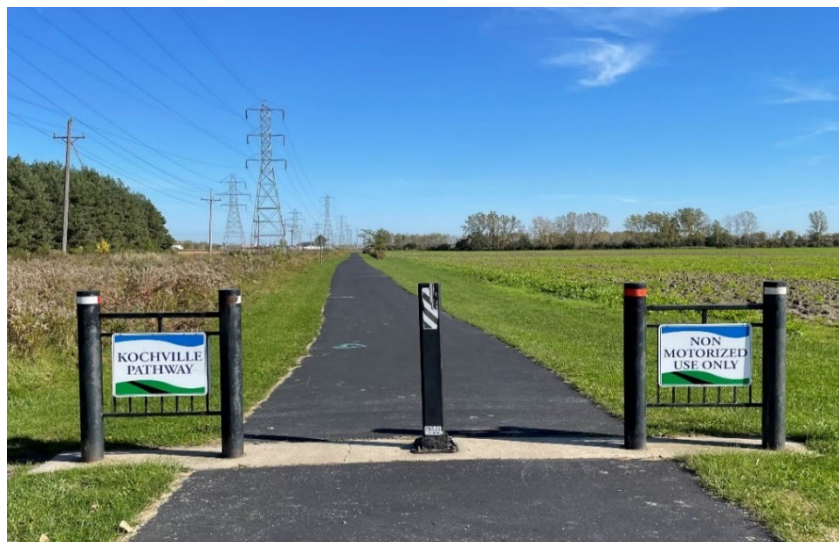
A more in-depth description on Township parks and other nearby facilities can be found in the Township's Recreation Plan located here:

https://www.kochvilletwp.com/government/parks_and_recreation_committee/index.php

Non-Motorized Pathways

Communities across the United States are creating regional trail systems in both cities and rural areas to provide a higher quality of life for residents by providing more opportunities to be active, healthy, and safe while working or biking on roads. These networks have become critical pieces of infrastructure for communities as more people look for passive recreation opportunities and alternative transportation options. The pathway within Kochville Township is the Kochville Multi-Use Pathway. A seven mile long, 10' wide paved pathway connects many areas of the Township, including Krossroads Park, the business district, Saginaw Valley State University, and Elmer Lange Park.

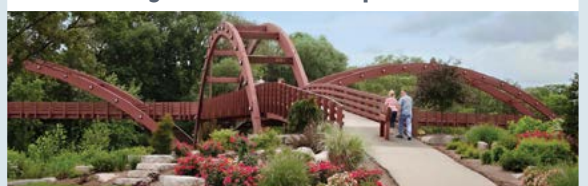
Additionally, the path ties into the Saginaw Township Pathway and the Zilwaukee Pathway. It is part of the Great Lakes Bay Regional Trail, Map 8, and an official spur route of the Iron Belle Trail. There are plans in the future to complete the last western phase of the trail and connect to Freeland.





VENTURE OUT ON THE
**GREAT LAKES BAY
 REGIONAL TRAIL**
 MAPPED OUT ON
GOGREAT.COM

The Tridge on the Pere Marquette Rail Trail



Bay City Area Riverwalk / Rail Trail



Saginaw Valley Rail Trail



SHARE YOUR TRAIL ADVENTURES!
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Trails Legend

- Paved Trail
- Grass and Gravel Trail
- Connector Route
- Under Development
- Proposed or Planned Trail
- Highways
- Roads

UNDERWRITING SPONSORS



Great Lakes Bay Regional Trail Network

The Great Lakes Bay Regional Alliance was formed in 2008 to create a strong and sustainable future for the region through innovation and collaboration. Part of that collaboration involves the development of a region-wide, nonmotorized trail system linking existing trails across the three counties of Bay, Midland and Saginaw.

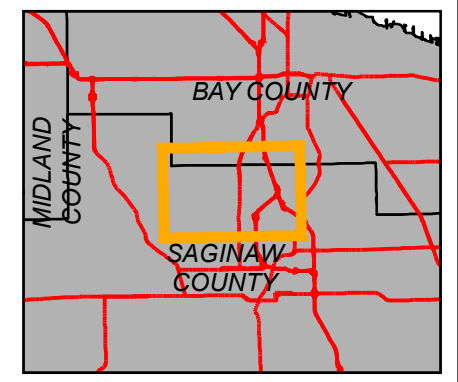
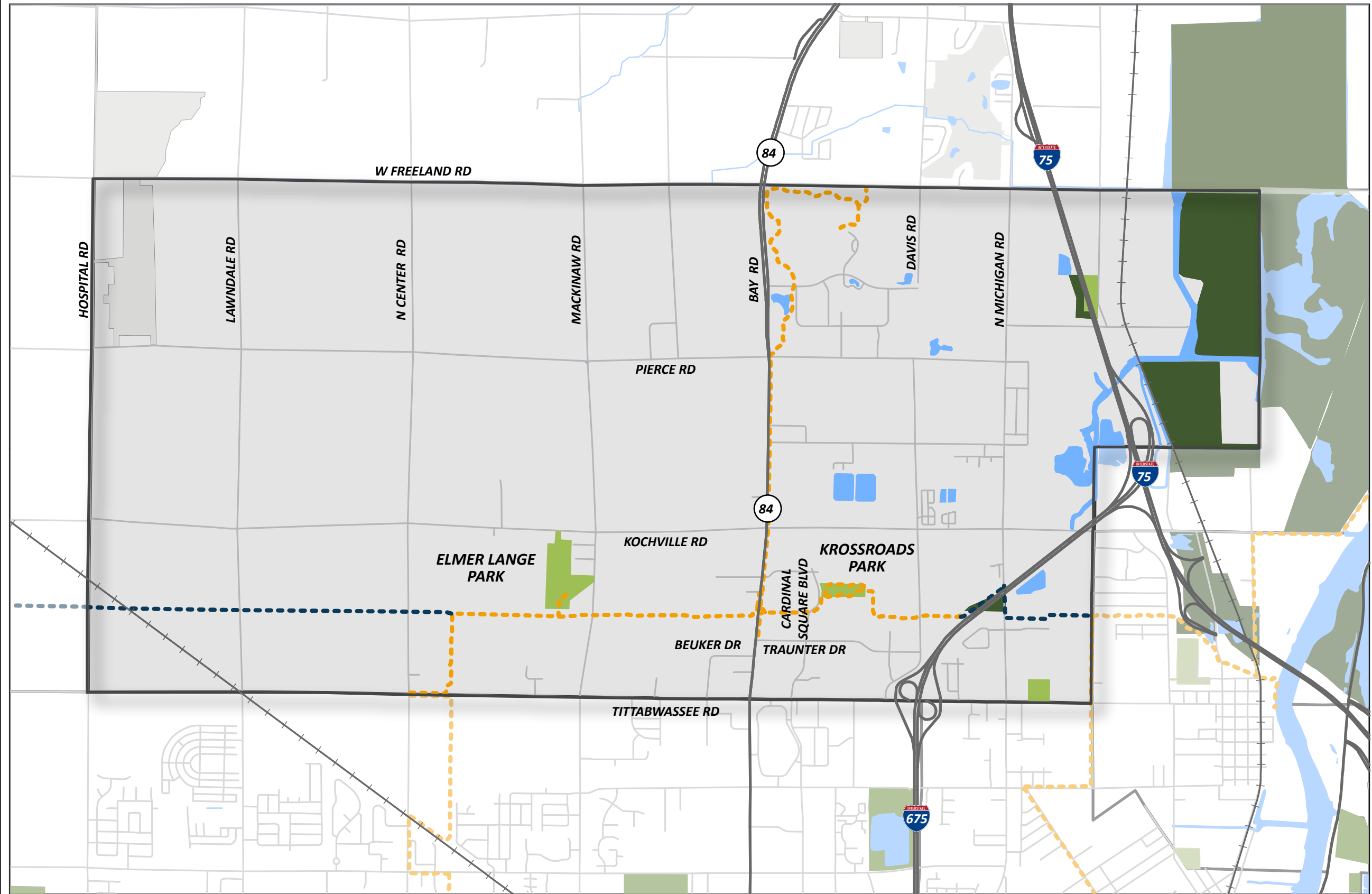
Planning and construction continue on this interconnected network of trails every year as the dream inches closer to reality. Once completed, the Great Lakes Bay Regional Trail will be close to a 100-mile system that will give walkers, runners, cyclists and skaters access to some of the region's best natural features, from green spaces, parks and recreational facilities to stunning waterfront views of mighty rivers and Lake Huron's Saginaw Bay.

The mission of connecting the region's trails is to connect the unique destinations and the incredible people who live, work and visit here — enhancing the lives of everyone. The Great Lakes Bay Regional Alliance invites you to participate in their regional trail events and get involved in their mission. To learn more, visit: www.GreatLakesBayTrails.com

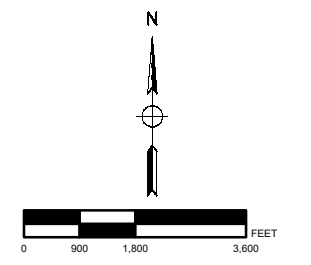
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MAP 9 - PARKS AND TRAILS KOCHVILLE TOWNSHIP, SAGINAW COUNTY, MICHIGAN

PATH: Q:\IPROJ\2020\1296293\G2020 - KOCHVILLE TOWNSHIP\2020 COMPREHENSIVE MASTER PLAN\MAPPING\RECREATION.MXD, PRINTED ON: 8/20/2021, BY: JESSICA HUFNAGLE



AREA MAP
NOT TO SCALE



LEGEND

- Non-motorized Path
- Proposed Non-motorized Path
- Kochville Township Parks
- Saginaw County Parks
- State Owned Property
- Private Recreation Land

The Kochville Township Path is a part of the larger Great Lakes Bay Regional Trail and connects to the statewide Iron Belle Trail.

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DOWNTOWN DEVELOPMENT AUTHORITY (DDA)

BACKGROUND

The Kochville Downtown Developments Authority works hand-in-hand with Kochville Township to make the central business district a dynamic, and vibrant destination. The DDA's purpose is to correct and prevent deterioration in the business district, to encourage historic preservation, and to promote the economic growth of the district. In the Township there are two DDA districts, see Map 10: district 80



(original district) established in 1998, this district generates the majority of the TIF revenue and distract 81 (expanded district) established in 2006, the DDA only captures TIF revenue from the Township in this district. There are more than 270 businesses in the Township and more than 200 businesses in the DDA district.

Most projects are set forth in the Development Plan, this plan is a guide for the DDA as to what projects or services they intend to do during the life of the plan.

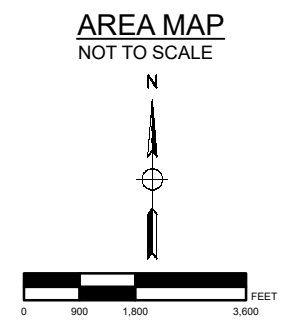
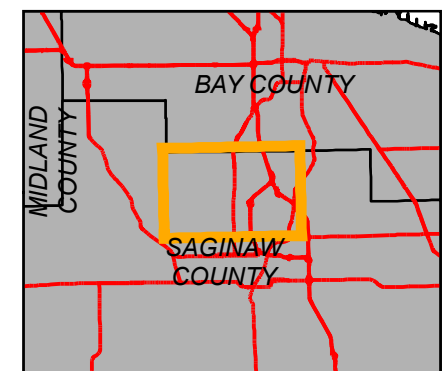
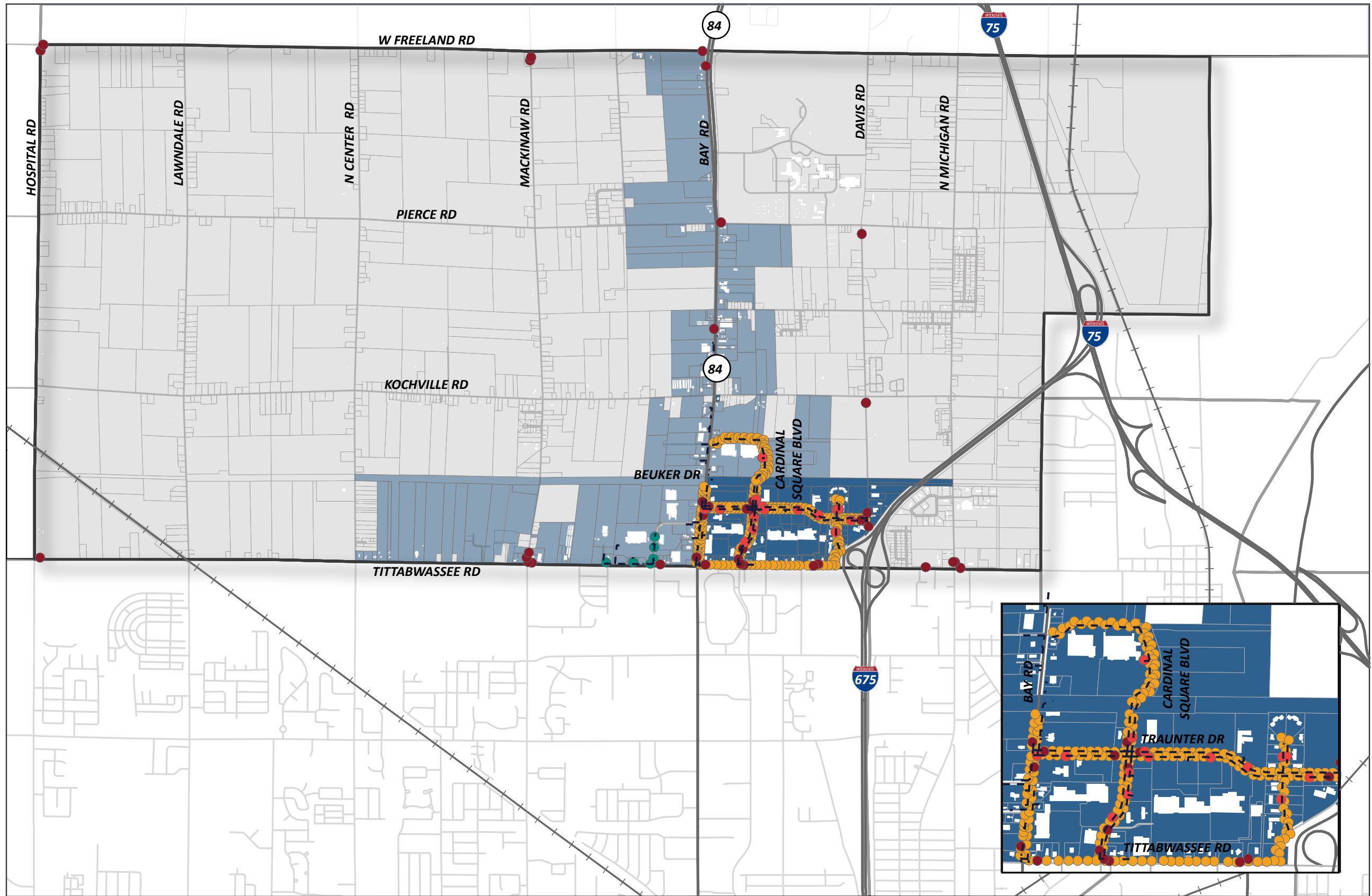
Projects can be financed through Tax Increment Revenues, Millage levied pursuant to the DDA, Special Assessments, Revenue Bonds, Revenues from property owned or leased by the DDA, and Grants or donations. TIF money may only be spent on projects and services that are identified in the Development Plan located within the DDA district. The TIF is a revenue that results from an increase in the taxable value of property. The DDA Millage Levy is unrestricted revenue. The DDA may levy an ad valorem tax on the real and tangible personal property not exempt by law and finally equalized in the DDA district. Kochville DDA levies 2 mills on both the original district and the expanded district. This 2-mill levy generates just over \$200,000 per year in revenue for the DDA.

Within Kochville the DDA has been very successful in making their commercial area a thriving place. The DDA in the Township is made up by a majority of business owners who meet monthly.

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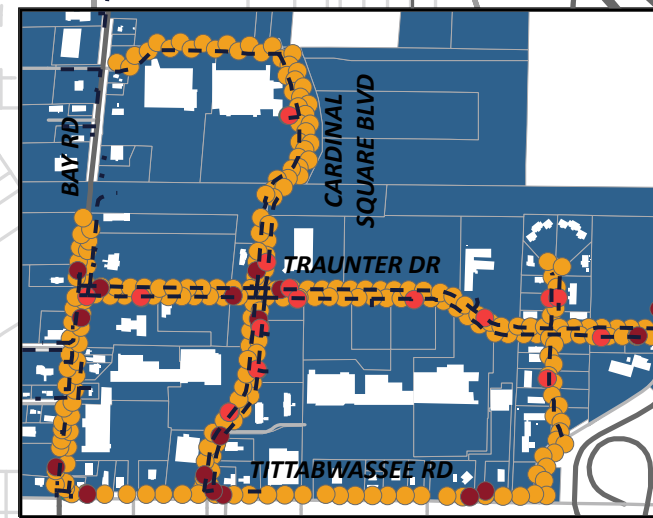
MAP 10 - DDA BOUNDARY AND PROJECTS KOCHVILLE TOWNSHIP, SAGINAW COUNTY, MICHIGAN

PATH: Q:\PROJ\2020\1296293\G2020 - KOCHVILLE TOWNSHIP\2020 COMPREHENSIVE MASTER PLAN\MAPPING\DDA.MAP\MXD_PRINTED_ON_8/12/2021_BY_JESSICA_HUFNAGLE



LEGEND

- Buildings
- DDA Benches
- DDA Signage
- DDA Streetlights
- DDA Trash Cans
- DDA District 81
- DDA District 80
- Sidewalks



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PAST ACCOMPLISHMENTS: RECENT PROJECTS

The DDA has completed a number of very successful projects:

1. Fashion Square Blvd Extension
2. Krossroads Park Land Acquisition
3. Cardinal Square Blvd
4. Tittabawassee Road Streetscaping
5. Bay and Tittabawassee Mast Arms
6. Gateway Sign
7. Sidewalk Improvements
8. Public Art Displays

CURRENT PROJECTS

Currently, the DDA is focusing on the projects listed below:

1. Township Path Extension
2. Park Planning
3. Hampton Place Resurface
4. Bus Stop at Walmart
5. Enhance Crosswalks
6. Cardinal Square Street Signs on M-84

POTENTIAL FUTURE PROJECTS

As the DDA looks to the future, it is considering a number of new ventures:

Greenspace, Bay Valley Plaza

The goal of this project is to take a large dull parking lot and soften it by constructing more development and creating a place where people within in Township or from surrounding Townships want to go.

M-84 Path Repairs and Enhancements

There is an existing multi-use path that runs along Bay Road. The path is at a point where it now needs repairs. A grant will help contribute to the rebuilding on the active pathway.

Develop New Park Land Area

This property is located adjacent to Walmart and Sam's Club, off of Cardinal Square Blvd, also known as Rainbow Park. The land consists of 40 acres with a large pond on it. The vision is to develop more amenities in the park such as a shelter, restroom facilities and a play structure. The DDA would like to tackle many of the projects in the park.

Traffic Mast Arms

Within the Township, streetlights are currently attached to the cables. The DDA would like to update these lights in the Township by adding light poles along the roadways.

Enhance Interchange at I-675

When coming into the township from I-75 to I-675 there is an interchange, the DDA will continue the upkeep with landscaping and mowing.

SAGINAW VALLEY STATE UNIVERSITY

An key aspect of Kochville Township is Saginaw Valley State University (SVSU). SVSU is a public University located in the northeast corner of the Township and is approximately ten miles north of the City of Saginaw. The original University was founded in 1964 as Saginaw Valley College with a student body of 119. In 1965 the University became a State supported institution and in 1967, a new campus was completed with academic, administrative, and residents building. By 1987, the enrollment in SVSU was almost 6,000. Over the years the campus has continued to develop at a rapid pace to accommodate the growth. The University offers 10 undergraduate and 12 graduate programs focusing on liberal arts, sciences, business, and education.

The University’s Mission

“The University creates opportunities for individuals to achieve intellectual and personal development through academic, professional, and cultural programs. By fostering an environment of inquiry and openness that respects the diversity of all whom it serves, the University prepares graduates whose leadership and expertise contribute to the advancement of a pluralistic society. The University serves as a cultural and intellectual center dedicated to the pursuit and propagation of knowledge.”

The University’s Visions

“The University will provide academic, professional, and cultural programs at the highest level of quality and service; it will achieve national recognition for its programs of distinction. The University’s graduates shall distinguish themselves and their university through meritorious service, accomplishments, and leadership in the economic, cultural, and civic affairs of a diverse and global society. Through exemplary teaching, research, and engagement with the greater community, the University will also be the premier cultural and intellectual resource for the region’s schools, governments, businesses, and people.”

The University has its own Strategic Plan which outlines its goals and plans for the future. Their strategic plan was last updated in 2016.

TABLE 18 - 2011 CAMPUS BASELINE FOR SVSU

Enrollment	10,790
Graduate	1,698
Undergraduate	7,373
International	550
Faculty	707
Staff	261
Campus Acreage	782
Number Of Campus Buildings	782
Gross Square Feet	2,368,897
Live on Campus	2,734

SVSU Enrollment

MAP 11- 2020 REGIONAL ENROLLMENT DATA

Map 11: The majority of the Universities enrollment comes from Saginaw County, 21.4% followed by Bay County 11.2%.

From highest to lowest the enrollments from the Counties is Saginaw, Bay, Genesee, Macomb, Oakland, Midland, Wayne, Tuscola, and Huron.

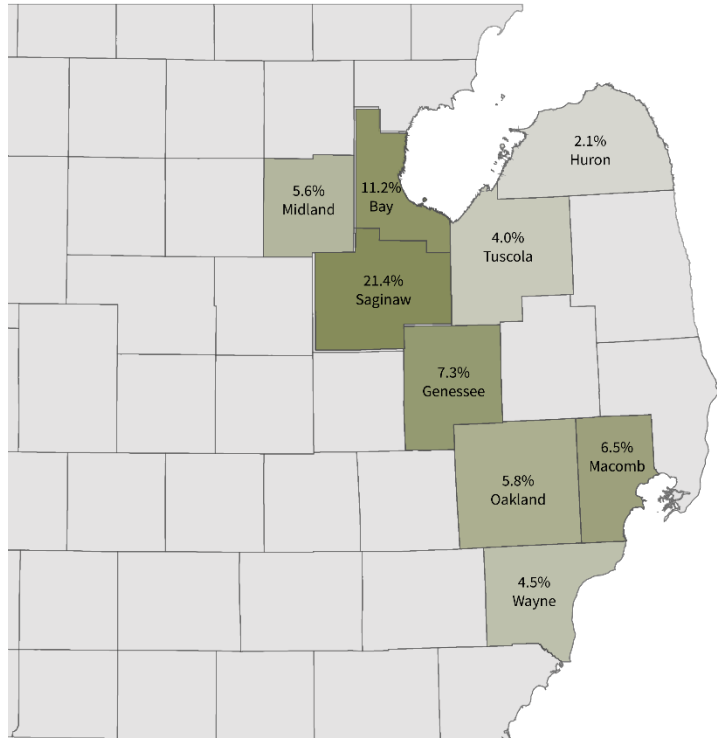


FIGURE 11- SAGINAW VALLEY STATE UNIVERSITY ENROLLMENT

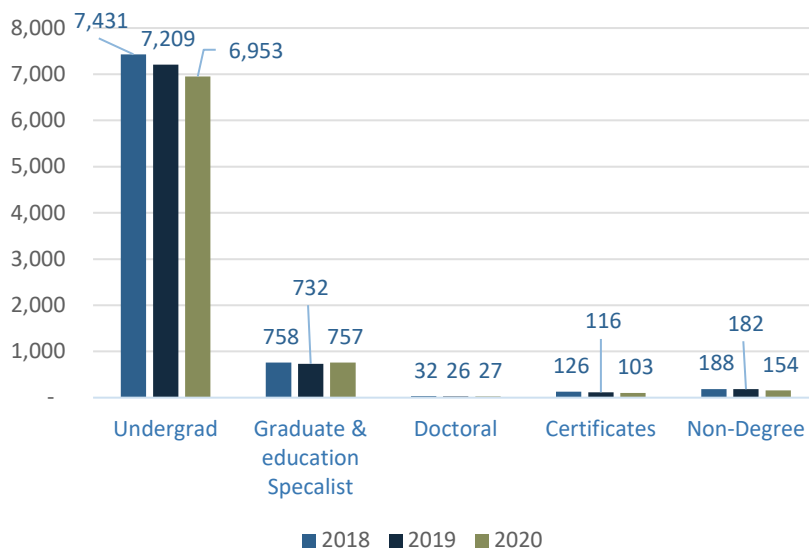


Figure 11: In 2018, there was a total enrollment of 8,535 students, since then the enrollment has declined by 505 students.

The most students are enrolled in Undergraduate degrees followed by Graduated & Education Specialist.

TABLE 19- INSTITUTION ENROLLMENT BREAKDOWN

Provided numbers of students for each of the following categories as of the institution's official fall reporting date or as of October 15, 2020.

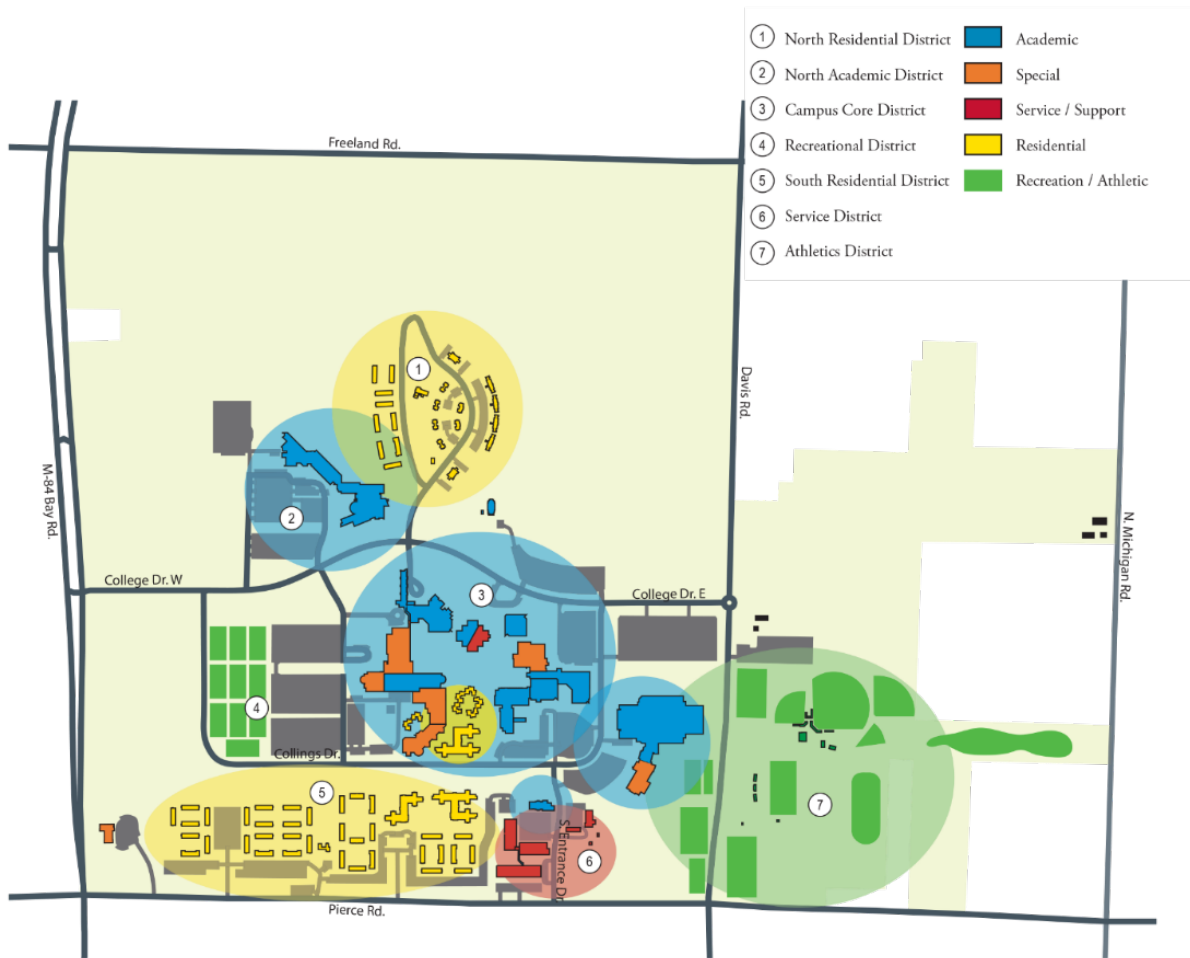
	FULL-TIME	PART-TIME
Undergraduates		
Degree-seeking, first-time freshmen	1,349	33
All other degree-seeking	4,581	990
TOTAL DEGREE-SEEKING	5,930	1,023
All other undergraduates enrolled in credit courses	88	165
TOTAL UNDERGRADUATES	6,018	1,188
Graduate		
Degree-seeking, first-time	27	127
All other degree-seeking	228	402
All other graduates enrolled in credit courses	0	40
TOTAL GRADUATE	255	569
TOTAL ALL STUDENTS	6,273	1,757

There are more all other degree-seeking students than there are freshman degree-seeking.



Campus Land Use and Buildings

FIGURE 12 - CAMPUS LAND AND BUILDING USE



Source: SVSU Campus Master Plan

Figure 12 above, depicts how the SVSU campus is used and the different districts the campus identifies. An important aspect of the Township is where students live and how they moved throughout the Township. In relation to student housing, there are two residential districts that occur on campus: one directly north of Pierce Road, and the other directly north of the campus core district. A small residential area lies directly within the campus core. Students that do not live on campus either live in the surrounding area or commute from nearby Townships.

FIGURE 13 - CAMPUS NATURAL SYSTEMS: VEGETATION AND OPEN SPACE

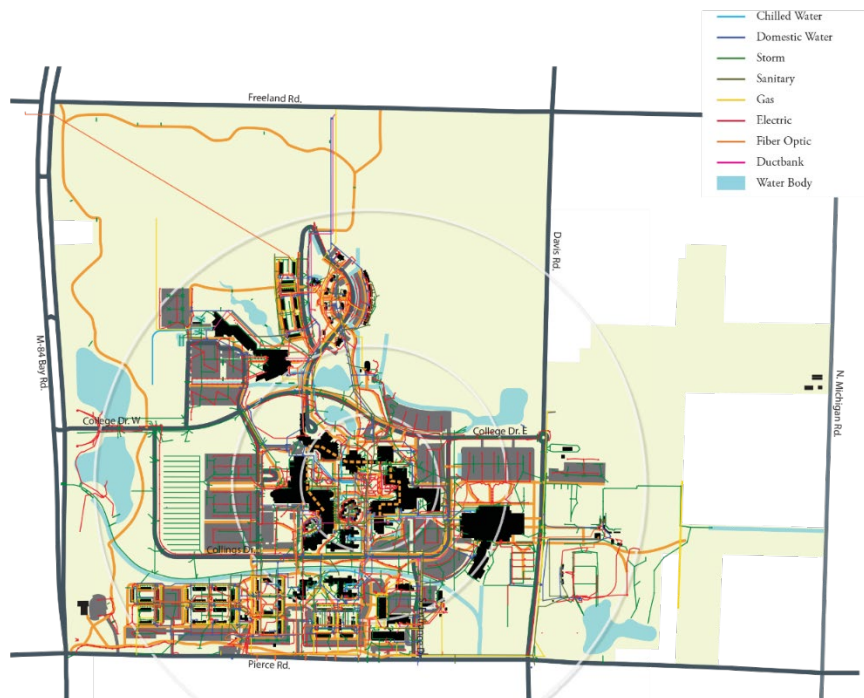
The campus pedestrian network contributes to the connectivity of campus open space. As the North Academic District continues to develop, and open space expands to the north these areas will become a natural extension of the central mall in the Campus Core District.



Source: SVSU Campus Master Plan

FIGURE 14 - CAMPUS INFRASTRUCTURE

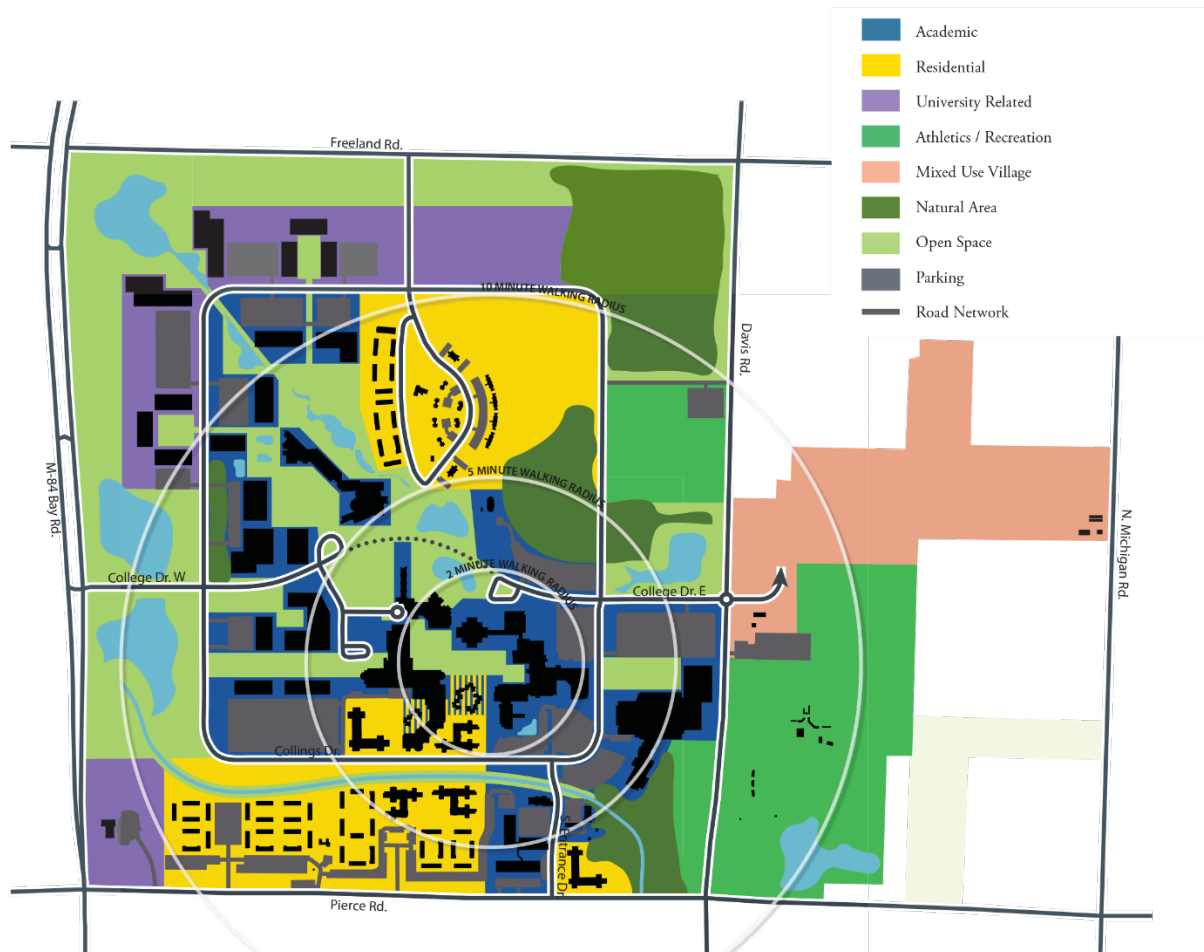
Campus buildings are self-powered through a system specific to that building complex. The campus stormwater is controlled through underground piping, that flows into the Township drains. The on-campus ponds supply all campus irrigation.



Source: SVSU Campus Master Plan

A Vision for the Future

FIGURE 15 - CAMPUS FRAMEWORK PLAN



Source: SVSU Campus Master Plan

Figure 15 illustrates the future growth areas for the SVSU campus and the framework for future road circulation and parking. The Campus Master Plan depicts a new academic quad to the north and west creating a central open space for student interaction and recreation. Future plans involve the following: the removal of College Drive providing a new gateway opportunity on the north side of campus, new building developments on both sides of College Drive to strengthen the presence of the University, rethink surface parking to promote a pedestrian and bike friendly campus and updating recreation fields to meet the needs of the student body, (the current fields will be moved to the north or the existing Athletic District, and the existing location will be replaced with a new development).

FIGURE 16 - ILLUSTRATIVE PLAN OVERVIEW



Source: SVSU Campus Master Plan

The SVSU campus is easily accessed by major highways including I-75 and I-675. One can access campus from two interchanges on I-75, Bay Road (M-84) and Kochville Road, or from I-675 at Tittabawassee Road. The Campus is surrounded by rural and agricultural character. It is classified as A-1 Agricultural Rural Dispersed Residential Zone, whereas the surrounding parts of campus are zoned as agriculture, open land, and residential. With the campus being surrounded by agricultural land and open land it leaves opportunities for the campus to grow. In recent years, the campus has begun to be surrounded by medium density residential developments. To the south of campus is Bay Road which is filled with retail services.

As the economy grows, SVSU is anticipating that the northern part of campus will expand with new developments. South of Campus between Pierce Road and Tittabawassee Road are two subdistricts: The Overlay and the Gown Overlay. Both districts have specific guidelines for site and building design. The theme for these districts is to promote pedestrian friendly, attractive, and sustainable commercial zones that connect to campus and the Fashion Square mall area. Pierce Road is currently the southern border of campus and was recently improved to help alleviate traffic congestion on the campus access road.

The whole strategic plan can be found here <https://www.svsu.edu/strategicplan/>.

LOCAL DESTINATIONS

Religious Institutions

The following religious institutions are located in Kochville Township:

- Kochville United Methodist Church
- Unity Church of the Way
- Temple of the First Born Church
- Grace Lutheran Church
- Immanuel Bible Church
- Somang Korean Church
- Community Christian Reformed Church
- Tri City Seventh-day Adventist School

Museums

The Marshall M. Fredricks Sculpture Museum is located on the Saginaw Valley State Campus. The museum is a collection of Detroit-based sculpture Marshall M. Fredricks, displaying over 200 sculptures that span his 70-year career. The museum has rotating exhibits from artists all around the world and can be viewed Monday-Saturday 11am-5pm.

Other Nearby Museums Include

- Mid-Michigan Children Museum, City of Saginaw
- Castle Museum of Saginaw County History
- Saginaw Art Museum
- Saginaw Railway Museum
- Saginaw Valley Air Museum.

Theatre

Kochville has two theatres within its boundary, Malcolm Field Theatre is the University's performing arts theater and Quality 10 powers by Emagine the local movie theater.

Additional Theatres Nearby Include

- AMC Classic Fashion Square 10, Saginaw Township
- Movies under the moonlight outdoor, Auburn
- The Westtown Theater, Bay City
- State Theatre, Bay City
- Historic Masonic Temple, Bay City
- Bay City Players Inc

Libraries

There are a number of public libraries available to Kochville Township residents

- Melvin J. Zahnow Library, Kochville
- RC Zael Memordial Library, Saginaw Township
- Valley Library Consortium, Saginaw Township
- Butman-Fish Branch Library, City of Saginaw
- Hoyt Public Library, City of Saginaw
- Saginaw News Editorial Library, City of Saginaw
- Delta College Library, City of Saginaw

NATURAL FEATURES INVENTORY

Kochville Township is unique in that it features three major areas of land use. The Township is mostly rural and agriculture in nature, with agriculture land making up 74 percent of the land use. The Township provides unique features such as wetlands and woodlands providing highly desirable land use characteristics for the residents. The largest natural resource in the Township is on the east side, the property is owned by the DNR and serves as a waterfowl and wildlife sanctuary.

Knowing a community's characteristics and natural features is important when new development plans occur in the Township. The natural environment can significantly impact development and conversely be significantly impacted by new development. Understanding the existing land uses and natural features establishes a better idea of how to protect certain areas from development. In some cases, land development can have a negative effect on the natural environment. For example, if a potential project proposes to fill in a wetland, the current water standing in that area, that usually filters through the natural process and recharges an underground aquifer, will suddenly be displaced. As a result, the water will be forced to spread to a new area which may cause flooding. Knowing the location of wetlands is an excellent way to prevent these situations.

Included later in this document is a Future Land Use Plan that will guide the Township in determining areas to be preserved and areas to be highlighted for more intense development. An important part of the Future Land Use Map is to examine the natural environment and determine where future development should be encouraged and where natural resources should be protected.

An environmentally sensitive area within a community should be carefully reviewed and considered when exploring new development. Environmentally sensitive areas are where destruction or disturbance will affect the habitat of the natural ecosystem and the life of a community by either:

- Wasting productive lands and non-renewable resources, such as prime farmland,
- Destroying important public resources, such as groundwater supplies and surface water bodies, or
- Creating hazards, such as flooding or slope erosion.

Each of these effects are detrimental to the general welfare of a community.

The Township contains natural amenities that provide residents with a clean water supply and a strong base for recreational opportunities. The purpose of this section is twofold: The first is to identify areas in the Township that are most suitable for development without adversely impacting the existing natural system. The second is to identify land that should be preserved in a natural state and is most suitable for open space or recreation purposes. Woodland and water resources are among the most important natural features impacting land in Kochville Township. An analysis of each natural system is on the following pages.

Woodlands

Woodland's information for Kochville Township was derived from the Michigan Geographic Data Library (MiGDL). The dataset divides forested areas in the Township into three categories: deciduous forest, evergreen forest, and mixed forest. Deciduous forests are characterized by trees that shed foliage according to the season such as maples, ash, elms, oaks, and others. Evergreen forests consist of conifers or evergreen trees, and mixed forests are of both deciduous species and evergreen species. The land is primarily private.

Kochville has clumps of forest throughout the Township, with the most common forest being Deciduous. These forest pockets are in the northern region of the Township around the University, southwest off North Center Road and northwest off Hospital Road. This land is perfect for recreation opportunities, provides great habitat for wildlife and is a good resource for the local economy. Recreation opportunities are a great way to draw in tourism. Map 12 illustrated the wooded land in the Township.

Wetlands and Waterways

Wetlands are areas defined by the existence of water, either on or near the surface, during a portion of the year. In addition to standing water, other characteristics of a wetland includes poorly drained soils and water-loving vegetation, which may also be physical indicators of wetlands. Wetland ecosystems are a sensitive and vital part of the natural water cycle. When they are negatively affected without proper mitigation, many problems can occur such as standing water, reduction in water filtration, and negative impact to the aquifer recharge. Flooding is also likely to occur in unexpected areas.

Development concerning wetlands is regulated by the State of Michigan. At the heart of Michigan's wetland regulatory program is Part 303, Wetland Protection, of the Natural Resources and Environmental Protection Act (Act 451 of 1994), formerly referred to as the Goemaere-Anderson Wetlands Protection Act, P.A. 203 of 1979. (This legislation was passed to protect wetlands by restricting their use to certain activities only after permitted approval by the State of Michigan.) (The Michigan Department of Energy, Great Lakes, and Environment (EGLE) administers the permit program). Permits are approved only upon a review of an environmental assessment filed by the petitioner that shows the avoidance of wetland resources to the greatest extent possible and minimization of unavoidable wetland impacts.

Under the Act, the following wetlands are protected:

- Wetlands contiguous to an inland land, pond, river, stream, or similar water course. Wetlands adjacent to the lakes, rivers, creeks, and drains in Saginaw County would fall in this category.
- Wetlands five acres in size, or larger, in counties that contain a population of at least 100,000 people.

The wetland information on Map 12 was derived from MiGDL and the National Wetlands Inventory (NWI). Kochville Township has minimal wetlands, the largest area of wetland is located in the northern section of the Township, where the elevation is the lowest and off the Saginaw River Lake.

Floodplain

The Federal Emergency Management Agency (FEMA), defines floodplain areas based on hydrological surveys, topographical surveys, soil studies, and land cover characteristics. The result of this research is a statistical model that indicates areas vulnerable to the “100-year flood” and the “500-year-flood”. A 100-year-flood area is an elevation that has a 1% chance of being equaled or exceeded each year. This area has a 1% annual chance of flooding. The 100-year flood, which is the standard used by most federal and state agencies, is also used by the National Flood Insurance Program (NFIP) as the standard for floodplain management and determination of need for flood insurance. Structures located in the flood hazard area have a 26% chance of suffering flood damage during the term of a 30-year mortgage. This means a home in the mapped flood hazard area is five times more likely to be damaged by flood than to have a major fire.

The area that encompasses the 500-year-flood is an area with a 0.2% (or 1 in 500 chance) annual chance of flooding. The 500-year floodplain is a zone used to designate base floodplains of lesser hazards, such as areas protected by levees from the 100-year flood, or shallow flooding areas.

The flooding of land adjoining the normal course of a stream or river is a natural occurrence. Flooding events are often swift and very damaging. Floods can damage or destroy public and private property, disable utilities, make roads and bridges impassable, destroy crops and agricultural lands, cause disruption to emergency services, and result in fatalities. People may be stranded in their homes for several days without power or heat, or they may be unable to reach their homes at all.

Development around natural water courses has increased the potential for serious flooding. Rainfall that would naturally soak into the ground or take several days to reach a river or stream, now quickly runs off streets, parking lots, rooftops, and through man-made channels or pipes. Development that encroaches on the floodplain impedes the carrying capacity of the water drainage basin and exacerbates flooding. If floodplain areas are left in their natural state, damage to persons or property could be more easily avoided.

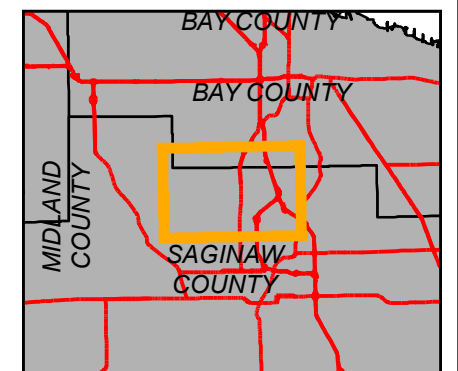
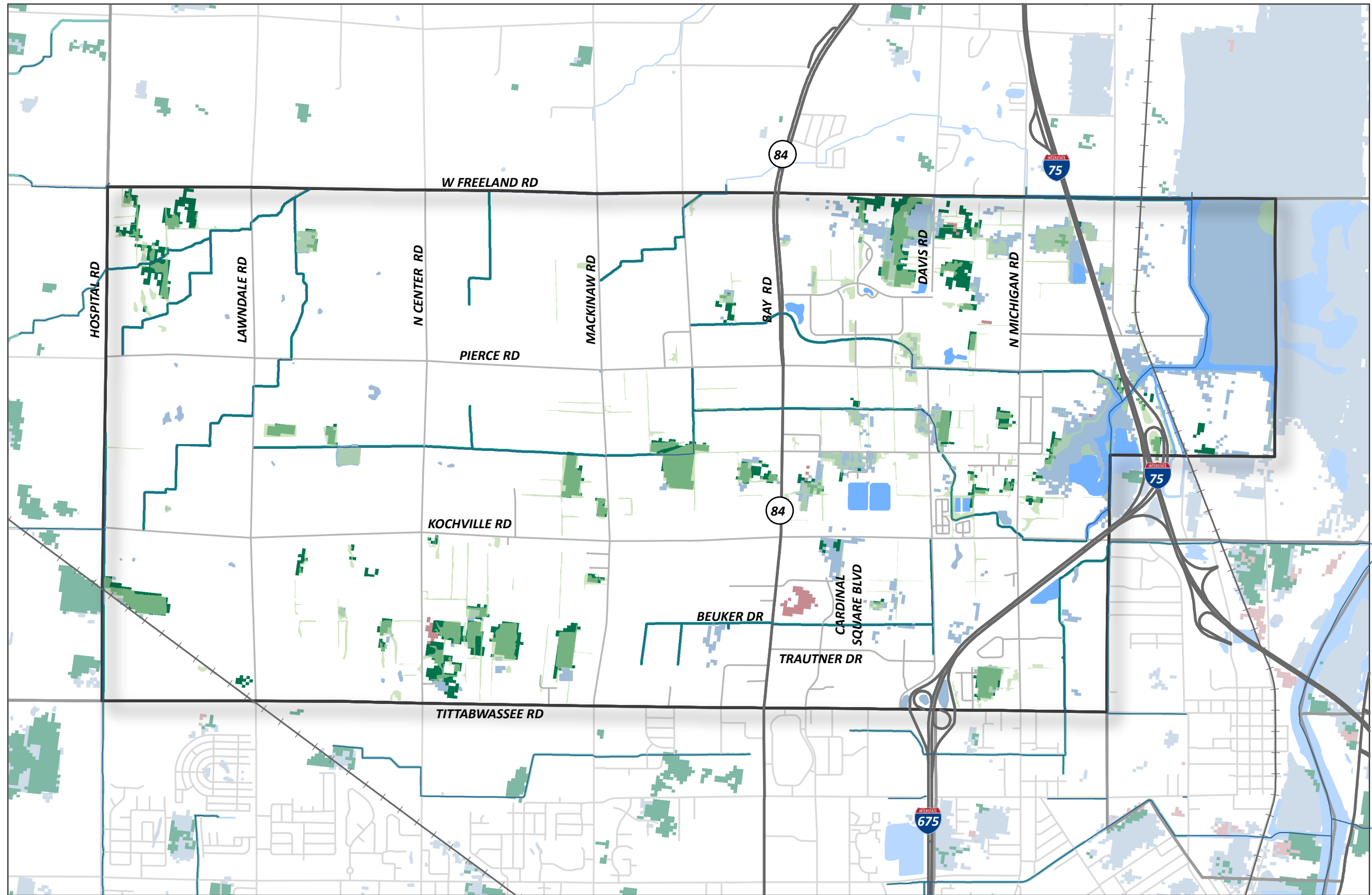
There are many benefits of protecting land in the floodplain from development. If left in a natural state the land in the floodplain can provide flood protection for other structures, it improves water quality because the water is naturally filtered, it recharges aquifers, can provide high quality recreational opportunities, and results in reduced flood insurance and disaster recovery costs. Flood prone areas are found throughout the State, as every lake, river, stream, and County drain has a floodplain. Therefore, the type of development that exists within the floodplain will determine whether or not flooding will cause damage.

The floodplain in the Township is concentrated on the eastern portion of the township around the Saginaw River, and the Township’s water features, see Map 13. There is a large portion of the floodplain area that continues into Zilwaukee and Bay County.

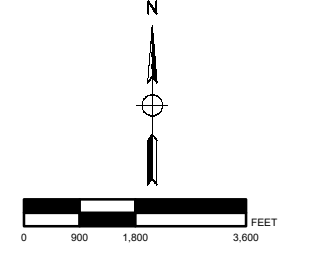
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MAP 12 - WETLANDS, WATERWAYS AND WOODED LAND KOCHVILLE TOWNSHIP, SAGINAW COUNTY, MICHIGAN

PATH: Q:\PROJECTS\2021\296293SG2020 - KOCHVILLE TOWNSHIP 2020 COMPREHENSIVE MASTER PLAN\MAPPING\WATERWAYS AND WETLANDS.MXD, PRINTED ON: 8/12/2021, BY: JESSICA HUMVAGLE



AREA MAP
NOT TO SCALE



LEGEND

- Water Features
- Wetlands
- Evergreen Forest
- Deciduous Forest
- Shrub/Scrub/Grassland
- County Drains

Source: Michigan
Geographic Data Library

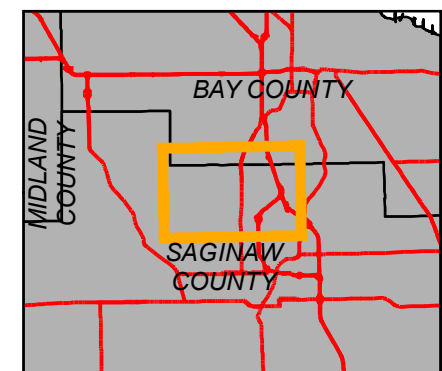
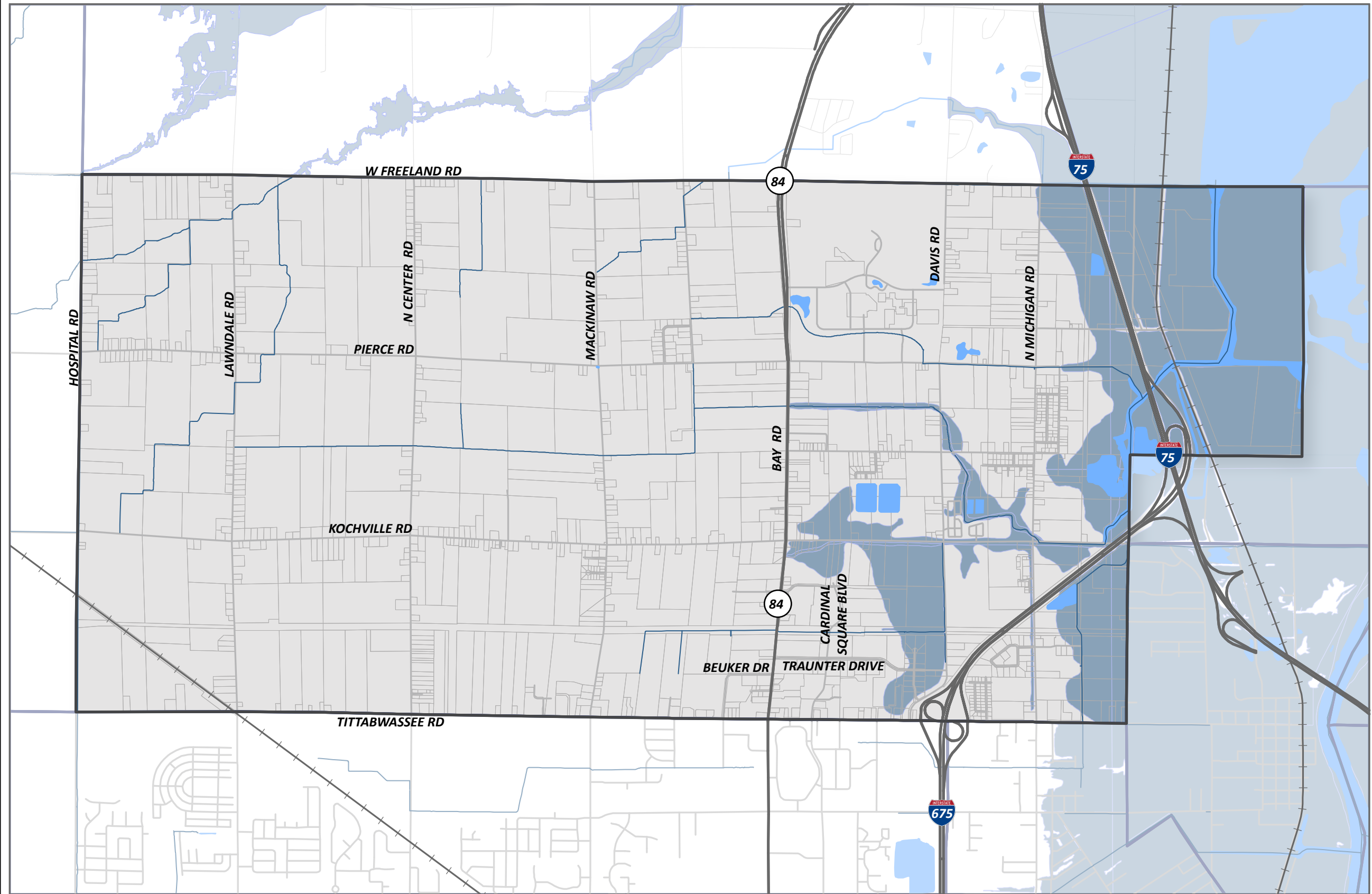
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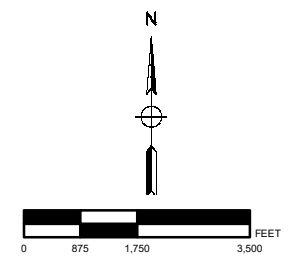
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MAP 13 - FEMA 100 YEAR FLOODPLAIN KOCHVILLE TOWNSHIP, SAGINAW COUNTY, MICHIGAN

PATH: Q:\PROJ\2020\129629SG2020 - KOCHVILLE TOWNSHIP\2020 COMPREHENSIVE MASTER PLAN\MAPPING\FLOODPLAIN.MXD. PRINTED ON: 5/19/2021. BY: JENNIFER STEWART



AREA MAP
NOT TO SCALE



LEGEND

- County Drains
- Water Features
- 100 Year Floodplain

Source: Federal Emergency Management Agency

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Date May 2021

Topography

The topography in Kochville Township is generally flat on the east end and gradually becomes more elevated as you head west, which is illustrated in Map 14. The lowest elevation is located along I-75 and into N. Michigan Road. As the land continues west toward Mackinaw Road the elevation increases with the highest elevation at Hospital Road. The elevation changes as you approach the more agricultural areas. In general, these gradual changes are not an impediment to development in the Township, as there are no steep climbs or cliff faces. As each area of the Township presents specific conditions each site will have specific challenges for the property owners to work around. The Township should encourage owners to use best practice when siting structures along sensitive natural areas.

Prime Farmland

Map 15 depicts three categories of farmland in the Township: Prime land, Farmland of Local Importance, and Prime Farmland, if drained. The majority of Kochville falls under Prime Farmland, if drained. There are pockets on the east side of the Township with Prime Farmland and Farmland of Local Importance. According to the Natural Resources Conservation Service, Prime Farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is also available to use. These soils are the highest quality and can economically produce sustained high yield of crops when treated and managed according to acceptable farming methods. Very specific technical criteria were established by Congress to identify prime farmland soils. In general, the criteria reflects adequate natural moisture content; specific soil temperature range; pH between 4.5 and 8.4 in the rooting zone; low susceptibility to flooding; low risk to wind and water erosion; minimum permeability rates; and low rock fragment content. Therefore, the soil indicated as Prime Farmland, if Drained, does not naturally fit under the specified criteria, but would if it were cultivated using modern agricultural practices.

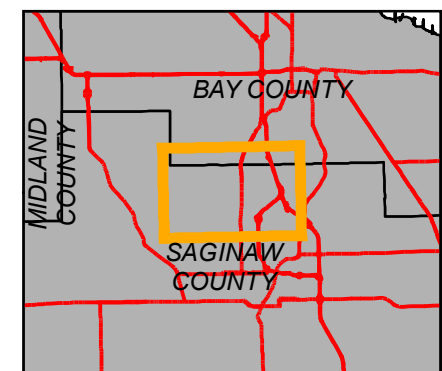
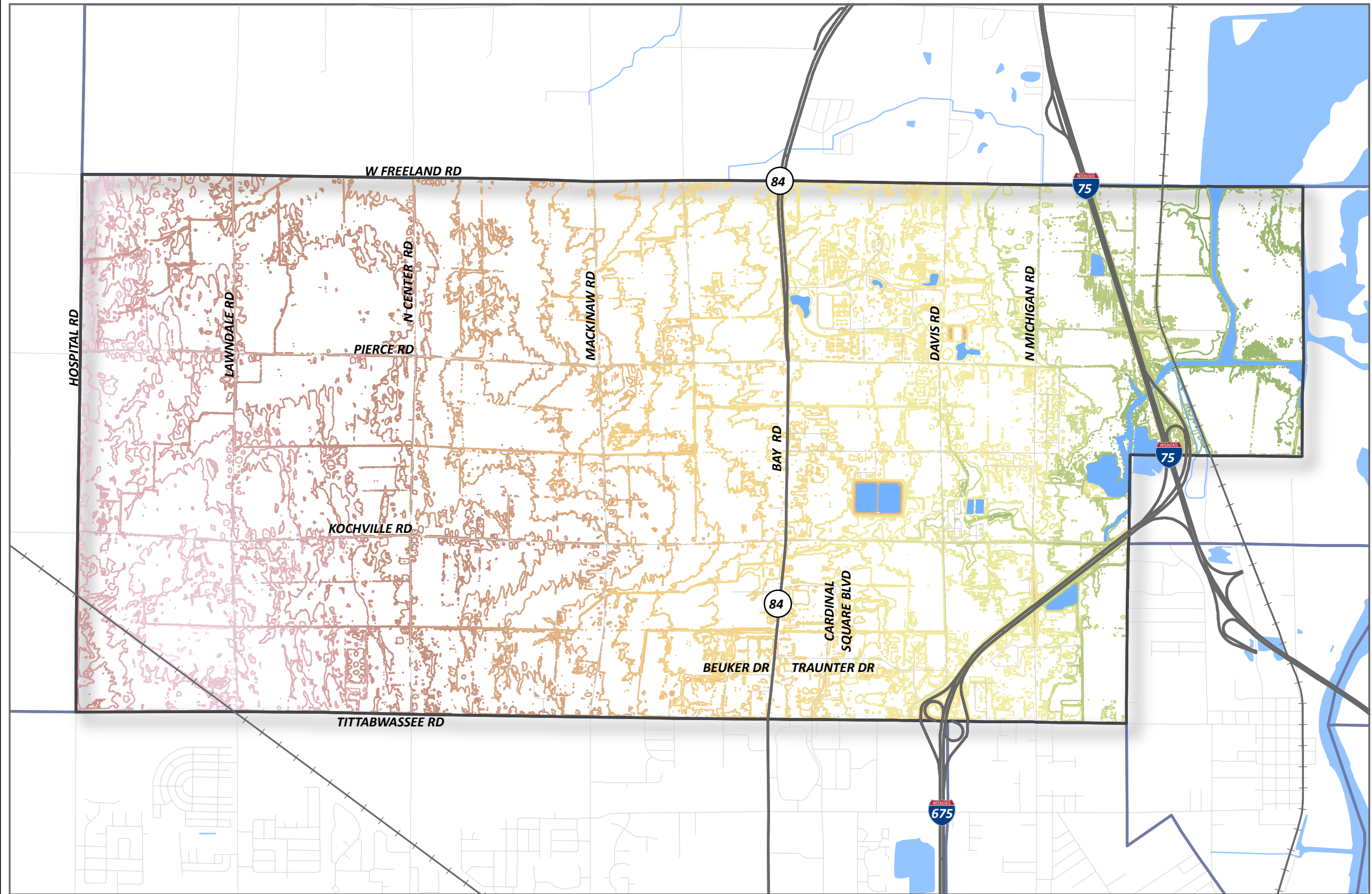
A pocket of Farmland of Local Important is located in the northern region between State Route 84 and I-75. Farmland of Local importance is either currently producing or has the capability of production but does not meet the criteria of Prime land.



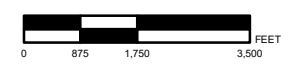
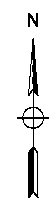
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MAP 14 - TOPOGRAPHY MAP KOCHVILLE TOWNSHIP, SAGINAW COUNTY, MICHIGAN

PATH: Q:\PROJECTS\2020\2020 COMPREHENSIVE MASTER PLAN\MAPPING\TOPO.MXD. PRINTED ON: 5/19/2021. BY: JENNIFER STEWART



AREA MAP
NOT TO SCALE



LEGEND (IN FEET)

575	611
578	614
581	617
584	620
587	623
590	626
593	629
596	632
599	635
602	638
605	641
608	

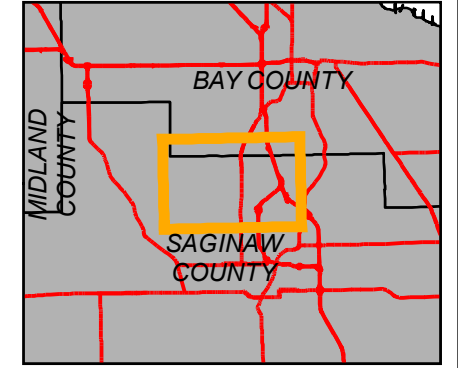
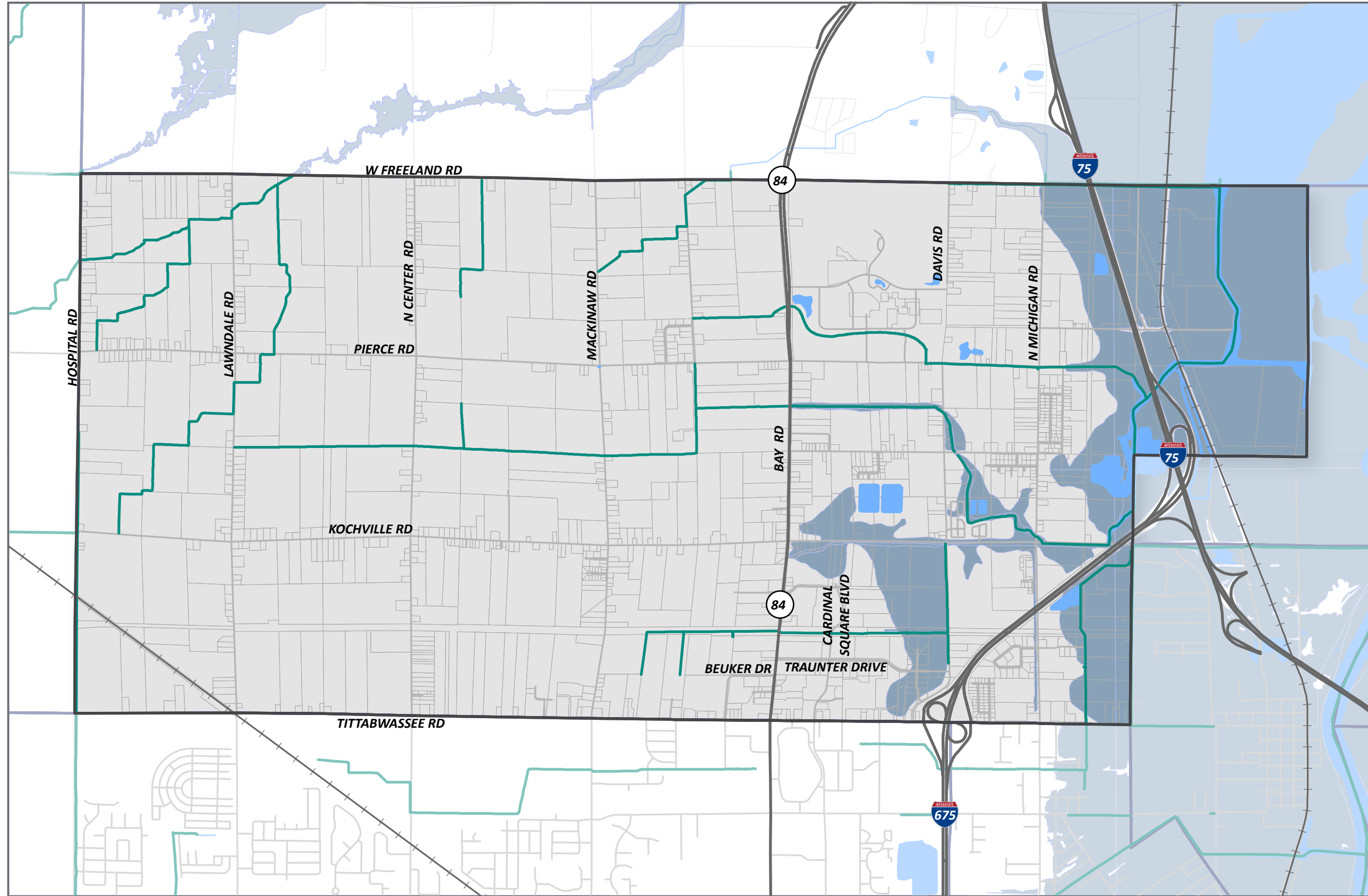
Spicer group
SAGINAW'S OFFICE
230 S Washington Ave
Saginaw, MI 48607
Tel. 989-754-4747
www.SpicerGroup.com

Date May 2021

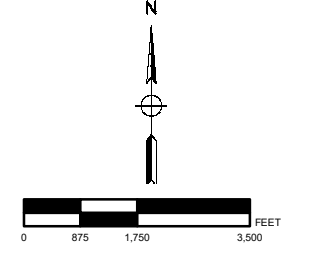
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MAP 15 - FEMA 100 YEAR FLOODPLAIN KOCHVILLE TOWNSHIP, SAGINAW COUNTY, MICHIGAN

PATH: Q:\PROJECTS\2020\129629\SAG2020 - KOCHVILLE TOWNSHIP\2020 COMPREHENSIVE MASTER PLAN\MAPPING\FLOODPLAIN.MXD, PRINTED ON: 5/19/2021, BY: JENNIFER STEWART



AREA MAP
NOT TO SCALE



LEGEND

- County Drains
- Water Features
- 100 Year Floodplain

Source: Federal Emergency Management Agency

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Date May 2021

EXISTING LAND USE

INTRODUCTION

This section is a review of the existing land uses in Kochville Township. Existing land use is a study of how a particular property is being used, regardless of how it is zoned. It is important to understand the distinction between existing land use and zoning.

In Kochville Township, there are eleven zoning districts. Each district allows different uses by right or by Special Use Permit. As previously mentioned in Chapter 1, zoning regulations are law, and they define minimum development standards in each district. By comparison, an existing land use map, Map 16, aims to be more specific than a zoning map. An existing land use map illustrates the land use of each parcel at a certain period in time. There are many more land use categories than there are zoning districts because there are many different types of homes, businesses, and industries. The purpose of the existing land use map is to clarify the types of uses currently in Kochville Township, irrespective of zoning.

Kochville Township's existing land use map was created in a two-step process. Initially, all the parcels were classified via a desktop analysis of land use using satellite imagery and local zoning information. Then, the Consultants drove the roads of the Township to clarify any outstanding questions. After the first draft of the Existing Land Use map was presented to the Township Planning Commission, they offered some key land use changes, and parcels were reclassified on this basis. The existing land use map is located at the end of this chapter.

One of the most important outcomes of a community's Master Plan is the creation of a Future Land Use Plan. Before the Future Land Use Plan can be created, the existing conditions and relationships between current land uses must be examined and understood. This knowledge aids in the decision-making process concerning future residential, commercial, industrial, agricultural, and public land use activities. Future land use will be discussed more thoroughly later in this document. See Table 20, on the following page, for the breakdown of existing land uses in Kochville Township.



EXISTING LAND USE ANALYSIS

TABLE 20 – EXISTING LAND USE

Existing Land Use	Acreage	Percentage
Agricultural	5,917.58	50.12%
Rural Residential	1,965.65	16.65%
Single Family Residential	1,044.5	8.85%
Public/Semi-Public	840.11	7.11%
Commercial	610.03	5.17%
Open Land	501.73	4.25%
Utility	292.68	2.48%
Recreation	190.23	1.61%
Industrial	176.17	1.49%
Right Of Way	161.97	1.37%
Office	42.24	0.36%
Multi-Family Residential	27.22	0.23%
Wooded	10.38	0.09%
Hotel	15.69	0.13%
Medical Facility	11.57	0.10%
Total	11,807.75	

Agriculture

Agricultural land is a driving force in Kochville Township, it is the most prominent landscape feature in the Township. Township residents and officials believe in protecting and preserving their agricultural land for the future. This land includes parcels utilized for farming of crops, raising of livestock, orchard facilities, and roadside stands. The Township, unlike many other rural ones in the area, still has highly convenient amenities. Overall, agricultural land makes up 5,917.58 acres in the Township, which is approximately 50.12% of the land. While it is expected that small portions of this land will be converted into commercial, institutional, or residential development, most of it will remain as agricultural use. Agricultural land can be found throughout the whole Township, excluding the surrounding area off M-84 and along Tittabawassee Road.

Rural Residential

In Kochville Township many of the parcels are used as agricultural land with a single-family home on site. These homes are generally associated with agricultural operations. This category is different than the agriculture and single-family categories due to the dual purpose of the parcels. Rural residential land in the Township makes up 1,965.65 acres or 16.65% of the land. This land can be found in pockets throughout the Township.

Single-Family Residential

In this existing land use analysis, there are three types of housing in Kochville. Single-family housing is the second type of housing in the Township, the first is the rural residential previously mentioned, and the third is multi-family which will be discussed later on in the chapter. Single-family housing throughout the Township looks different depending on where it is located. There are homes located in front of agricultural properties not associated with agricultural land, homes on the east side of M-84 near tucked between campus and the commercial area, and then clusters of larger parcels with homes closer together giving a traditional neighborhood feel. Overall, the residential land use category is the third largest in the Township at 1,044.5 acres or 8.85% of the Township's land.

Public/Semi-Public

The public/semi-public land use category includes the University, places of worship, schools, Township buildings, cemeteries, other civic-related uses, and other infrastructure requiring land like lagoons and pump stations. These are typically used by the general public or a defined group in the community. Within the Township these uses are along three roads: Tittabawassee Road on the northern side, M-84 on both side, and Kochville Road on both sides. The largest public/semi-public use in the Township is SVSU (Saginaw Valley State University). In the Township this land accounts for 840.11 acres or 7.11% of the land.

Commercial

The majority of the commercial land areas in the Township are located in two areas, along M-84 (Bay Road) and Tittabawassee Road. This large central business district is a major draw for the region, offering additional shopping opportunities. The development of Fashion Square Mall took place in mid-1970. The development began with commercial strips along Bay Road and Tittabawassee Road. Today, many other access roads lead to commercial areas. Commercial land in the Township accounts for 610.03 acres or 5.17% of the land.

Open Land

In Kochville Township, there is a handful of parcels that are considered "open land". These areas could be used for recreational purposes like parkland, grazing areas for animals, or future developments. These areas are in the southern half of the Township or on the eastern side. This land use makes up 501.73 acres or 4.25% of the land.

Utility

Utility land within the Township is land used for transmission lines and a solar farm. A transmission line transfers electrical signals from one place to another. The transmission line is in the southern half of the Township, the line traverses east to west between Kochville Road and Tittabawassee Road. Additionally, the Stoneheart Solar Photovoltaic Electrical Generation Facility was constructed on 38 acres, this solar farm is located in the western corner of Pierce Road and Mackinaw Road. The utility land use category in the Township makes up 292.68 acres or 2.48% of the land.

,

Recreation

Recreation land in the Township includes Township parks and private recreation facilities. The recreation opportunities include Krossroads Park off Kochville Road, Elmer Lange Park off Mackinaw Road, a Campground, and Beech Hallow Golf Course off Hospital Road. Recreation land makes up approximately 190.23 acres or 1.61% of the total land. For a more detailed description of the parks, reference the Township Parks and Recreation Plan.

Industrial

In the Township there are very few industrial parcels, the parcels within the Township are considered light industrial. These parcels operate completely within enclosed buildings and have little to no outdoor storage, and are mostly concentrated in the middle to southeastern portion. This land makes up 176.17 acres or 1.49% of the land.

Right of Way

The roads in the Township make up 161.97 acres or 1.37% of the land.

Office

Office space includes land that is primarily used for workspace. Within the Township this land use category captures small to medium size parcels that are located in the southern portion between M-84 and I-675, and on the eastern side of I-675. The office areas make up 42.24 acres or 0.36% of the land in the Township.

Multi-Family Residential

The multi-family residential category includes properties in the Township occupied by two-family dwellings, or duplexes, and all types of housing that offer three or more dwelling units per structure. The multi-family homes in the Township broaden the housing options available to residents, and others who may be a student at SVSU or need other housing options. The one area in the Township that currently offers this type of housing is off Pierce and David Road. Multi-family residential totals 27.22 acres or 0.23% of the land.

Wooded

There is one designed wooded area in the Township, which is forested or mostly covered with trees. This parcel is located on the western side of M-84 situated between agricultural land. In addition to the recreation and open land in the Township, this parcel provides more natural features for residents and pockets of wildlife habitat. There are 10.38 acres of wooded land or 0.09% of the total land area.

Hotel

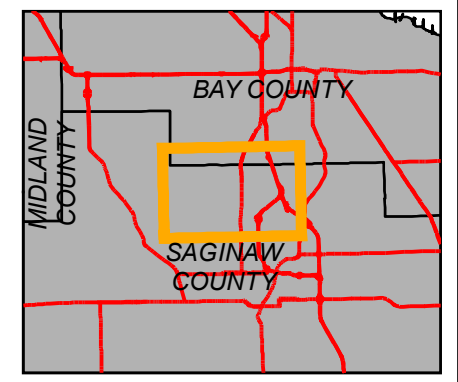
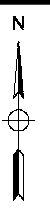
In the Township along Tittabawassee Roads is a cluster of parcels that are used for short-term or long-term stays. These hotel properties make up 15.69 acres of land or 0.13%.

Medical Facility

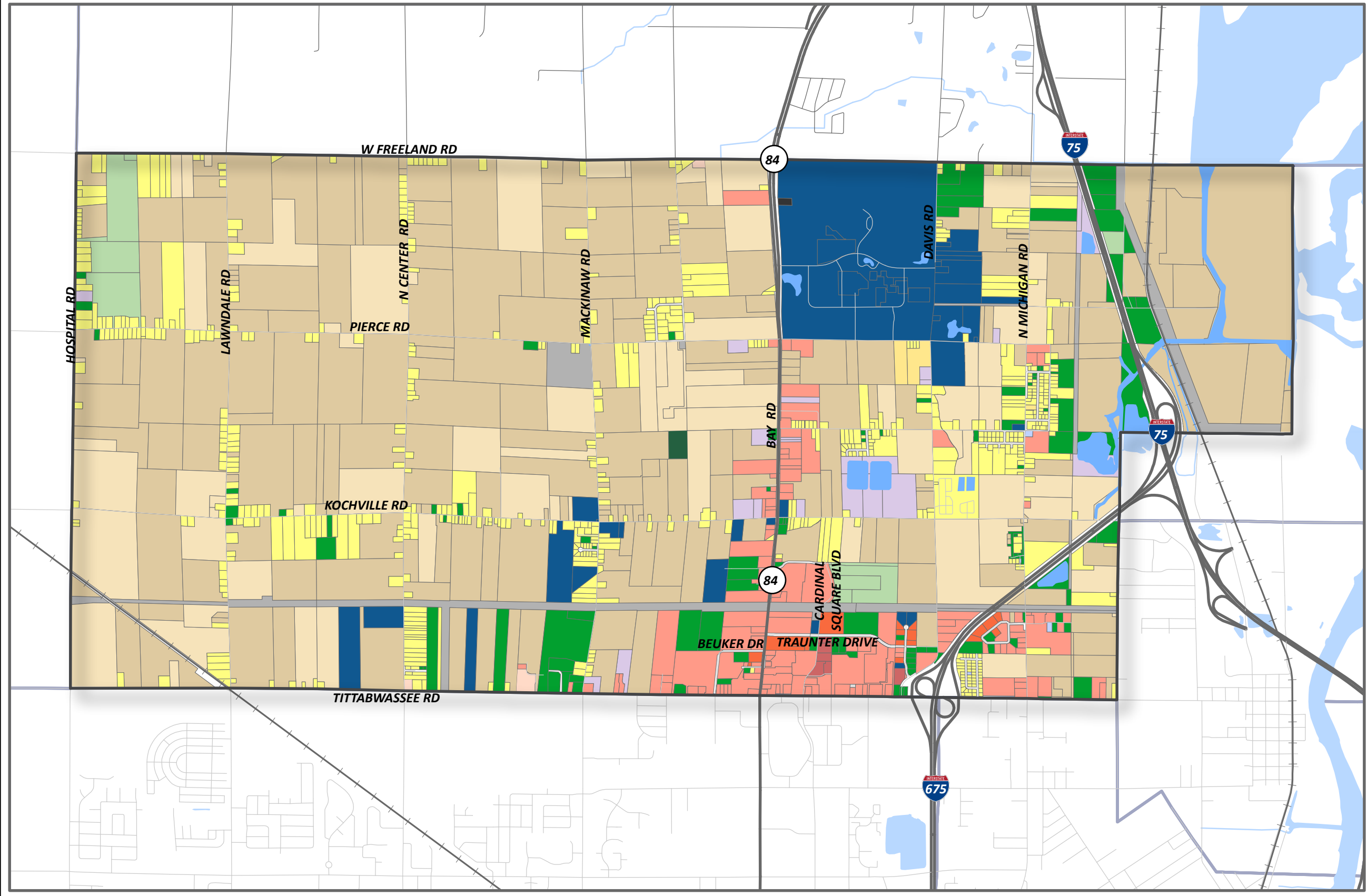
Medical facilities are a very specialized use, and for the purpose of this plan, are their own land use category. They are valuable resources for communities to have and increase the quality of life for Township residents. There are several medical facilities within the Township, an Ophthalmologist, Social Worker, and Animal Rescue Service. The facilities are located in the northern portion along Freeland Roads or in the southern portion along Tittabawassee Roads. These three parcels total 11.57 acres or 0.10% of total land.

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MAP 16 - EXISTING LAND USE KOCHVILLE TOWNSHIP, SAGINAW COUNTY, MICHIGAN



AREA MAP
NOT TO SCALE



- Agriculture
- Rural Residential
- Single-Family
- Public-Semi/Public
- Commercial
- Open Land
- Utility
- Recreation
- Industrial
- Right of Way
- Office
- Multi-Family Residential
- Wooded
- Hotel
- Medical Facility



Source:
Michigan Geographic Data Library

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Date August 2022

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CHAPTER 8 | SUMMARY - ROAD TO
THE FUTURE

WHATS NEXT?

SUMMARY – ROAD TO THE FUTURE

WHAT NEXT?

Now that you have adopted your 2023 Master Plan it is time to plan how, as a Township, you will accomplish the goals you have set to achieve over the next 5 to 20 years. Where to start? Look at your implementation plan, the implementation plan lays out a timeline for each task of when you would like to achieve each task. Slowly work your way through that plan, do not be intimidated by the number of items, they are there to be a guide not a rule.

As you work through the implementation plan, look at your zoning plan and zoning ordinance. Begin to identify the areas or sections of the zoning ordinance that need amended and slowly work your way through the update list. This list is not exhaustive, and situations may arise that require other amendments. Again, the zoning plan in your Master Plan is a guidebook for the Planning Commission for the next 5 – 20 years.

Lastly, remember your vision, remember why you set it, and the importance behind it. Your vision is the vision for the Township, it should always be your guiding principle when making land use and development decisions.

The previous pages have provided a well-rounded picture of the Township through an analysis of demographic data, natural features, and community infrastructure. It is the foundation to understand where the Township has been and where it's going. The Planning Commission should continuously reference, review, and update this Master Plan. Good practice and State law require the Township to review this Plan every five years and update it, if necessary. An annual measure to stay on top of this process would be for the Planning Commission to do a basic review of the plan each year. This review could be an opportunity to consider the goals and intent of the Plan and create a list of specific action items the Planning Commission would like to achieve over the year. Conducting an annual review will make the larger five-year review a more manageable process for the Planning Commission.

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CHAPTER 8 | APPENDIX

SURVEY RESULTS

DDA SUPPLEMENTAL INFORMATION

ADOPTION DOCUMENTS

APPENDIX A

COMMUNITY INPUT SURVEY RESULTS

APPENDIX B

DOWNTOWN DEVELOPMENT DISTRICT

APPENDIX C

ADOPTION DOCUMENTS