

Kochville Township Master Plan 2011

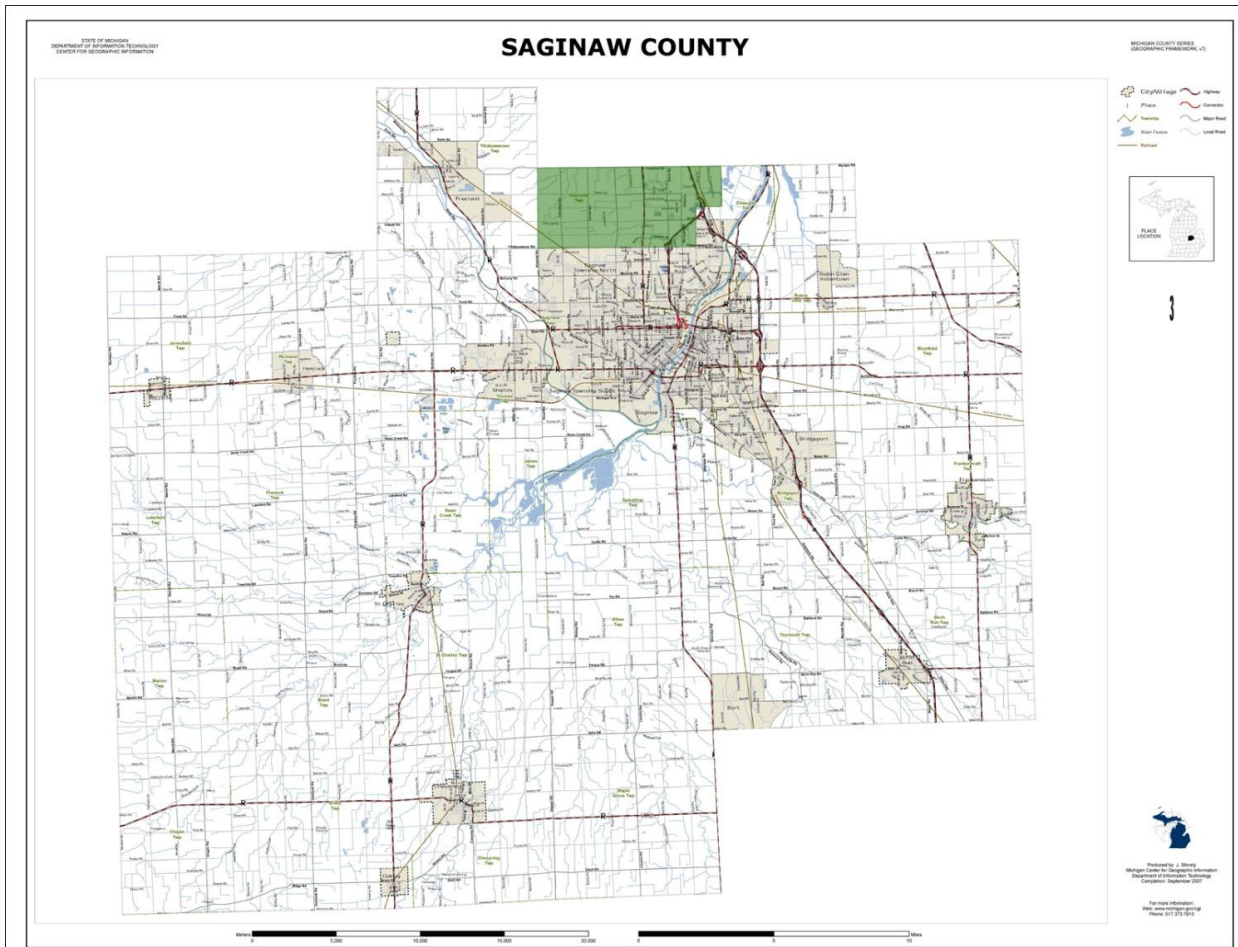


**Kochville Township Master Plan
Table of Contents**

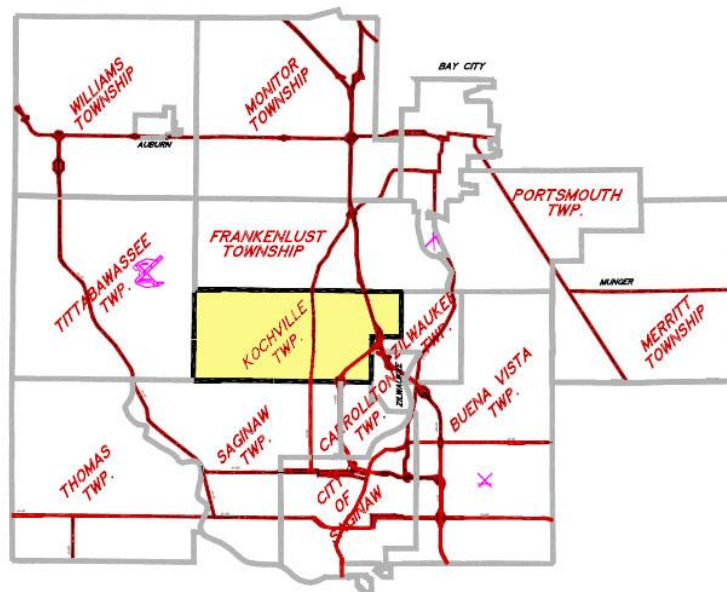
1. Introduction	
A. Kochville Location Map.....	2
B. Purpose.....	3
C. Description of Kochville Township	3
D. Master Planning Process	3
2. Background	
A. History	4
B. Population and Demographic Profile	5
C. Employment Profile	8
D. Income Profile.....	11
3. Existing Characteristics and Land Use	
A. Existing Land Use Types.....	13
B. Land Use Classifications.....	13
C. Existing Land Use Analysis	14
D. Infrastructure.....	14
E. Housing	14
F. Commercial Developments	15
G. Renewable Energy	15
H. Industrial Developments	15
I. Educational Institutions.....	16
J. Religious Institutions	16
K. Colleges and Universities.....	16
L. Parks and Recreation	16
M. Natural Features	17
N. Climate.....	17
O. Soils and Soils Map	18
4. Community Input for this Master Plan	
A. Introduction.....	19
B. 2007 Community Survey	19
5. Community Goals and Objectives	
A. Capital Improvements Plan	20
6. Future Land Use.....	21
7. Appendices	
A. Map of Kochville Township.....	22
B. Infrastructure Map and Plan	23
C. Soils Map	24
D. Future Land Use Map	25
E. Walking Path Map	26
F. 2007 Community Survey	27

1. INTRODUCTION

a. Kochville's Location



Regional Location Map



A. PURPOSE

This Master Plan reflects the ideas and hopes of the Kochville community. The purpose of the plan is to provide a guide for future decisions and, in the process, achieve a better community and living environment. This plan serves to:

- seek citizen input on needs and services
- form a general statement of goals and objectives
- provide an overall perspective for the future
- develop a future land use map
- guide the use of limited resources in the most efficient manner
- promote the public health, safety and general welfare
- preserve the quality of the environment in Kochville Township
- guide future zoning decisions

B. DESCRIPTION OF KOCHVILLE TOWNSHIP

Located in northern Saginaw County, Kochville Township is unique in that it has three rather large and distinct land uses. Its southern border, Tittabawassee Road, serves the region's major commercial artery. Near the northern border of Kochville Township is Saginaw Valley State University, the only public university within the County. Aside from these two large land uses, the remainder of the approximately 19 square-mile Township is mostly rural and agricultural in nature. The presence of a thriving and expanding commercial corridor and a growing public university present a challenge to Kochville Township - how to effectively maintain economic vitality, plan for increased commercial, institutional and residential growth, while maintaining rural character. The goal of this document is to mesh all of these sometimes competing needs into a workable plan.

C. MASTER PLANNING PROCESS

This master plan was written and developed by volunteers appointed by the Kochville Township Board of Trustees who comprised the Master Plan Committee, advising the Planning Commission. Public comment sessions were made available at the beginning of each master planning meeting, which took place the third Monday of most months between July 2009 and December 2010.

During its meetings, the Master Plan Committee discussed and deliberated the former Township Master Plan, last adopted in 2001, and made changes by majority consensus. The Committee also revised and updated the future land use map to conform to the DDA commercial requirements and current zoning.

2. BACKGROUND

A. HISTORY

Charles Louis Koch came from Germany with his daughter, Caroline, who later married Rev. F. Sievers. Mr. Koch was a wealthy man who owned a glass company. On the highest part of his land he built a church. Mr. Koch invented enameling pots and vessels but never applied for a patent on this work. Kochville Township was named in his honor.

On October 12, 1855, under the authority of the Board of Supervisors, Kochville Township of Kochville was organized. The application for the organization was signed by seventy-five electors and in granting the approval, the Board ordered the first meeting for the election of township officers.

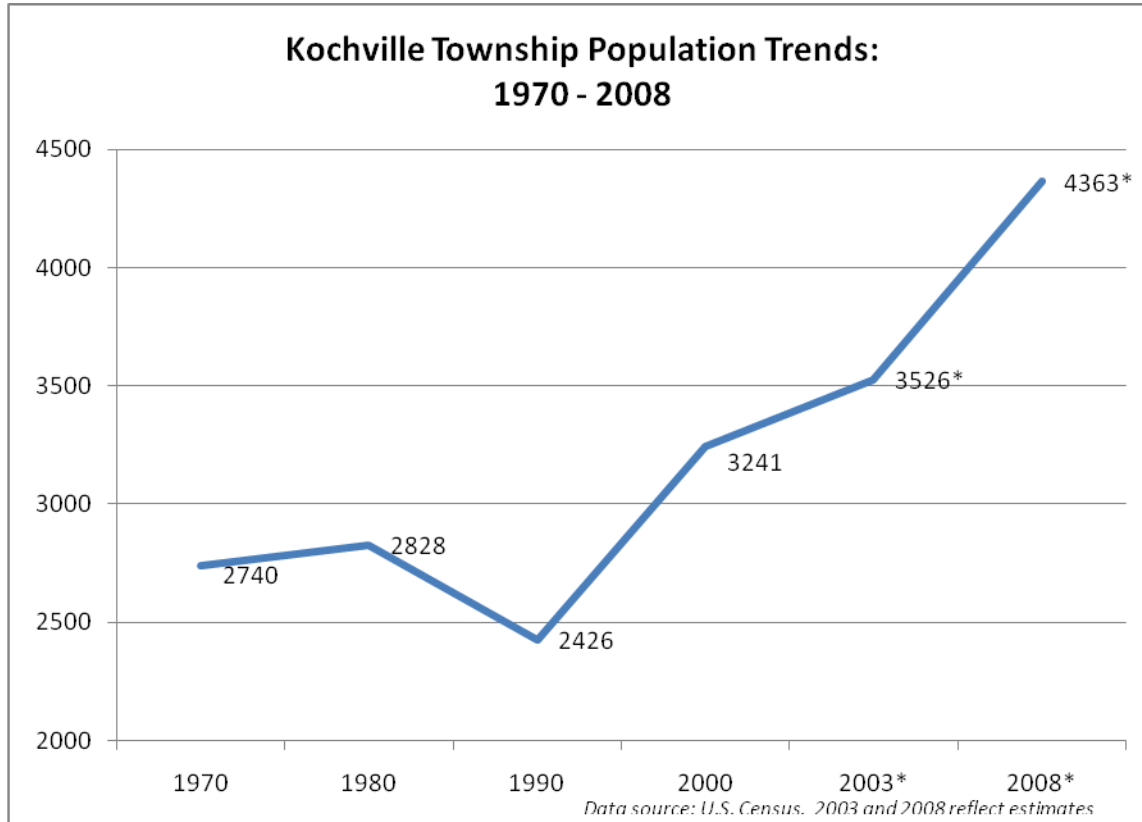
The first annual meeting of Kochville Township was the first Monday in April 1856. It was held at the home of Adam Goetz. The first election of Kochville Township officers was held April 7, 1856. There were 59 votes. The first supervisor was Luke Wellington; John Schmidt, township clerk; and Andrew Goetz, treasurer. Also elected were school inspectors, highway commissioners, justice of the peace, overseers of the poor, and constables.

Kochville Township was made up on nineteen and one-half sections. Although small, it had very fertile soil and very industrious inhabitants. It was completely agricultural and close to city markets. There was a small hamlet called Lawndale and the Pere Marquette had a railroad section in section 31. The population in 1880 was 1,768 with five school buildings and four churches.

Around 1881 Kochville Township was split into two townships due to the establishment of a county line between Saginaw and Bay City. The new townships were called Kochville and Frankenlust Townships.

By 1918, there were eight and one-half miles of stone roads and four more miles were built that year. One main road went between Saginaw and Bay City and was very important to the farmers of this area.

B. POPULATION AND DEMOGRAPHIC PROFILE



Kochville Township’s population is growing, as evidenced by the attached population trends chart. Although the 2010 U.S. Census figures were not yet available for the writing of this master plan, U.S. Census projections estimate the Kochville Township population to have grown significantly between 2000 and 2010. As of 2000, the majority of Kochville Township 72.4 percent was classified by the U.S. Census as “rural,” with 27.6 percent classified “urban.”

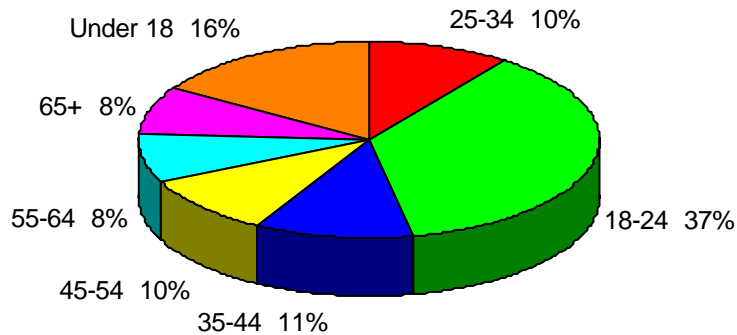
Saginaw Valley State University’s student growth has likely contributed to Kochville Township’s growth during recent decades. The U.S. Census counts college students living on campus at the time of the Census as part of that community’s population, classifying students as “persons living in group quarters.” Total enrollment at Saginaw Valley State University as of the year 2000 was 8,283 students, and this grew to 10,498 students as of the winter 2010 semester. As of 2009, nearly 2,500 students lived on-campus. Continued growth at Saginaw Valley State University may continue to increase Kochville Township’s population and its infrastructure needs.

The presence of Saginaw Valley State University also likely contributes to Kochville Township’s age structure. In the year 2000, Kochville Township’s median resident age was 23.7 years, and the largest age group of those measured by the U.S. Census was 18 to 24-year-olds, which totaled 37 percent of Kochville Township population. Kochville Township’s next two largest measured age groups were those

residents under 18 years of age, and those between 35 and 44 years of age. The strength of these “family” age groups indicates potential challenges and opportunities in providing recreation, employment, and access to entertainment and cultural events.

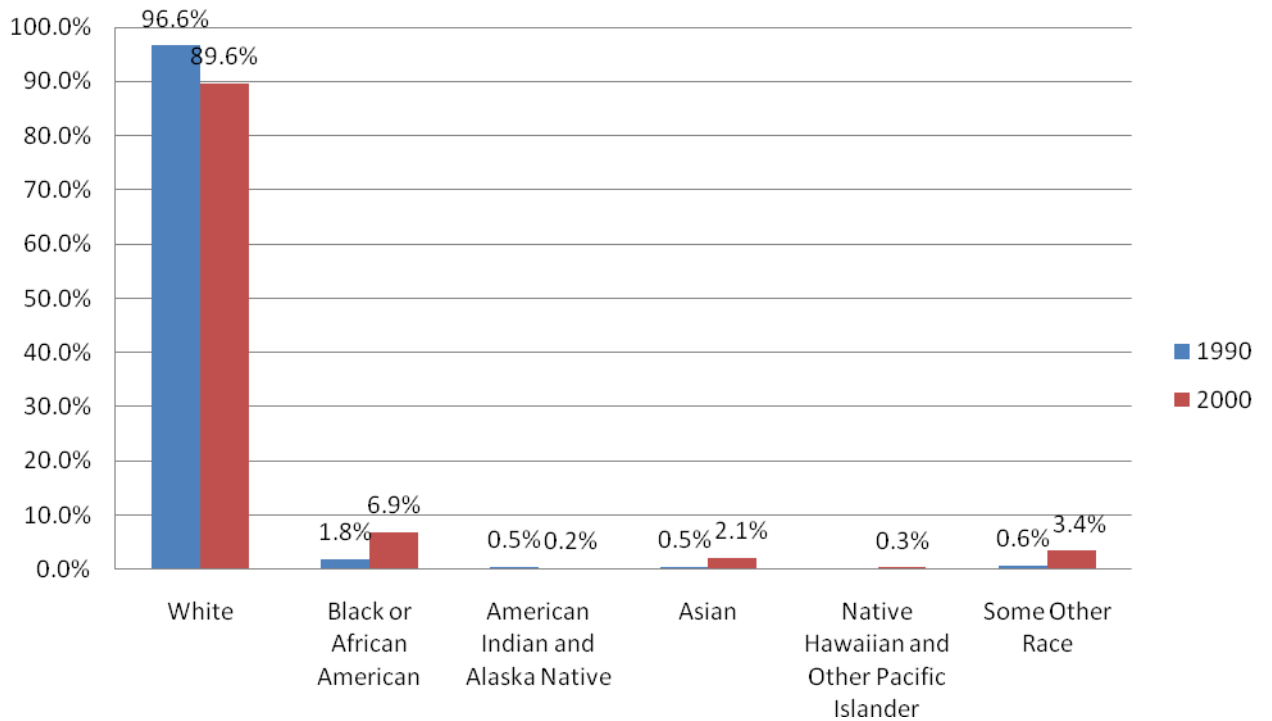
Of the 3,241 recorded Kochville Township residents in 2000, 51.9 percent, or 1,667, were female, and 48.1 percent, or 1,574, were male. As measured by race, most were listed as “white” 89.6 percent, a decrease from the 96.6 percent recorded for the 1990 Census. Remaining residents identified themselves as black 6.9 percent, American Indian or Alaskan Native, .2 percent, Asian 2.1 percent, Native Hawaiian or other Pacific Islander 0.3 percent, or some other race 1.4 percent. A total of 3.4 percent of residents of any race identified themselves as being of Hispanic.

2000 Population by Age Group



Source: 2000 U.S. Census

Kochville Township Population by Race: 1990 to 2000



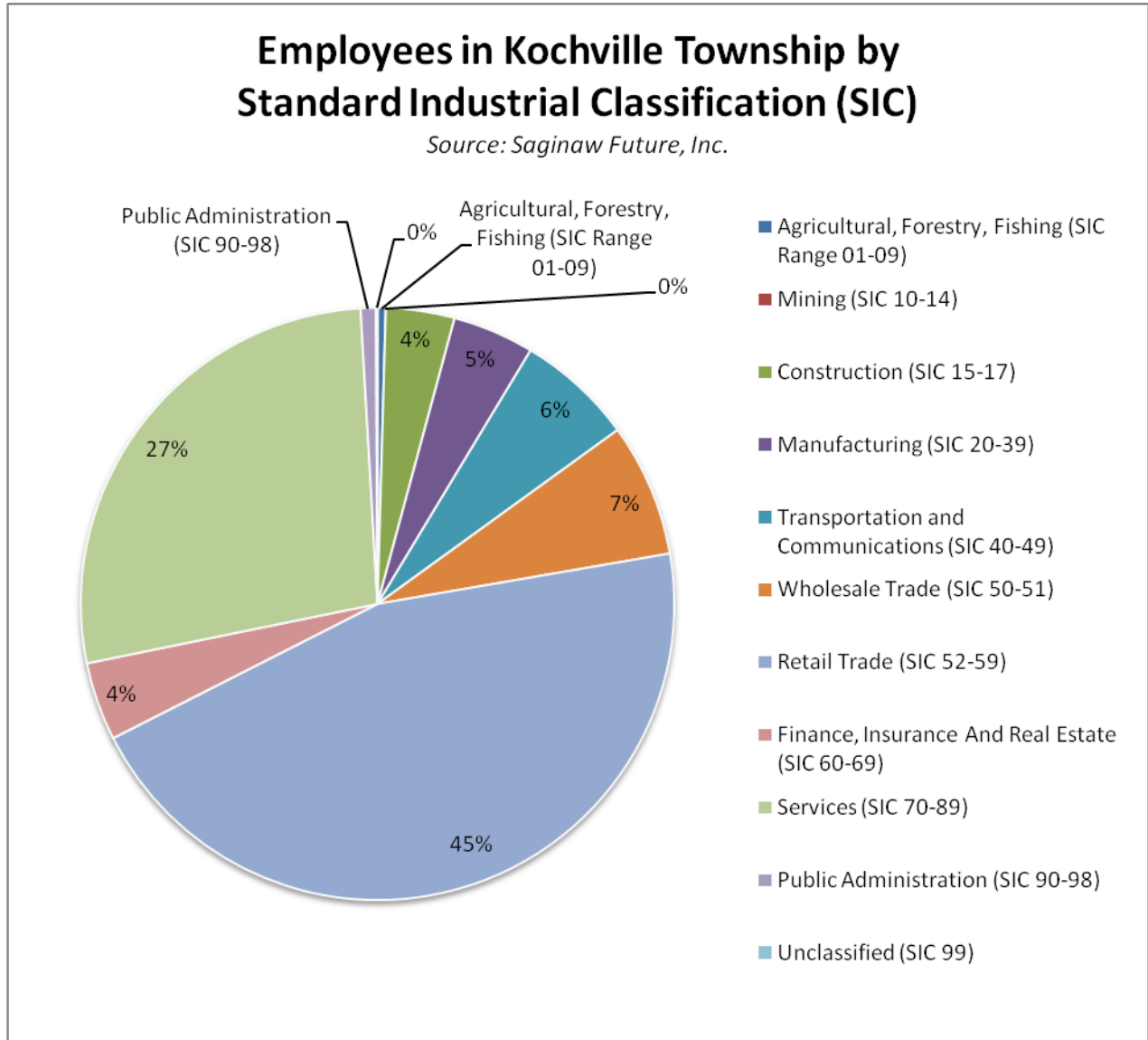
Kochville Township Population by Race: 1990 to 2000
(Source: U.S. Census Bureau)

Racial Description	1990	2000
White	96.6%	89.6%
Black or African American	1.8%	6.9%
American Indian and Alaska Native	0.5%	0.2%
Asian	0.5%	2.1%
Native Hawaiian and Other Pacific Islander		0.3%
Some Other Race	0.6%	3.4%

**1990 and 2000 Census race categories differ. In 1990, Asian and Pacific Islander were grouped as one category.*

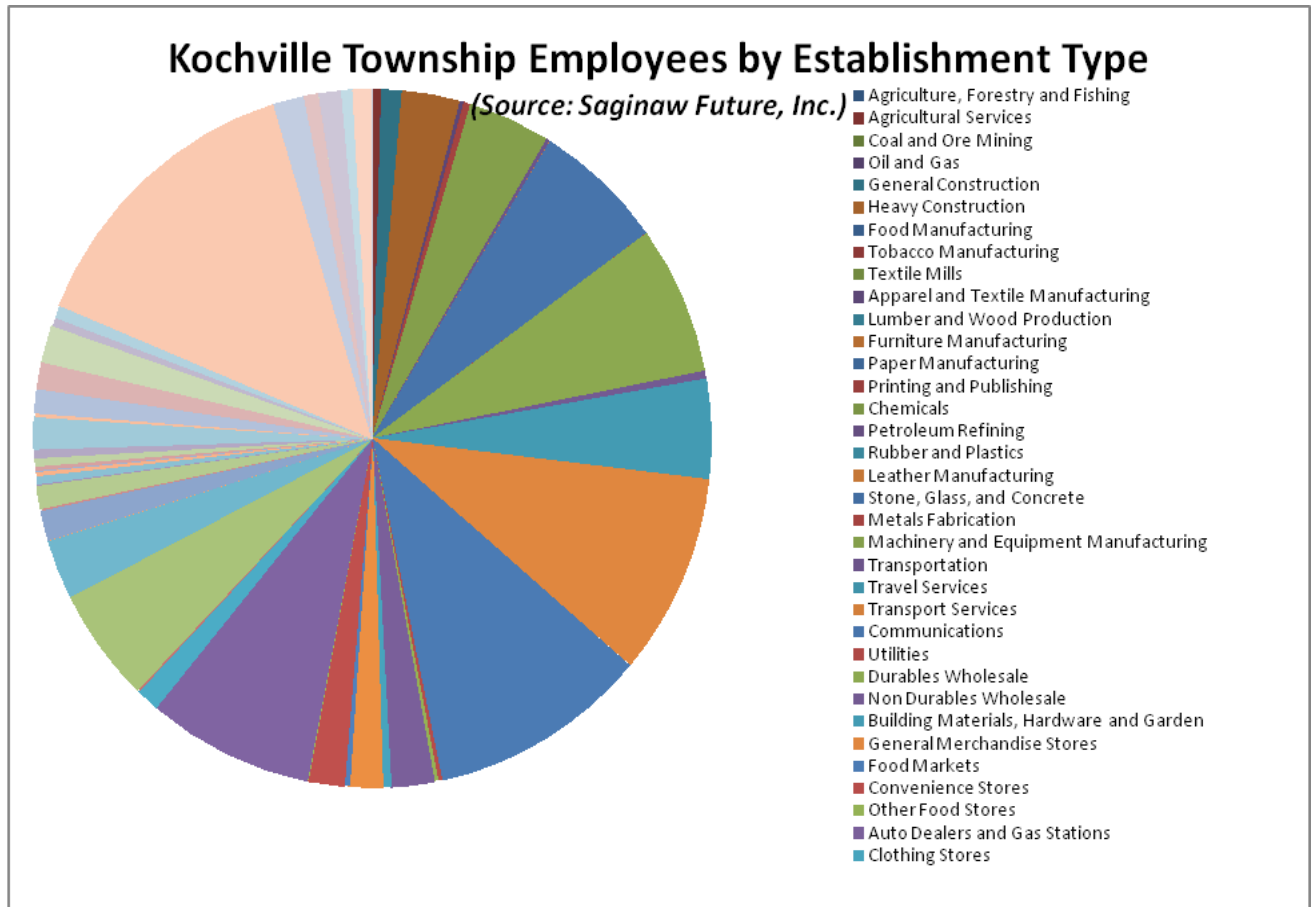
C. EMPLOYMENT PROFILE

Sixty-eight percent of Kochville Township residents over the age of 16, or 1,894 out of 2,775, are considered part of the labor force according to the 2000 U.S. Census. Saginaw Future, Inc., Saginaw County’s economic development organization, states that 7,673 employees work in Kochville Township.



Standard Industrial Classification		Number of Employees in Kochville Twp (2009)	Percentage of Total
Agricultural, Forestry, Fishing	(SIC 1-09)	34	0.4%
Mining	(SIC 10-14)	0	0.0%
Construction	(SIC 15-17)	287	3.7%
Manufacturing	(SIC 20-39)	341	4.4%
Transportation and Communications	(SIC 40-49)	489	6.4%
Wholesale Trade	(SIC 50-51)	558	7.3%
Retail Trade	(SIC 52-59)	3,471	45.2%
Finance, Insurance And Real Estate	(SIC 60-69)	328	4.3%
Services	(SIC 70-89)	2,095	27.3%
Public Administration	(SIC 90-98)	64	0.8%
Unclassified	(SIC 99)	6	0.1%

Data Source: Saginaw Future, Inc.; Applied Geographic Solutions, Thousand Oaks, CA.



TOTAL EMPLOYEES IN KOCHVILLE TOWNSHIP BY ESTABLISHMENT TYPE (2009)					
Type	No.	Pct.	Type	No.	Pct.
Agriculture, Forestry and Fishing	0	0.0%	Furniture Stores	123	1.6%
Agricultural Services	34	0.4%	Home Furnishings	16	0.2%
Coal and Ore Mining	0	0.0%	Electronics and Computer	135	1.8%
Oil and Gas	0	0.0%	Music Stores	0	0.0%
General Construction	75	1.0%	Restaurants	607	7.9%
Heavy Construction	212	2.8%	Other Food Service	85	1.1%
Food Manufacturing	0	0.0%	Bars	0	0.0%
Tobacco Manufacturing	0	0.0%	Drug Stores	2	0.0%
Textile Mills	0	0.0%	Liquor Stores	4	0.1%
Apparel and Textile Manufacturing	14	0.2%	Specialty Stores	408	5.3%
Lumber and Wood Production	0	0.0%	Financial Institutions	208	2.7%
Furniture Manufacturing	0	0.0%	Insurance Carriers	6	0.1%
Paper Manufacturing	0	0.0%	Insurance Agents & Brokers	103	1.3%
Printing and Publishing	2	0.0%	Real Estate	11	0.1%
Chemicals	0	0.0%	Hotels and Lodging	77	1.0%
Petroleum Refining	0	0.0%	Dry Cleaning and Laundry	5	0.1%
Rubber and Plastics	0	0.0%	Beauty and Barber Shops	31	0.4%
Leather Manufacturing	0	0.0%	Other Personal Service	12	0.2%
Stone, Glass, and Concrete	0	0.0%	Advertising	7	0.1%
Metals Fabrication	23	0.3%	Computer Services	16	0.2%
Machinery and Equipment Mfg.	302	3.9%	Other Business Services	25	0.3%
Transportation	13	0.2%	Auto Repair/Services	37	0.5%
Travel Services	0	0.0%	Miscellaneous Repair Ser.	115	1.5%

Transport Services	0	0.0%	Motion Pictures	12	0.2%
Communications	476	6.2%	Entertainment/ Recreation	86	1.1%
Utilities	0	0.0%	Health/ Medical Services	95	1.2%
Durables Wholesale	528	6.9%	Hospitals	131	1.7%
Non- Durables Wholesale	30	0.4%	Legal Services	29	0.4%
Building Materials, Hardware and Garden Centers	354	4.6%	Primary and Secondary Ed.	48	0.6%
General Merchandise Stores	720	9.4%	Colleges and Universities	1,079	14.1%
Food Markets	800	10.4 %	Social Services	110	1.4%
Convenience Stores	17	0.2%	Child Care Services	52	0.7%
Other Food Stores	12	0.2%	Museums and Zoos	5	0.1%
Auto Dealers and Gas Stations	159	2.1%	Membership Organizations	77	1.0%
Clothing Stores	28	0.4%	Professional Services	46	0.6%
Government	64	0.8%	Unclassified Establishments	6	0.1%

Source: Saginaw Future, Inc.

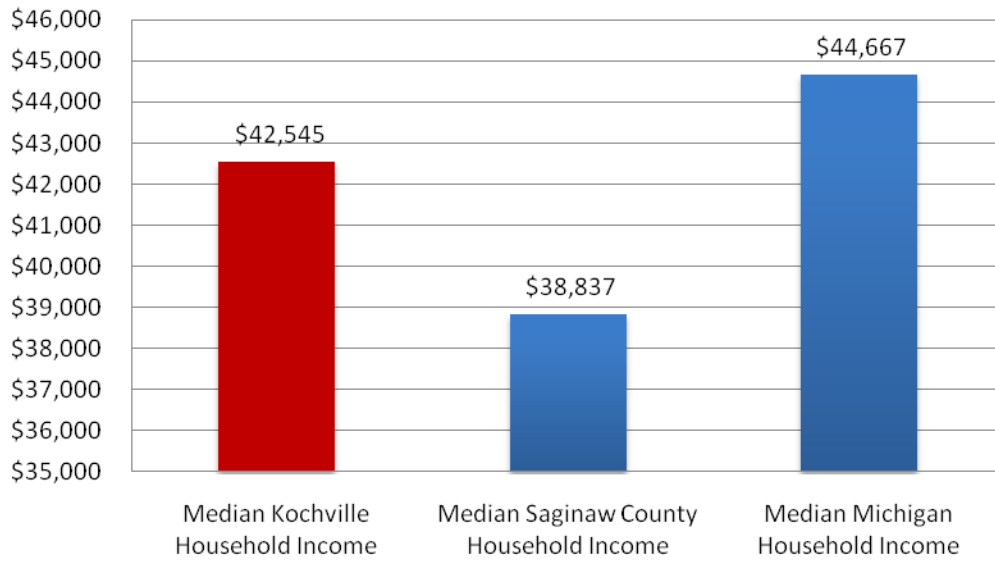
D. Income Profile

Two statistics commonly used to measure geographic income are median household income and per capita income. Median household income refers to the total pre-tax income level in an area at which half of households makes more, and half make less. Per capita income refers to the total pre-tax income reported in an area divided by the number of people living there. The 2000 U.S. Census determined Kochville Township's median household income as \$42,545, or 9.5 percent more than the Saginaw County average. However, the 2000 average per capita income in Kochville Township was only \$16,312, a 16.1 percent reduction from the Saginaw County average.

In 1999, 8.3 percent of Kochville Township families lived below the poverty level, according to the U.S. Census, representing a decline from the 10.5 percent figure reported in 1989. In 1999, 12.6 percent of families with children under five years old lived in poverty.

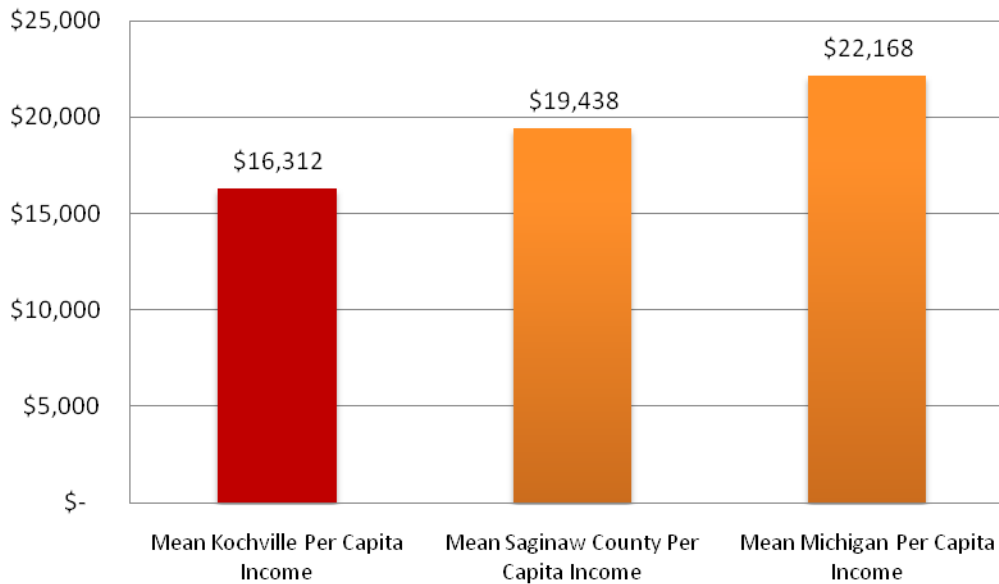
Median Household Income Comparison:

Source: 2000 U.S. Census



Per Capita Income Comparison:

Source: 2000 U.S. Census



3. EXISTING CHARACTERISTICS AND LAND USE

A. EXISTING LAND USE TYPES

The existing land use map provides a picture of how Kochville Township is currently using its land. The way land is used often can explain why certain areas show residential or commercial development patterns while other areas demonstrate no clear land use development pattern. It is important to recognize the difference between land use and zoning. Zoning regulates the intensity of use allowed, while land use provides a snapshot of how the land is actually being used. It is important to study existing land use because it often provides detail as to development trends and demands.

Kochville Township's roughly 19-square-miles are divided into six land use classifications for purposes of mapping.

B. LAND USE CLASSIFICATIONS

Agricultural

This classification describes all land area used for crops or pasture as well as all orchard facilities.

Residential

This classification is for areas with dwellings and accessory structures.

Commercial

Included in this category are all parcels containing commercial facilities.

Industrial

Included in this category is land used for processing, manufacturing, fabricating, assembling materials, or for the outside storage of equipment and materials.

Public/Semi-Public

Land area of this classification is used for public and government buildings, parks and cemeteries. Schools, both public and private, as well as churches, are included in this classification. This category also includes utility easements, road right-of-way, and other infrastructure requiring land, like lagoons, and pump stations.

Natural Areas

Undeveloped, non-agricultural properties are included in this category.

C. EXISTING LAND USE ANALYSIS

Agricultural

Agriculture is the largest developed land use in Kochville Township, accounting for almost 74 percent of all land. Agricultural land does include some fallow ground, but not brush or fields that have remained uncultivated for more than a few years based on a visual survey. Agricultural land is located throughout Kochville Township, even relatively near the heavily commercial area of Tittabawassee and Bay Roads. The northeast portion of Kochville Township, located east of I-675, is almost completely agricultural, with the exception of some natural and wooded parcels. There are large tracts of agricultural land throughout Kochville Township; however, almost every tract of agricultural land has developed a low-density residential ring around its perimeter.

The proportion of agricultural land in Kochville Township makes it a defining characteristic of the community. Planning single family homes on smaller lots, though, may warrant consideration if preservation of agricultural land is identified by the public as a priority.

D. INFRASTRUCTURE

The existing infrastructure within Kochville Township is important to study when examining potential growth of Kochville Township. Infrastructure is sometimes compared to a skeleton, in the sense that infrastructure provides the foundation for growth.

An attached infrastructure map (Appendix B) shows that not all of Kochville Township is serviced by public water and sewer. Using a skeleton as an example, it follows that much of Kochville Township's intense development is located upon its most intensive infrastructure.

E. HOUSING

There are a total of 990 housing units within Kochville Township. The majority of those units 96 percent are occupied. Renter-occupied housing units account for 20 percent of total occupied housing units in Kochville Township, increasing from 16 percent in 1990. According to the 2000 U.S. Census, there were slightly fewer persons per unit 2.46 in owner-occupied houses than in renter-occupied housing units 2.58. Saginaw County's 2000 U.S. Census information shows 2.64 persons per owner occupied housing unit and 2.28 persons per renter occupied unit. The higher number of persons per rented housing unit in Kochville Township may be attributable to the presence of students at Saginaw Valley State University.

Residential land comprises 7 percent of Kochville Township, or approximately 843 acres. Most of the residential land is in small tracts along road frontages throughout Kochville Township. The most densely populated areas are located in the eastern half of Kochville Township, along Michigan Road. This residential area is also the only portion of Kochville Township where industrial land is present. Just one-half mile west of Michigan, is Davis Road. A manufactured housing community, Saginaw Valley Mobile Home Park, is located at the corner of Kochville and Davis. This development has a total of 185 units.

There are a few duplex and multiple family units (excluding housing at SVSU) scattered throughout Kochville Township. Kochville Township is experiencing new home growth. Students may attend one of three school districts, the City of Saginaw, Freeland or Bay City.

F. COMMERCIAL DEVELOPMENTS

One of the unique characteristics of Kochville Township is its intense regional commercial development. Located along two arterial roads, Bay Road/M-84 and Tittabawassee Road, regional commercial development is by far the most intense land use in Kochville Township. Commercial development along Tittabawassee and Bay Road was encouraged in the mid-1970s by the development of Fashion Square Mall, at the corner of Bay and Tittabawassee Roads, just south of Kochville Township. Development began in strips, fronting on Bay and Tittabawassee Roads, but has recently expanded to access roads like Fashion Square Boulevard, and secondary roads like Kochville and Pierce Roads. Pierce and Davis Roads are important commercially because they feed traffic to Saginaw Valley State University. As the University has grown, the number of students attending the University and the number of students living on campus has expanded. Current land use shows commercial land use at the intersection of Pierce and Bay Road/M-84.

Aside from the concentration of commercial land along Bay and Tittabawassee Roads, the only other large tract of commercial/recreational land is the Beech Hollow golf course located along Hospital Road.

G. RENEWABLE ENERGY

Kochville Township is a mostly rural and agricultural community that encourages the use of renewable energy. Renewable energy represents a proven component in the struggle to halt climate change and conservation of materials and energies. Wind energy, Solar energy and Biomass digesters are permitted in this community and supported when following federal, state, and local procedures and policies. Kochville's wind profile will support wind turbines for the individual landowner on a small scale. Solar energy is free, needs no fuel and produces no waste or pollution. Biomass digesters help farmers eliminate hazardous waste while producing useable gasses.

H. INDUSTRIAL DEVELOPMENTS

There is also very little industrial land in Kochville Township. Industry is, for the most part, concentrated in the southeastern portion. This section is, incidentally, the most densely developed residential area. Just east of I-675 is a relatively new industrial park. Other industrial uses are located on Michigan Road, between Pierce and Kochville Roads.

I. EDUCATIONAL INSTITUTIONS

Kochville Township students may attend one of three school districts, depending on their location in Kochville Township: City of Saginaw Public Schools; Freeland Public Schools; Bay City Public Schools; or schools of choice. Kochville Township is also home to institutes for higher education, including Saginaw Valley State University, Davenport University, and Northwood University. In addition, Delta College and Central Michigan University offer programs within neighboring communities.

J. RELIGIOUS INSTITUTIONS

- 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

K. COLLEGES AND UNIVERSITIES

- Saginaw Valley State University
- Davenport University
- Northwood University
- Delta College (Frankenlust Township)
- Central Michigan University (Saginaw Township)

L. PARKS AND RECREATION

The Kochville Township Parks and Recreation Advisory Committee was formed in October 1991. A survey was sent to all residents to see what they would like in their township. By October 2001 the first Parks and Recreation 5 year Master Plan was completed.

Krossroads Park was established with a donation of land from Wal-Mart. It is the only Boundless Playground (American Disabilities Act approved) in the area. It is situated on the east end of our township. Krossroads Park has a small lake with a surrounding walking path.

Elmer Lange Park is the area behind Kochville Township Hall that was the former Elmer Lange Farm. Kochville Township purchased the land with a land grant in May of 2004. A survey was done to implement a new 5 year Parks and Recreation Master Plan in 2006. Although Elmer Lange Park does not meet all criteria for disability accessibility yet, the committee is working on new projects every month.

In Phase 1 we have 7.5 miles of walking/biking path from SVSU to and around Krossroads Park to I-675, and back to Kochville Hall on Mackinaw Road. We are planning to connect to the Tri-county Path in the near future; both Phase II and Phase III are on the drawing board. We have included a map (Appendix E) of current and proposed trails and parks.

Kochville Parks and Recreation projects are funded by donations, grants, fundraisers, Saginaw Community Endowment fund, Kochville Township and Kochville Township Downtown Development Authority.

A resource inventory can be used to identify open space areas that may be desirable for protection or public access through acquisition or other means. Many would consider the most significant natural resource in Kochville Township to be the property owned by the Department of Natural Resources on the east side of Kochville Township. As a natural wetland, it serves as a waterfowl and wildlife sanctuary.

M. NATURAL FEATURES

Wooded land accounts for a relatively small amount of land in Kochville Township. Wood lots are scattered throughout Kochville Township, with small islands of woods in agricultural areas east of Bay Road and in somewhat larger parcels near Saginaw Valley State University and the single family residential area located near Pierce Road. As additional land is developed, preservation of the remaining scattered wood lots within Kochville Township may become important.

N. CLIMATE

According to data collected by the Michigan Department of Agriculture's climatology program, the Kochville Township area, like the rest of Michigan experiences large temperature ranges. The proximity of Kochville Township to the Saginaw Bay and Lake Huron are the primary causes of these temperature fluctuations and some lake effect.

Based on data from the National Oceanic and Atmospheric Administration (NOAA), Saginaw's average monthly precipitation from 2000 thru 2009 was 29.4 inches. The highest year of precipitation was 2006 with 37.5 inches. The average snowfall was 58.7 inches with the highest year in 2008-2009 with 80 inches of snow. The heaviest snow storm was January 26 and 27, 1967 with a snowfall of 23.8 inches. The average monthly temperature is 47.4 degrees. The highest average temperature of 73.7 degrees was in July 2002 and the lowest average temperature was 14.9 degrees in January 2009. The first freeze is usually between October 1st and October 10th. The growing season is approximately 140 to 160 days.

O. SOILS

The Information compiled for this document was taken from Soil survey area of Saginaw County, Version 8, and dated December 14th 2009.

Kochville's landforms are nearly level areas on broad plains with a normal elevation of 601 feet above sea level. There are four major soil types found in Kochville Township, including:

- Tappan Londo Poseyville association
- Tappan Londo complex
- Sloan Zilwaukee Misteguay association / Fluvaquents
- Londo Loam

The Tappan Londo Poseyville association is located along the western edge of Kochville Township, at the border with Tittabawassee Township. This soil association makes up about three percent of the county. Most areas of this soil type are cultivated for crops. The wetness of the soil can be a concern, as can blowing soil. The majority of this soil association is suited as woodland. When considering building site development and the location of sanitary facilities, wetness and moderately slow permeability are the primary limitations.

Located throughout the majority of Kochville Township is the Tappan-Londo complex. This soil group comprises 15 percent of the county. Most areas of the county with this soil type are cultivated for crops, and face little challenge if adequate drainage is provided. These soils are suitable as woodlands.

The Sloan Zilwaukee Misteguay soil association is located at the eastern edge of Kochville Township at the border with Zilwaukee Township, between I-675 and M-13. This soil association makes up about 15 percent of the county. In most areas this association is used as cropland, although flooding is a major hazard. This soil association is suitable as woodland. Generally, this soil association is unsuitable for building, due to flood, wetness and slow permeability.

Londo Loam is located along the Westside of Bay Road from Tittabawassee to Freeland Road. Most areas of the county with this soil type are used for cropland or building site development. This soil type is found throughout the intensely developed portion of Kochville Township, especially Tittabawassee and Bay Roads. Though technically these soils are not ideal for development because of wetness and soil permeability issues, adequate drainage has provided the improvements necessary to build.

SOILS MAP

(Appendix C)

4. COMMUNITY INPUT FOR THIS MASTER PLAN

A. INTRODUCTION

For a Master Plan to be useful and accurately reflect the hopes, aspirations and values of its residents and stakeholders, it must include public participation. The level of public participation in Kochville Township's Master Plan was even more intensive than the prior 2001. Kochville Township offered residents and property owner's the opportunity to participate in a mailed survey, to attend public input meetings. In addition to thirty multiple choices that included eleven more than the 2001 survey had. Respondents were also provided sections that asked to indicate and rank what in their township is important to them, what they liked, as well as disliked, changes they want to see for their township, what public services are important, improvements wanted and educational programs.

B. 2007 COMMUNITY SURVEY

In 2007 as in 2001, Kochville Township mailed out a survey to all property owners, but this time for the purpose of collecting information for use in reviewing and updating the Master Plan as required.

The 2007 survey mailings numbered 987 with 595 returns, accounting for an outstanding 60 percent return rate in comparison to the initial 2001 survey of 784 mailings with 324 responding with a 41 percent return rate.

The 2007 survey questionnaire followed six categories established in the 2001 survey: General; Residential; Commercial; Industrial; and Agricultural. For each category a relative series of questions then followed. Though most questions were consistent with the original 2001 survey, eleven new ones were introduced for a total of thirty. The survey results are included in Appendix F.

The General section of the survey asked residents to respond to questions dealing with growth, infrastructure, and Saginaw Valley State University. Survey analysis found that:

- 79 percent of respondents agreed that SVSU and its success is important to Kochville Township
- The majority of respondents, 63percent, agreed that Kochville Township should grow in population and development

Anticipating new water and sanitary sewer service in key areas of Kochville Township was supported, with 71 percent of respondents agreeing that improving infrastructure should be planned.

COMMUNITY SURVEY (APPENDIX F)

5. COMMUNITY GOALS AND OBJECTIVES

A. CAPITAL IMPROVEMENTS PLAN

A Capital Improvements Plan (CIP) is a blueprint for planning a community's capital expenditures and is one of the most important responsibilities of local governmental officials. It coordinates community planning, financial capacity, and physical development.

Until 2001, townships were required by the Uniform Budgeting and Accounting Act to develop a formal capital improvement planning process. Since 2006, under the Michigan Planning Enabling Act, Kochville Township is required to adopt a capital improvement plan (CIP) since Kochville Township owns and operates a water and sewage disposal system under MCL 125.3865.

To further the desirable future development of Kochville Township under the Master Plan, the Planning Commission will annually prepare a six (6) year CIP of public structures and improvements. This CIP program shall show those public improvements in the general order of their priority that in the Planning Commission's judgment will be needed or desirable and can be undertaken within the ensuing 6-year period. This CIP shall be based upon the requirements of each agency or Department of Kochville Township, with authority for public structures or improvements that they will supply to the Planning Commission. Lists, plans, estimates of time, importance, cost and funding of those improvements will be included. Those with authority for public structures or improvements may include Kochville Township Board, Downtown Development Authority (DDA), Department of Public Works (DPW), Recreation Advisory Committee, and Fire Department.

The CIP can provide coordination among projects to avoid wasteful duplication and ensure implementation at the proper time. Kochville Township's borrowing power can be reserved for use on a carefully developed project, rather than the first plan conceived. A project's impact on Kochville Township operating budget can also be anticipated.

A CIP is composed of two parts, a capital budget and a capital program. The capital budget is the upcoming years spending for capital items as set forth in Kochville Township Trustee Board's yearly budget. Capital improvements program is a plan for capital expenditures that extends five years beyond the capital budget (six year total), and is directly related to the Comprehensive Development Plan (Master Plan).

The CIP will be a separate document from the Master Plan, because it needs to be reviewed and changed each year by the Planning Commission.

6. FUTURE LAND USE

The future land use discussion in this Plan has a five, to twenty year horizon. The land uses outlined in this section of the Master Plan serve to convey the community's desire to promote growth in specific areas while striving to maintain, enhance, and protect the natural beauty and rural atmosphere of Kochville Township. It is the general purpose of this discussion to promote the public safety, health, morals, convenience, and general welfare of Kochville Townships residents.

Keep in mind that some of these changes will not take place next year or five years from now, but possibly ten to twenty years from now. These proposed changes should serve as a guide. Every goal stated will not be accomplished, nor will every parcel of land be developed as shown.

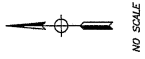
Development proposals that are not consistent with adopted policies and plans will bring about changes in land use patterns. If the magnitude of the change is minor, the Planning Commission will determine whether to reexamine the adopted policies for change or to issue a special land use permit, signaling a shift in land use policy. In doing so the Planning Commission needs to focus on the justification for such a change, not just because a developer/land owner wants the change.

An overlay zone is in essence a separate zone placed over an existing zoning district that adds new regulations to those of the underlying zone. Overlays may also be used to guide economic development activity or promote mixed use by overlaying one existing zone onto another. Overlays are effectively used to promote new forms of development such as cluster or open space developments; planned unit developments such as a college campus blended area; or a business office and light industrial blended area. The use of a Development Overlay Zone can significantly increase Kochville Township's control over the project review and related site development approval conditions.

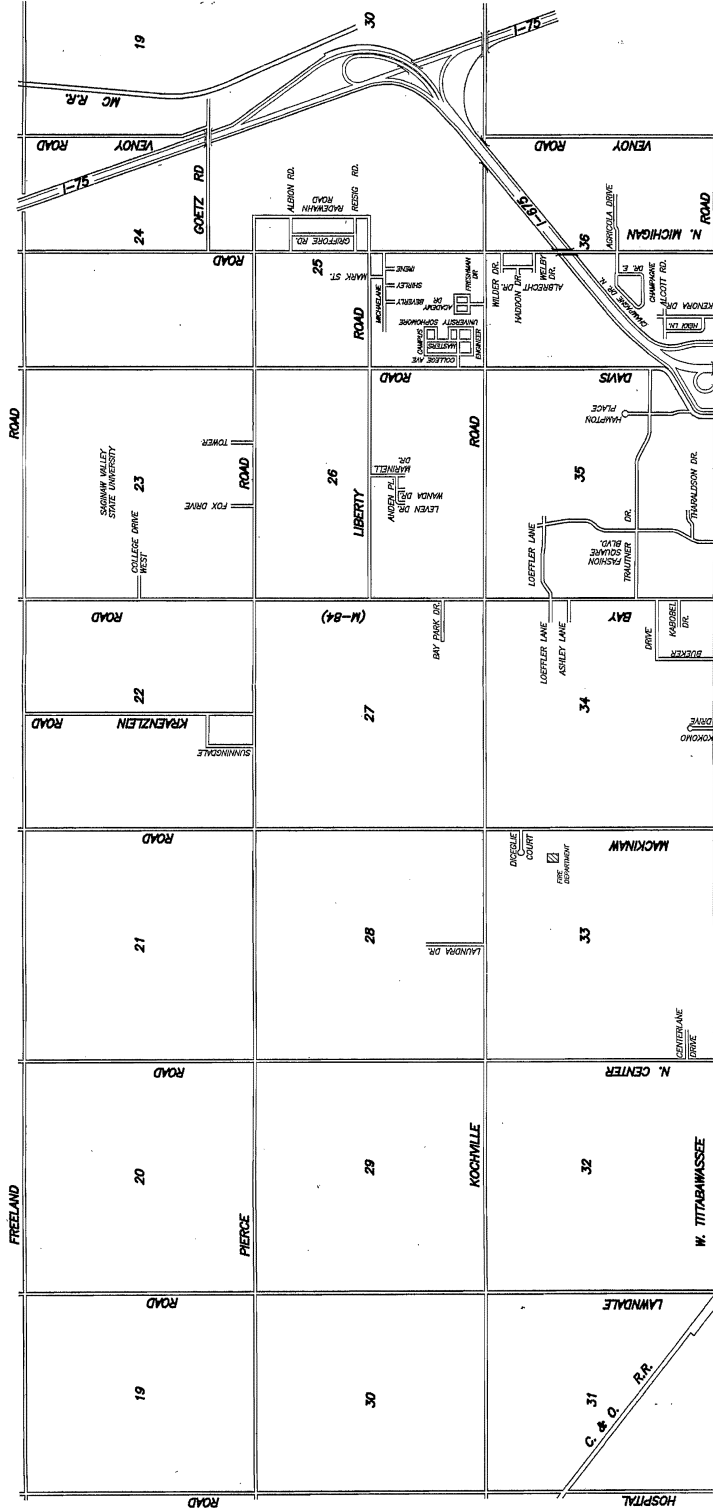
FUTURE LAND USE MAP

(Appendix D)

APPENDIX A: MAP OF KOCHVILLE TOWNSHIP



7.13N.-R.4E.

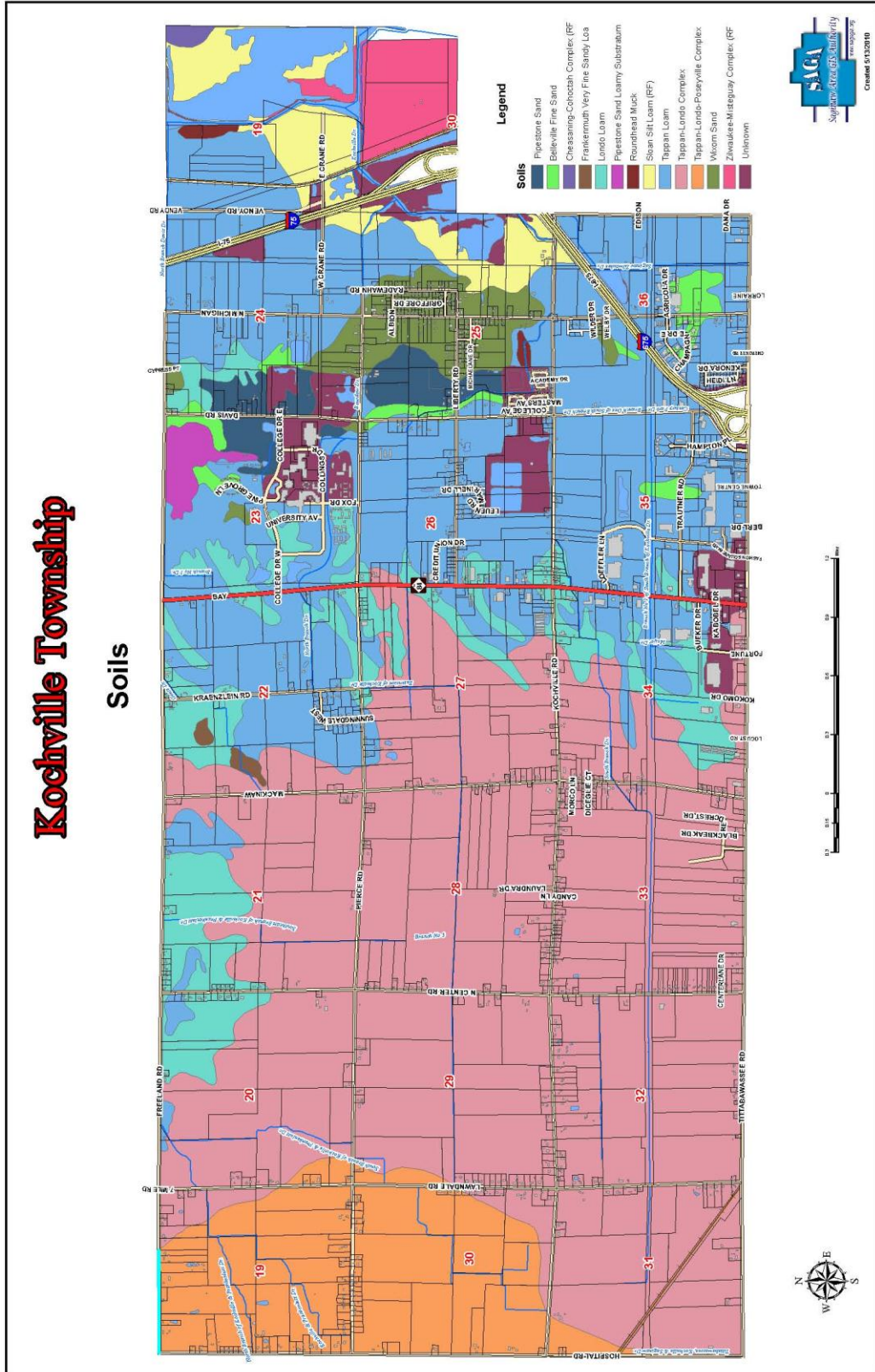


KOCHVILLE TOWNSHIP
SAGINAW COUNTY, MICHIGAN
ROAD MAP

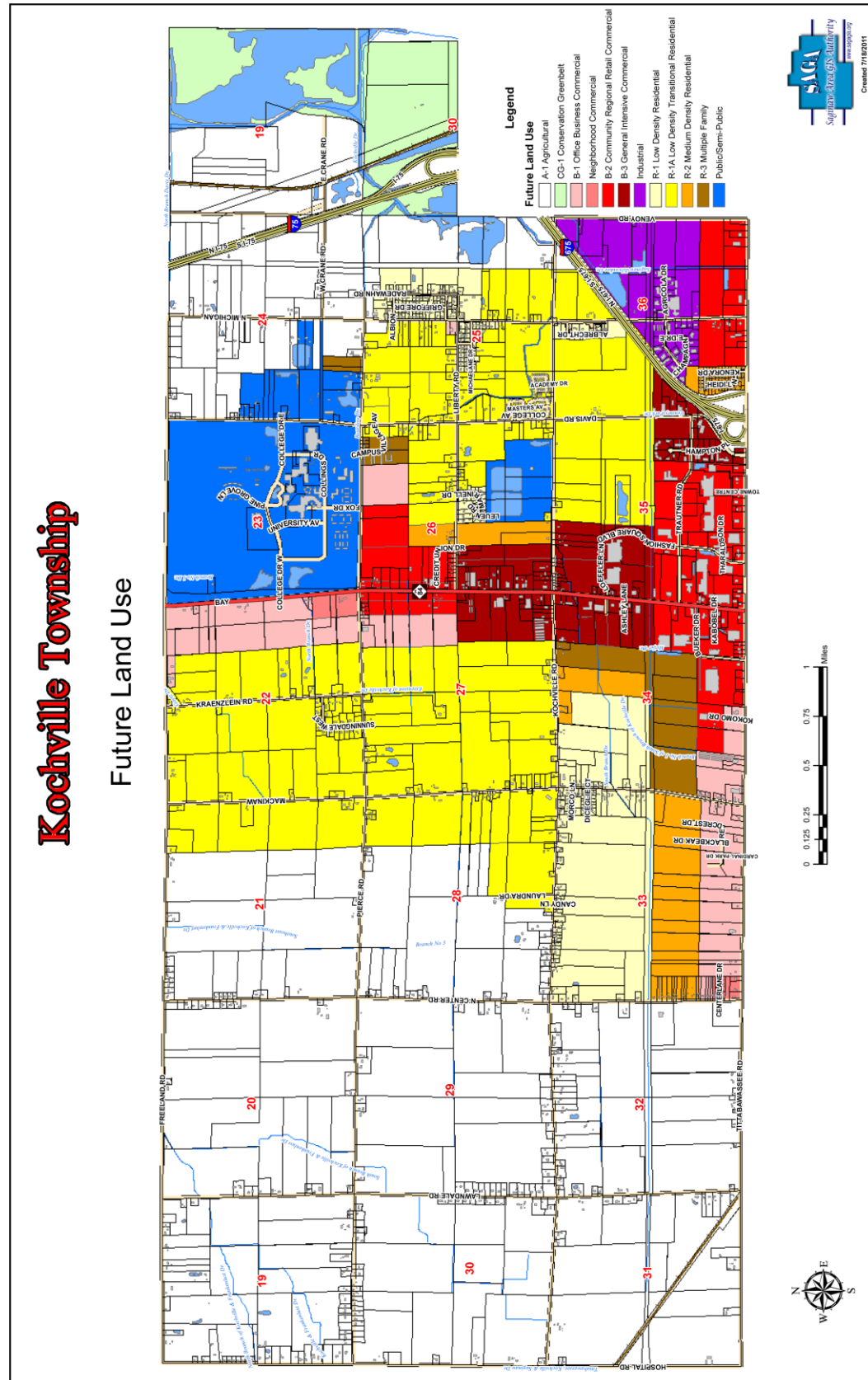
APPENDIX B: INFRASTRUCTURE MAP AND PLAN



APPENDIX C: SOILS MAP



APPENDIX D: FUTURE LAND USE MAP



APPENDIX F: 2007 COMMUNITY SURVEY RESULTS

A total of 987 Surveys were mailed out and 595 were returned, resulting in a 60% return rate.

Demographics

A	Question Age Answer	Total
	1) 18-24	8
	2) 25-44	80
	3) 45-64	235
	4) 65 plus	160

B	Years in TWP. Answer	Total
	1) 0-5	51
	2) 5-10	69
	3) 10-20	110
	4) 20 plus	198

C	Home Location Answer	Total
	1) East of Bay North of Kochville Rd.	161
	2) East of Bay South of Kochville Rd.	70
	3) West of Bay North of Kochville Rd.	169
	4) West of Bay South of Kochville Rd.	77

General

**Note: 2001 Survey Results 784 mailed out
324 returned = 41.% return rate.**

A	Question	Count	% of	Sum	
	Saginaw Valley State University and its success are important to the Township.				
	Answer				
	1) strongly agree	267	54%		
	2) agree	125	25%	392	79%
	3) no opinion	30	6%		=====
	4) disagree	49	10%	73	15%
	5) strongly disagree	24	5%		
	Total	495			

There should be a special assessment or millage to help fund 'Road Upgrades/Improvements.

Answer	Count	% of	Sum	
1) strongly agree	22	4%		
2) agree	82	16%	104	21%
3) no opinion	128	26%		=====
4) disagree	171	34%	266	53%
5) strongly disagree	95	19%		
Total	498			

Kochville Township should grow in population and development.

Answer	Count	% of	Sum	
1) strongly agree	105	21%		
2) agree	209	42%	314	63%
3) no opinion	52	10%		=====
4) disagree	71	14%	132	27%
5) strongly disagree	61	12%		
Total	498			

Kochville Township should anticipate and plan for water and/or sewer system extension developed.

Answer	Count	% of	Sum	
1) strongly agree	178	35%		
2) agree	183	36%	361	71%
3) no opinion	39	8%		=====
4) disagree	57	11%	105	21%
5) strongly disagree	48	10%		
Total	505			

There should be a special assessment or millage to help fund 'Sewer Upgrades/Improvements.

Answer	Count	% of	Sum	
1) strongly agree	22	4%		
2) agree	102	20%	124	24%
3) no opinion	149	29%		=====
4) disagree	139	27%	246	47%
5) strongly disagree	107	21%		
Total	519			

Kochville Township should use existing land zoned business or commercial before rezoning any additional property for business or commercial use.

Answer	Count	% of	Sum

1) strongly agree	156	32%		
2) agree	85	18%	241	50%
3) no opinion	28	6%		=====
4) disagree	139	29%	215	44%
5) strongly disagree	76	16%		
Total	484			

Residential

Question

The Township should plan for more single family owned

A homes.

Answer	Count	% of	Sum	
1) strongly agree	105	21%		
2) agree	269	53%	374	74%
3) no opinion	73	14%		=====
4) disagree	40	8%	59	12%
5) strongly disagree	19	4%		
Total	506			

Additional rental housing, such as apartment buildings are needed in the

B Township.

Answer	Count	% of	Sum	
1) strongly agree	65	13%		
2) agree	157	31%	222	44%
3) no opinion	55	11%		=====
4) disagree	108	22%	224	45%
5) strongly disagree	116	23%		
Total	501			

C Rental housing such as Townhouses, Condos, Duplexes, and Apartment Buildings should be allowed on residential or agricultural areas.

Answer	Count	% of	Sum	
1) strongly agree	43	9%		
2) agree	164	33%	207	42%
3) no opinion	55	11%		=====
4) disagree	93	19%	231	47%
5) strongly disagree	138	28%		
Total	493			

D The Township should plan areas where single family mobile home sites could be developed.

Answer	Count	% of	Sum	
1) strongly agree	20	4%		
2) agree	72	15%	92	19%

3) no opinion	64	13%		=====
4) disagree	116	23%	338	68%
5) strongly disagree	222	45%		
Total	494			

E The Township should develop a Rental Ordinance to enforce proper maintenance, safety, and to prevent the over crowding and misuse of rental housing.

Answer	Count	% of	Sum	
1) strongly agree	133	26%		
2) agree	194	38%	327	64%
3) no opinion	91	18%		=====
4) disagree	56	11%	90	18%
5) strongly disagree	34	7%		
Total	508			

F Housing for senior citizens should be planned for.

Answer	Count	% of	Sum	
1) strongly agree	122	25%		
2) agree	228	46%	350	71%
3) no opinion	83	17%		=====
4) disagree	39	8%	60	12%
5) strongly disagree	21	4%		
Total	493			

G Business or commercial development should be allowed in residential areas.

Answer	Count	% of	Sum	
1) strongly agree	23	5%		
2) agree	116	24%	139	28%
3) no opinion	79	16%		=====
4) disagree	114	23%	275	56%
5) strongly disagree	161	33%		
Total	493			

Commercial

Question

A Some commercial growth is needed in the Township.

Answer	Count	% of	Sum	
1) strongly agree	161	32%		
2) agree	191	38%	352	71%
3) no opinion	33	7%		=====

4) disagree	65	13%	113	23%
5) strongly disagree	48	10%		
Total	498			

B Commercial development should grow outwardly from the intersection of Bay and Tittabawassee Roads.

Answer	Count	% of	Sum	
1) strongly agree	64	13%		
2) agree	160	32%	224	45%
3) no opinion	46	9%		=====
4) disagree	149	30%	229	46%
5) strongly disagree	80	16%		
Total	499			

Commercial development for SVSU should be allowed on which roads

Answer	Count	% of
1) Bay	363	35%
2) Davis	151	15%
3) Freeland	102	10%
4) Michigan	85	8%
5) Pierce	262	25%
6) None	77	7%
Total	1040	

D Service businesses (grocery, video, drug store and other retail and personal care) should be allowed in residential areas.

Answer	Count	% of	Sum	
1) strongly agree	37	7%		
2) agree	145	29%	182	36%
3) no opinion	76	15%		=====
4) disagree	107	21%	250	49%
5) strongly disagree	143	28%		
Total	508			

E The Township should promote public transportation to and from SVSU and businesses.

Answer	Count	% of	Sum	
1) strongly agree	26	5%		
2) agree	109	19%	135	24%
3) no opinion	122	21%		=====
4) disagree	183	32%	317	55%
5) strongly disagree	134	23%		

Total **574**

Agricultural

Question

A Agriculture is an important feature of the Township.

Answer	Count	% of	Sum	
1) strongly agree	186	38%		
2) agree	211	44%	397	82%
3) no opinion	41	8%		=====
19 4) disagree	41	8%	47	10%
5) strongly disagree	6	1%		
Total	485			

Kochville Township should help preserve agricultural land.

B

Answer	Count	% of	Sum	
1) strongly agree	154	31%		
2) agree	125	26%	279	57%
3) no opinion	73	15%		=====
4) disagree	84	17%	137	28%
5) strongly disagree	53	11%		
Total	489			

Commercial development should be allowed in agricultural areas.

C

Answer	Count	% of	Sum	
1) strongly agree	22	5%		
2) agree	179	37%	201	42%
3) no opinion	51	11%		=====
4) disagree	89	19%	227	47%
5) strongly disagree	138	29%		
Total	479			

Industrial

Question

A New light industrial development (electronic manufacturing, warehouses, laboratories, and contractor's establishments) should be planned for if adequate roads, utilities and other public services are available.

Answer	Count	% of	Sum
1) strongly agree	116	23%	

2) agree	245	48%	361	71%
3) no opinion	49	10%		=====
4) disagree	46	9%	97	19%
5) strongly disagree	51	10%		
Total	507			

B Industry should be located near commercial areas.

Answer	Count	% of	Sum	
1) strongly agree	118	24%		
2) agree	255	51%	373	75%
3) no opinion	62	12%		=====
4) disagree	48	10%	64	13%
5) strongly disagree	16	3%		
Total	499			

Parks and Recreation

A Bicycle/Walk paths should be continued to link up with adjacent township paths.

Answer	Count	% of	Sum	
1) strongly agree	122	25%		
2) agree	229	48%	351	73%
3) no opinion	56	12%		=====
4) disagree	39	8%	72	15%
5) strongly disagree	33	7%		
Total	479			

B Use of Township parks should be encouraged by adding facilities as recommended by the Parks and Recreation committee.

Answer	Count	% of	Sum	
1) strongly agree	49	10%		
2) agree	248	52%	297	62%
3) no opinion	86	18%		=====
4) disagree	64	13%	95	20%
5) strongly disagree	31	6%		
Total	478			

C There should be a special assessment or millage to help fund 'Parks and Trails.'

Answer	Count	% of	Sum	
1) strongly agree	7	1%		
2) agree	67	14%	74	16%

3) no opinion	146	31%		=====
4) disagree	140	29%	257	54%
5) strongly disagree	117	25%		
Total	477			

D Pedestrian walkways should be planned for in key areas of the township.
developed

Answer	Count	% of	Sum	
1) strongly agree	68	14%		
2) agree	254	53%	322	67%
3) no opinion	55	11%		=====
4) disagree	58	12%	102	21%
5) strongly disagree	44	9%		
Total	479			

MOST LIKED

COUNTRYSETTING/RURAL ATMOSPHERE	Total
CONVENIENCE SHOPPING CENTER	224
SVSU	103
GOOD NEIGHBORS	16
	3

MOST DISLIKED

CONFLICT OF BOARD / RESIDENCE	Total
LACK OF ROAD REPAIR/BAD ROADS	59
ALL BOARDS LISTEN TO DEVELOPERS NOT RESIDENCE	43
HIGH TAXES / SPECIAL ASSESSMENTS	38
	32

CHANGES

LESS DEVELOPMENT	Total
TRAFFIC TO BUSY BY SVSU/BAY RD/ MACKINAW / LAWNSDALE / KOCHVILLE	106
SCHOOLS - CITY	46
WATER / SEWER SYSTEM EXTENDED	43
	13

If Kochville Township offered free educational workshops or informational meetings on the following subjects which would you be interested in attending.

(Please rate in the order of importance, 1 being the most important)

A	Question						
	Master Plan / Future Land Use						
		Rated	Rated	Rated			
	Rated by Importance =	# 1	# 2	# 3	Rated # 4	Rated # 5	Rated # 6
	Amount =	152	85	46	32	21	1

A	Question						
	Ordinances						
		Rated	Rated	Rated			
	Rated by Importance =	# 1	# 2	# 3	Rated # 4	Rated # 5	Rated # 6
	Amount =	107	66	61	36	35	5

A	Question						
	Policies						
		Rated	Rated	Rated			
	Rated by Importance =	# 1	# 2	# 3	Rated # 4	Rated # 5	Rated # 6
	Amount =	91	81	78	38	10	6

A	Question						
	Safety and Security						
		Rated	Rated	Rated			
	Rated by Importance =	# 1	# 2	# 3	Rated # 4	Rated # 5	Rated # 6
	Amount =	55	55	51	49	22	1

A	Question						
	Taxes						
		Rated	Rated	Rated			
	Rated by Importance =	# 1	# 2	# 3	Rated # 4	Rated # 5	Rated # 6
	Amount =	104	76	51	44	42	2

A	Question						
	Others						
		Rated	Rated	Rated			
	Rated by Importance =	# 1	# 2	# 3	Rated # 4	Rated # 5	Rated # 6
	Amount =	9	3	1	1	0	0

What Township public services are most important to you?

(Please rate in the order of importance, 1 being the most important)

B

**Question
Fire Department**

	Rated # 1	Rated # 2	Rated # 3	Rated # 4	Rated # 5	Rated # 6
Rated by Importance =	# 1	# 2	# 3	Rated # 4	Rated # 5	Rated # 6
Amount =	244	70	51	30	12	6

B

**Question
Natural Gas**

	Rated # 1	Rated # 2	Rated # 3	Rated # 4	Rated # 5	Rated # 6
Rated by Importance =	# 1	# 2	# 3	Rated # 4	Rated # 5	Rated # 6
Amount =	78	65	60	59	44	24

B

**Question
Ordinance Enforcement**

	Rated # 1	Rated # 2	Rated # 3	Rated # 4	Rated # 5	Rated # 6
Rated by Importance =	# 1	# 2	# 3	Rated # 4	Rated # 5	Rated # 6
Amount =	79	65	62	58	52	21

B

**Question
Road Repair**

	Rated # 1	Rated # 2	Rated # 3	Rated # 4	Rated # 5	Rated # 6
Rated by Importance =	# 1	# 2	# 3	Rated # 4	Rated # 5	Rated # 6
Amount =	85	69	54	45	35	16

B

**Question
Sanitary Sewer**

	Rated # 1	Rated # 2	Rated # 3	Rated # 4	Rated # 5	Rated # 6
Rated by Importance =	# 1	# 2	# 3	Rated # 4	Rated # 5	Rated # 6
Amount =	59	47	46	44	41	32

B

**Question
Water Department**

	Rated # 1	Rated # 2	Rated # 3	Rated # 4	Rated # 5	Rated # 6
Rated by Importance =	# 1	# 2	# 3	Rated # 4	Rated # 5	Rated # 6
Amount =	93	55	46	36	25	22

B

**Question
Others**

	Rated # 1	Rated # 2	Rated # 3	Rated # 4	Rated # 5	Rated # 6
Rated by Importance =	# 1	# 2	# 3	Rated # 4	Rated # 5	Rated # 6
Amount =	7	2	2	1	1	0

What improvements would you like to have the Township make?

(Please rate in the order of importance, 1 being the most important)

C Question
Roads

	Rated # 1	Rated # 2	Rated # 3	Rated # 4	Rated # 5	Rated # 6
Rated by Importance =	# 1	# 2	# 3	Rated # 4	Rated # 5	Rated # 6
Amount =	34	32	22	9	3	0

C Question
Motor vehicle traffic reduction

	Rated # 1	Rated # 2	Rated # 3	Rated # 4	Rated # 5	Rated # 6
Rated by Importance =	# 1	# 2	# 3	Rated # 4	Rated # 5	Rated # 6
Amount =	62	49	47	47	26	0

C Question
Reduce-trash, noise, litter, pollution

	Rated # 1	Rated # 2	Rated # 3	Rated # 4	Rated # 5	Rated # 6
Rated by Importance =	# 1	# 2	# 3	Rated # 4	Rated # 5	Rated # 6
Amount =	69	53	43	31	16	1

C Question
Sanitary Sewer System

	Rated # 1	Rated # 2	Rated # 3	Rated # 4	Rated # 5	Rated # 6
Rated by Importance =	# 1	# 2	# 3	Rated # 4	Rated # 5	Rated # 6
Amount =	75	57	47	39	35	3

C Question
Side Walks

	Rated # 1	Rated # 2	Rated # 3	Rated # 4	Rated # 5	Rated # 6
Rated by Importance =	# 1	# 2	# 3	Rated # 4	Rated # 5	Rated # 6
Amount =	52	50	49	41	12	4

C Question
Others

	Rated # 1	Rated # 2	Rated # 3	Rated # 4	Rated # 5	Rated # 6
Rated by Importance =	# 1	# 2	# 3	Rated # 4	Rated # 5	Rated # 6
Amount =	11	4	3	1	1	0

What are the important areas you want the Township to preserve?

(Please rate in the order of importance, 1 being the most important)

D	Question Agricultural						
		Rated	Rated	Rated			
	Rated by Importance =	# 1	# 2	# 3	Rated # 4	Rated # 5	Rated # 6
	Amount =	101	68	44	34	20	0

D	Question Parks						
		Rated	Rated	Rated			
	Rated by Importance =	# 1	# 2	# 3	Rated # 4	Rated # 5	Rated # 6
	Amount =	90	63	54	40	28	0

D	Question Pathways						
		Rated	Rated	Rated			
	Rated by Importance =	# 1	# 2	# 3	Rated # 4	Rated # 5	Rated # 6
	Amount =	78	60	52	29	20	2

D	Question Residential						
		Rated	Rated	Rated			
	Rated by Importance =	# 1	# 2	# 3	Rated # 4	Rated # 5	Rated # 6
	Amount =	94	61	56	37	15	0

D	Question Rural atmosphere						
		Rated	Rated	Rated			
	Rated by Importance =	# 1	# 2	# 3	Rated # 4	Rated # 5	Rated # 6
	Amount =	93	86	40	20	19	0

D	Question Others						
		Rated	Rated	Rated			
	Rated by Importance =	# 1	# 2	# 3	Rated # 4	Rated # 5	Rated # 6
	Amount =	4	1	1	0	0	0