

Concord Area Master Plan

2013 Edition

The 2013 edition of the Concord Area Master Plan was adopted by the Concord Township Planning Commission on **xxxx xx, 2013**

Concord Township Planning Commission Chair

The 2013 edition of the Concord Area Master Plan was approved by the Concord Township Board on **xxxx xx, 2013**

Concord Township Clerk



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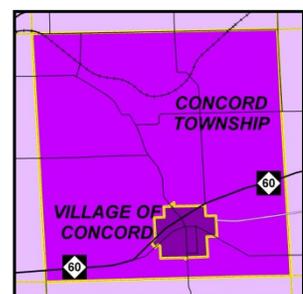
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CHAPTER 1
INTRODUCTION



Why Plan?

Municipalities have a vested interest in developing master plans. The master planning process provides an opportunity for townships and villages to develop an overall vision for the next 20 years and to conduct a comprehensive review of their facilities and services. A successful Plan also contributes to the public's understanding of the planning process and describes how its goals are to be achieved.

Section 31 of the Michigan Planning Enabling Act (PA 33 of 2008, MCL 125.3831) requires each planning commission to prepare and adopt a "master plan as a guide for development within the planning jurisdiction." The MPEA authorizes a planning commission to "do all of the following, as applicable:

- Make careful and comprehensive surveys and studies of present conditions and future growth within the planning jurisdiction with due regard to its relation to neighboring jurisdictions;
- Consult with representatives of adjacent local governments in respect to their planning so that conflicts in master plans and zoning may be avoided;
- Cooperate with all departments of the state and federal governments and other public agencies concerned with programs for economic, social, and physical development within the planning jurisdiction and seek maximum coordination of the local unit of government's programs within these agencies."

What is a Master Plan?

A master plan provides a framework within which Concord Township and the Village of Concord can evaluate its present condition and develop a vision for the future. The master plan also serves as the guiding document for land use, development, and zoning decisions. A well-designed and implemented plan which is kept up-to-date will help the Concord Area to become a highly desirable community in which to live, work, and visit.

Master Plan Principles

Before using the master plan to guide future development, it is important to understand some of the basic principles upon which it is based:

- **The Plan is flexible** — The document is not meant as a monument cast in stone, never to be adjusted or changed given that it plans for the next 20 years. The plan is a general guide to be used by the government to give direction for the future of the Concord Area. It should be reviewed periodically and altered as general conditions in the community change.
- **The Plan allows for orderly development** — The land use allocations reflected in the plan are based upon the best available projections of future population levels for the Concord Area. The plan must realistically provide sufficient land area to meet the anticipated needs and demands of our residents and businesses,

while at the same time protecting the overall quality of life and the physical environment. While the document does not require a use which might provide the greatest amount of return on investment in land, it does require that property owners receive a reasonable return on their investments.

- **The Plan must encourage public understanding and participation** — The plan should be written in a way that aids public understanding of the planning process and describes how goals for the Concord Area are to be achieved.
- **The Plan must be the result of a general consensus of the community** — Plan elements must be clearly understood by all and followed consistently to minimize the possibility of arbitrary decision making. A clear consensus is needed during the planning process to ensure that the Plan will be followed.
- **The Plan must balance property rights** — The law requires that all property owners be granted a reasonable use of their property. This includes the rights of adjoining property owners to enjoy their property.
- **The Plan is not a zoning map** — The document reflects the planned use of land, taking into consideration existing development, but does not depict a "new" zoning district map. Since the plan and zoning map are intended to be in reasonable harmony, it is likely that future zoning districts will take the shape of the plan as rezoning requests are received and reviewed by each community.
- **Zoning is not a substitute for a Master Plan** — The plan is a long range guide for community development. Zoning approvals are specific to a piece of property and are always attached to the land. They may not be restricted to an individual. Zoning approvals are always permanent, unless the use itself is temporary in nature.
- **Deviation from the Plan puts zoning decisions at risk of invalidation** — Zoning decisions that are not based upon the plan risk invalidation if faced with a legal challenge. Decisions made on the basis of the document may be afforded additional validity, since the decision was not made in an arbitrary fashion, but follows a rational plan for the Concord Area.

Future Land Use and Zoning

The heart of the master plan is its depiction and descriptions for future land use. Determining the future use of land should be based on several factors, including:

- Community character
- Adaptability of land
- Community needs
- Available services
- Existing development
- Existing zoning

The connection between the master plan and the zoning ordinances of Concord Township and the Village of Concord is often misunderstood. Accordingly, the relationship between the plan's future land use map and the zoning map of each municipality is a critical one. That link is established through the zoning plan element of the master plan.

Use of the Master Plan

Completion of the Master Plan is not the end of the planning process. Continuous and effective use of a Plan is necessary to ensure its validity. Failure to follow a Plan may discredit any attempt to use it as a defense for actions which may be challenged by property owners or developers.

Likewise, consistent and vigorous use of a Plan will lend credibility to the community's implementation of controversial decisions on zoning actions. While state courts do not normally recognize the absolute authority of a master plan, they do lend more credibility to actions supported by careful planning than those which appear to be made arbitrarily. The more common uses of the master plan include:

- **Zoning Decisions** — Since the master plan determines the future use of land, rezoning decisions should be consistent with its provisions. This is not to say that all rezonings that are consistent with the future land use map should automatically be approved. However, if all of the preconditions of the Master Plan are met, approval of the request may logically be forthcoming.

On the other hand, a rezoning request different from that shown in the plan should not automatically be rejected, particularly if the Plan has not been reviewed in some time. Instead, each request should be evaluated to see if the conditions originally considered when the plan was adopted have changed. If so, the plan may deserve reconsideration (but need not necessarily be changed).

- **Utility Extensions/Capital Improvements** — A useful function of the master plan is its designation of land use intensity when evaluating the need for improved utilities, new roadways, new public buildings, and other public improvements. This information may be included in a Capital Improvement Plan (CIP). The CIP is a six-year plan, updated annually, for capital expenditures necessary to implement the plan.

Development of the CIP is the responsibility of the planning commissions, with considerable input from their municipal staffs and consultants (e.g., engineers, planners, administrators, etc.). Its principal elements include project names, descriptions, costs, priorities, years to be completed or begun, and potential or planned funding sources. This information provides property owners with some assurance that improvements necessary to implement the Plan are forthcoming, and shows a general schedule of those improvements.

- **Environmental Impact** — The master plan (as a reflection of the intensity of land use) should reflect the degree to which the Concord Area desires to protect its environment and natural features. The plan should establish that value to the community and propose steps to implement the appropriate regulations.
- **Recreation Planning** — The master plan (through the provision of future residential lands) will create a need for recreation/open space land. The master plan can assist in the setting of priorities for park development. For example, parks and recreation plans pay special attention to the goals and objectives of the master plan. If additional recreation services are called for in the plan, these services may be noted in the parks and recreation plan.

A review of Future Land Use is also important. If a Master Plan indicates that substantial new residential development will be forthcoming in a particular area, some indication should be made for the need to acquire and develop additional park land. However, the Future Land Use Map cannot indicate specific properties as park land, unless the land is in public ownership, or steps are already well underway to acquire that property.

In order to qualify for recreation grant programs at the state level, or federal recreation grants administered at the state level, the Michigan Department of Natural Resources (MDNR) requires municipalities to have a current (no more than 5 years old) parks and recreation plan. The Village's Concord Community Recreation Plan expires at the end of 2012. Concord Township does not have a current recreation plan on file with the MDNR.

- **Approval of a public way, space, building or structure** — An often overlooked provision in state law is a requirement that the planning commissions of the Township and Village review any new street, park acquisition, public building, or other similar easement, street, or use, *shown in the master plan*, prior to any positive actions taken to implement such improvement. This ensures that the proposed improvement is in compliance with the provisions of the master plan. Although a denial may be overruled by the controlling authority, the review is still required.
- **Transportation Improvements** — There is a clear relationship between transportation improvements and land use. As development proceeds, the need for new or improved roadways becomes obvious. By measuring the intensity of future development shown in the Master Plan, transportation planners can estimate needed rights-of-way widths, number of lanes, and the level of necessary access management.

Keeping the Plan Current

An outdated Plan that is not frequently reviewed can weaken decisions based upon the document. The planning commission should conduct an annual review of the Plan to

ensure that it is kept current. Township and Village officials and employees can assist by bringing issues not addressed in the document to the attention of the planning commission. Any amendments to the Plan can be done at that time to keep it up to date and consistent with community philosophies. For example, some goals may have been achieved and new ones need to be established. Where uses have been approved contrary to the plan, the document should be amended to reflect these changes. By routinely following this procedure, the Master Plan will continue to be an up-to-date and reliable planning tool. Even though the plan has a 20 year horizon, a comprehensive update should occur at least every 5 years according to the Michigan Planning Enabling Act (MPEA).

How Did the Plan Develop?

This document is the first edition of the Concord Area Master Plan. Each municipality adopted and maintained separate master plans prior to 2012.

Citizen participation is extremely important to the success of almost any planning effort. Citizen participation helps guarantee that the vision outlined for the future of the Concord Area accurately reflects the true goals of its residents. Direct and indirect public input opportunities included:

- Meetings of the planning commission where the Plan was included on the agenda (open to the public);
- A community planning survey (provided to a sample of property owners);
- A public hearing on the Master Plan.

Who Will Implement the Plan?

Three distinct bodies in the Township and Village are charged with planning and zoning: the planning commission, the zoning board of appeals, and the legislative body. All of their decisions and recommendations should be based upon the Master Plan. Decisions not based upon the Plan should trigger the review and possible amendment of the document.

Planning Commission

Development and approval of the Master Plan is an important responsibility of the planning commission. The commission is charged with the development of zoning and other ordinances (over which the legislative body has final authority). In this capacity, a subcommittee of the commission met to develop the Master Plan. The planning commission also recommends approval or rejection of requests to the legislative body for rezonings and various other zoning proposals.

Zoning Board of Appeals

The zoning board of appeals (ZBA) decides dimensional variance requests (e.g., setback requirements). The ZBA also makes official interpretations of the zoning ordi-

nance when the meaning or intent of the legislation is not clear. ZBA decisions are final. Appeals are made to the circuit court.

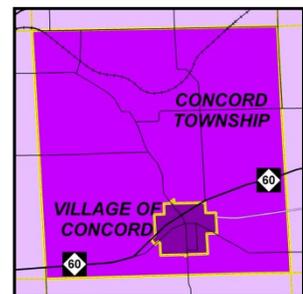
Legislative Body

The Township Board and the Village Council, as the legislative bodies for the municipalities, are responsible for the passage of all ordinances, including the zoning ordinance and other planning-related legislation. They also appoint members to their planning commission and zoning board of appeals.

Other Planning Efforts

Township and village staff and other municipal committees may also undertake planning efforts on their own or in conjunction with the planning commission. These planning efforts may include housing, key transportation corridors, historical districts, and the other plans. Future updates to those plans should complement the goals of the Master Plan. In turn, those documents should be consulted whenever the Plan is amended or a new plan is adopted. This consultation should also extend to regional planning efforts.

CHAPTER 2
COMMUNITY DESCRIPTION AND ISSUE
IDENTIFICATION



Population/demographics

See Appendix A for detailed population trend information. However, the data contained in that appendix is summarized below:

- **General population.** The population of Concord Township was 2,723 in 2010, according to the U.S. Census, double (101.3%) that of its 1940 population. However, population growth was rather flat (1.2%) in the first decade of the 21st Century, following a slightly more robust growth rate (11.8%) during the 1990s. It is estimated that the continuation of this recent modest growth rate will result in a population of 2,904 by 2020 and 3,098 by 2030.

The population of the Village of Concord was 1,050 in 2010, according to the U.S. Census, slightly more than a third (38.6%) of the Township's population. In comparison, Villagers accounted for half (49.9%) of the Township's population in 1960. It is estimated that Villagers will still account for slightly more than a third of the Township's population in 2020 and 2030 despite a slight, although constant, decrease.

- **Age and gender (sex) of population.** As is true of the nation in general, the population of Concord Township continues to increase in age. For example, the median age of township residents increased from 36.0 years in 2000, to 40.8 years in 2010. This can be attributed, in part, to the aging of the "baby boom" generation (i.e., those aged 45-64 in 2010). The median age of Villagers in 2010 was slightly older (40.9) while the median age of the population residing outside of the Village was slightly younger (40.6). Approximately half of the populations of the Township (50.2%) and Village (51.1%), as well as Township residents living outside of the Village (49.7%), were female in 2010.
- **Race and ethnicity.** The racial and ethnic makeup of Concord Township is very homogeneous. The majority of the populations of the Township (98.2%) and Village (99.0%) – as well as Township residents living outside of the Village (97.6%) – were white (Caucasian) in 2010. In contrast, only a small minority of the populations of the Township (1.6%) and Village (1.8%) – as well as Township residents living outside of the Village (1.4%) – considered themselves to be Hispanic (Latino/Latina).
- **Housing.** The majority lived of the population of Concord Township lived in households in 2010 with all but six (0.2%) of the 2,723 Township residents living in group quarters. Of the 1,035 households located in the Township, approximately three-quarters (75.1%) were comprised of families (with or without children). In comparison slightly less than three quarters (71.1%) of Villagers and slightly more than three quarters (77.7%) of Township residents living outside of the Village were comprised of families. The average household size in 2010 was 2.63 people in the entire Township, 2.55 people in the Village, and 2.68 people

outside of the Village. The average family size was 3.02 people in the Village and 3.01 people in the entire Township and those living outside of the Village.

- **Estimated Household income.** The estimated median income (2006 through 2010) for all households was \$56,567 throughout the Township while it was \$46,107 within the Village. The estimated median income for all family households was \$55,096 within the Village and \$62,727 throughout the Township. The estimated median income for married couple family households was \$77,396 throughout the Township while it was \$63,409 within the Village. The estimated median income (2006 through 2010) for all family households was \$62,727 throughout the Township while it was \$63,409 within the Village. The estimated median income for all non-family households was \$30,833 within the Village and \$29,514 throughout the Township.

Location

Concord Township is located in the southwestern Jackson County, approximately nine miles southwest of the City of Jackson (please see the base map). The City of Albion is also situated nearby to the west. The Village of Concord is located in the south-central portion of the Township along Michigan Highway 60 (M-60). The Township is bordered on the north by Parma Township, on the east by Spring Arbor Township, on the south by Pulaski Township, and on the west by Albion Township. Ann Arbor, Lansing, and Battle Creek are all located approximately within an hour's drive of the Township.

Natural Resources

The Concord Area has a wealth of natural resources, one of the reasons it is a pleasant place to live, work, and play.

Hydrology

A dominant feature of Concord Township and the Village of Concord are their hydrological resources (please see the natural features map):

- **The Kalamazoo River.** The Township, including the Village, is located within the Kalamazoo River Watershed, which flows into Lake Michigan. The North Branch of the Kalamazoo River flows into the Township from the southeast, through the Village, and then north and west into Calhoun County.
- **County Drains.** The Spring Arbor Concord Drain and its branches are located in the northeastern portion of the Township. The Brodock Hungerford Drain is located southeast of the Village. The Loder Drain is located near the Township's western border.
- **Lakes and Ponds.** The North Branch of the Kalamazoo River is impounded near the Village, creating the Concord Mill Pond. Smaller ponds are scattered

throughout the Township. Swains Lake is located south of the Village of Concord in Pulaski Township.

- **Wetlands.** The Wetlands are located along the banks of the North Branch of the Kalamazoo River. The county drains flowing through the Township and many of the ponds in the Concord Area are also bordered by wetlands.
- **Wellhead Protection Areas.** A wellhead protection area extends into the south-central portion of Concord Township, including much of the Village. Another wellhead protection area extends into the northwestern corner of the Township. Care must be taken to exclude land uses from those areas which may pollute ground water.

Topography

Topography is also a dominant feature of the Concord Area, fluctuating a total of 188 feet (please see the natural features map). The landscape gets as low as 944 feet above sea level along the North Branch of the Kalamazoo River, the various county drains, and the wetlands which surround them. Various hills extend up to 1,320 feet above sea level, predominantly in the southern half of Concord Township.

Topography within the Village of Concord fluctuates between 972 feet and 1,036 feet above sea level, a total of 64 feet. The low areas are also located along the various waterways. Highpoints are located predominantly to the south of the Concord Mill Pond and the North Branch of the Kalamazoo River.

Rural Character

The character of the Concord Area outside of the boundaries of the Village continues to be rural in nature. Farm fields and woodlots dominate the landscape (please see the aerial photography map). The Jackson Community Comprehensive Plan recommends agricultural preservation for almost all of the Concord Area due to the quality of its soils (please see the countywide future land use map). That plan also calls for the creation of greenways along the Concord Area's waterways.

Municipal Facilities and Services

Concord Township and the Village of Concord provide a variety of municipal facilities and services to their residents. Many of those services are shared cooperatively and the facilities associated with them are located within the Village.

Municipal offices

The Township and the Village share municipal offices and meeting space, located on Hanover Street in Concord (please see the concord area municipal offices table). The Village office is open Monday through Thursday from 8:00 AM to 6:00 PM at the time this plan was written. The Township office is open Monday through Wednesday from 8:00 AM to 4:00 PM.

Concord Area Municipal Offices

Village of Concord	Concord Township
110 Hanover Street	112 Hanover Street (PO Box 236)
(517) 524-8534	(517) 524-6804
Monday –Thursday, 8 AM to 6 PM	Monday-Wednesday, 8 AM to 4 PM
http://villageofconcord.com	www.concordtownshipmi.org

Police and fire protection

Police and fire protection in the Concord Area is provided cooperatively.

- Concord Community Police.** The community police department, which is operated by the Village, provides services to the Village of Hanover as well as Concord Township. Hanover pays a flat hourly fee while the Township contributes approximately 40% of the department's budget. The department is staffed by a full-time chief of police and several part-time officers. The department strives to protect and serve the residents and business owners of the Concord Area with a high standard of honor and integrity through professional service. It should be noted that the Jackson County Sheriff's Department and the Michigan State Police also respond to calls for service.

Police and Fire Protection

Concord Community Police	Concord Fire Department
110 Hanover Street	428 Homer Road
(517) 524-8767	(517) 524-7277
Dial 9-1-1 for emergencies	Dial 9-1-1 for emergencies

- Concord Fire Department.**—The volunteer fire department is provided jointly by the Township and Village and is administered by a joint fire board. The department, staffed by a full-time fire chief and fourteen (14) volunteer firefighters, is dedicated to public service, and is on call 24 hours per day, 365 days per year. The fire department provides general response for structure fires, brush fires, vehicle fires, burning complaints, downed power lines, etc. and also responds to traffic accidents and medical emergencies. Under a countywide mutual aid agreement, the department provides resources when requested. In addition, the department responds to all calls for structure fires in several neighboring communities under automatic aid agreements.

Concord DPW

The department of public works (DPW) maintains Concord's water and sewer systems and local street network. The DPW employs two (2) full-time workers and one (1) part-time worker.

- **Water and sewer service.** The DWP maintains the Village's water and sanitary sewer systems. Those systems are primarily available in Concord although they extend south to Swains Lake in Pulaski Township as well as north of the Village for a short distance. Water and sewer services do not extend outside of Concord to the east or the west.
- **Local street network.** The DPW also maintains Village streets under the jurisdiction of Concord (please see the transportation section for more detail).

Maple Grove Cemetery

Concord Township owns the Maple Grove Cemetery. The Township employs a sexton and another part-time employee to maintain the graveyard. The cemetery is located in the southern half of the Village of Concord along Main Street (Pulaski Road).

Transportation

A few modes of transportation traverse the Concord Area.

Highways, roads, and streets

The public road network is the primary transportation facility serving the Concord Area (please see the base map). The Michigan Department of Transportation (MDOT), the Village of Concord, and the Jackson County Road Commission (JCRC) are responsible for maintaining the 83 mile roadway network (please see the roadway network table).

Roadway Network

	Miles	%
State Trunkline (Highways)	6.5	8%
County Primary Roads	28.8	35%
County Local Roads	36.4	44%
Village Major Streets	3.6	4%
Village Local Streets	7.5	9%
Private Roads/Street	0.2	0%
	82.9	100%

Michigan Highway 60 (M-60) is the Concord Area's main thoroughfare. The state highway, owned and maintained by the Michigan Department of Transportation (MDOT),

runs through the Township and Village from east to west for a distance of six and a half (6.5) miles. The other public streets located within Concord are owned by the Village. Concord's department of public works (DPW) maintains the eleven (11.1) miles of major and local streets.^a All other public roads and streets in the Concord Area are maintained by the Jackson County Road Commission (JCRC) with financial assistance from the municipality. The JCRC maintains sixty-five (65.2) miles of primary and local roads. Concord Township and the Village of Concord must collaborate with MDOT and the JCRC to ensure that the roadway network continues to serve the Concord Area's residents and business.

Railroads

Approximately seven (7) miles of the Norfolk Southern Railway dips into the northern third of Concord Township (please see the base map). The facility is utilized to transport freight. The railroad is also utilized as part of AMTRAK's Wolverine Line, connecting the metropolitan areas of Detroit and Chicago as well as Jackson and other select communities along the way.

Non-motorized pathways and sidewalks

The Falling Waters Trail currently terminates in the Village at River Street, just west of the bridge of the Concord Mill Pond (please see the base map). The non-motorized pathway extends eastward into the Jackson Area and is a major component of Route #1 of the Great Lake-to-Lake Trail, connecting Port Huron on Lake Huron to South Haven on Lake Michigan. A wide paved shoulder along Pulaski Road (Main Street) provides a non-motorized connection between Concord and Swains Lake County Park. The Village has an existing sidewalk network which parallels many of its streets. The Concord Community Recreation Plan contains projects for extending this non-motorized network.

Parks and recreation

The Concord Area has a variety of recreational resources that enrich our community. This includes a mix of municipal and county parks, quasi-public and private recreation facilities. For example, the Village of Concord provides the 21-acre Norman Gottschalk Park, a community center, and public access to the water. Concord Community Schools and the Jackson County Parks Commission also provide 80 acres of parks and recreational facilities. The Concord Community Recreation Plan provides more detail on the parks and recreation facilities located within the Village and the surrounding area. The document is also a prerequisite for applying for funding through the Michigan natural Resources Trust Fund. Concord Township is encouraged to join the Village of Concord for the upcoming update of the recreation plan.

^a The JCRC and DPW receive more funding from MDOT for every mile of primary roads major streets than local roads and streets because they carry more traffic. Local road and street are principally utilized to provide direct access to dwellings and businesses.

Education

The Concord Area is served by three K-12 school districts. The Village and majority of the Township are served by the Concord Community School District. The Western School District serves the northeastern corner of the Township. Albion Public Schools serves portions of the Township along its western border. All of the school facilities within the Concord Area are provided by the Concord Community School District. The district's elementary, middle, and high schools are located on a single campus within the Village.

Many higher education options are available to Concord Area residents. Spring Arbor University, Jackson Community College and Baker College have campuses in Jackson County. Numerous other colleges and universities are located within an hour's drive, including Albion College, Kalamazoo College, Western Michigan University, Michigan State University and the University of Michigan.

Intergovernmental Relations

Cooperation between governmental units is essential for the efficient use of resources. Therefore, it is the desire of Concord Township and the Village of Concord to continue cooperating with each other and other governmental units in pursuits toward the public good. However, goals of the Village and Township should only be subordinated to the activities of higher government only when the greater good of the larger population is clearly articulated and, where necessary, adequately funded by those making conflicting requirements. Participation by the Township and Village in the Jackson County Community Planning Committee is encouraged in order to minimize those potential conflicts.

Existing Land Use

An inventory of existing land use is an important factor in the development of a future land use map for the Concord Area. Assessing data was utilized to determine existing land use in 2011. Assessors assign a numeric code to each property as part of the assessment process which was then translated into a broad land use category. Using this process, the Concord Area can be divided into the following land uses (please see the existing land use map):

2011 Existing Land Use

Land Use	Sq Feet	Acres	Sq. Mi.	%
Agricultural	720,940,818.9	16,550.5	25.9	73.6%
Residential	204,253,567.6	4,689.0	7.3	20.9%
Industrial	18,338,796.6	421.0	0.7	1.9%
Institutional (exempt)	16,096,068.5	369.5	0.6	1.6%
Commercial	13,449,158.1	308.8	0.5	1.4%
Developmental	6,194,726.3	142.2	0.2	0.6%
Total	979,273,136.0	22,481.0	35.2	100.0%

Agricultural

Agriculture continues to be the dominant land use with almost three-quarters (73.6%) of the Concord Area dedicated to this land use in 2011. Although 25.9 square miles were dedicated to agriculture, those properties commingled with other land uses distributed unevenly throughout the Area outside of the Village. Further encroachment upon agricultural properties by other land uses within the Township is likely to continue unless otherwise abated.

Residential

Residential properties covered almost one-quarter (20.9%) of the Concord Area in 2011. Residential neighborhoods are distributed throughout the Area and are often located adjacent to agricultural land outside of the Village. The close proximity of some residences and farmland increases the potential for conflict. Many of those residences are built on large lots, creating a lot of unformed and non-contiguous open space.

Industrial

Industrial properties occupy less than two (1.9) percent of the Concord Area in 2011. Some of the industrial properties are located in the vicinity of the Village. However, two large industrial properties where gravel pits are in operation are located elsewhere in the Township.

Institutional

Institutional properties also occupy less than two (1.6) percent of the Concord Area in 2011. Parcels owned by the Village and Township (29.2%), churches (19.6%), the railroad (19.1%), and the school district (14.6%) account for the overwhelming majority of institutional properties. Most of the institutional properties are located within the Village.

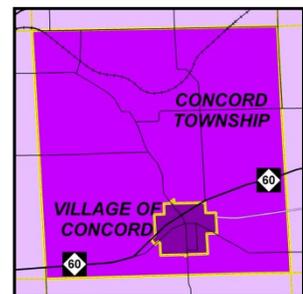
Commercial

Commercial properties occupy less two (1.4) percent of the Concord Area in 2011 as well. Most of the commercial properties are concentrated along M-60 in the Village and the Township. Please note that the commercial property along the western township line is a golf course, which could also be included in the institutional category.

Developmental

Developmental properties occupy less one (0.6) percent of the Concord Area in 2011. All of the developmental parcels are located just north of the Village.

CHAPTER 3
COMMUNITY POLICIES AND PLANS



Various inputs into community policies and plans

The community policies and plans advocated in this document were informed by a variety of observations, opportunities, and concerns, including the following:

- Regional planning efforts
- The community planning survey
- Various other observations, opportunities, and concerns addressed in Chapter 2

Countywide future land use map

It is important to take into account any regional plans for future land use prior to the development of a future land use plan. The countywide future land use map included in the 2000-2025 edition of the Jackson Community Comprehensive Plan recommends residential as well as limited commercial and industrial development in the vicinity of the Village of Concord. Greenways are recommended along Area waterways. The vast majority of the Township is recommended for agricultural preservation.

Community planning survey

During the summer of 2012, the Planning Commissions of Concord Township and the Village of Concord enclosed a community planning survey with the municipal tax bills (see Appendix C). A total of 49 Village and 112 Township surveys were returned. A mix of residents, property owners, and business owners responded to the survey, but not students (please note that a respondent may fit into more than one category). Property owners throughout the Township and Village were represented.

The primary purpose of the survey was to obtain input that could be utilized by the Planning Commissions to develop goals and objectives for the Village and the rest of Concord Township. Some of the conclusions that can be drawn from the survey responses are as follows:

Quality of life and community services

- **The Area as a place to live.** Most respondents indicated that the Concord Area was a good (47.7%) or excellent (30.8%) place to live.
- **The administration of the Village.** Most respondents rated the administration of the Village as average (33.3%) or good (31.3%). Most Village respondents also indicated that the administration was average (38.5%) or good (25.0%).
- **The administration of the Township.** Most respondents rated that the administration of the Township was average (30.9%) or good (40.3%). Most Township respondents also indicated the administration was average (32.0%) or good (39.2%).
- **Concord Community Police.** Most respondents rated the Concord Community Police as good (46.1%) or excellent (18.8%).

- **Concord Fire Department.** Most respondents indicated that the Concord Fire Department was good (46.8%) or excellent (32.5%).
- **Norman Gottschalk Park.** Most respondents rated Norman Gottschalk Park as good (44.4%) or excellent (16.3%). Most Village respondents also indicated that the park was good (33.3%) or excellent (15.7%).
- **Maple Grove Cemetery.** Most respondents rated Maple Grove Cemetery as good (50.7%) or excellent (23.2%). Most Township respondents also indicated that the cemetery was good (55.8%) or excellent (24.2%).
- **Area highways, roads, and streets.** Half of respondents rated the local roadway network as average (27.4%) or good (22.6%). Approximately half of Village indicated that the network was average (35.3%) or good (17.6%).

Future land use and related planning issues

- **Farmland preservation.** Almost all respondents (89.1%) indicated that the Township should strive to preserve farmland. Even more Township respondents (91.5%) supported striving to preserve farmland.
- **Natural features preservation.** Almost all respondents (94.0%) indicated that the Township and Village strive to protect unique natural features, including topography, soils, lakes, and streams.
- **Emergency Siren.** Over half of respondents (56.4%) indicated that they cannot clearly hear the Village's emergency siren when it is tested. Of those who said no, the majority (54.7%) did not support the passage or a millage or the securing of other funding to improve and expand the coverage of the siren.

Even more Township respondents (69.2%) indicated that they cannot clearly hear the siren. Of those who said no, the majority (57.8%) did not support the passage or a millage or the securing of other funding to improve and expand the coverage of the siren.

- **Additional residential development.** Most of the respondents (65.2%) indicated that additional residential development should be encouraged within the Township and Village. Of those who said yes, almost half (43.7%) indicated that the new development should take the form of large lots outside of the Village. However, the majority (57.5%) of those respondents indicated a desire for lots of "at least 1 acre in area" rather than "at least 5 acres in area" (31.5%), "at least 10 acres in area" (6.8%), or "at least 20 acres in area" (4.1%).

A majority of Township respondents (58.4%) also indicated that additional residential development should be encouraged. Of those who said yes, the majority (53.6%) also indicated that the new development should take the form of large lots outside of the Village. However, the majority (59.6%) of those respondents

also indicated a desire for lots “at least 1 acre in area” rather than “at least 5 acres in area” (28.8%), “at least 10 acres in area” (5.8%), or “at least 20 acres in area” (5.1%).

- **Additional commercial development.** Most respondents (91.9%) indicated that additional commercial development should be encouraged within the Township. Of those who said yes, half (50.0%) indicated that the additional development should be limited to within a ½ mile of the Village along M-60.

Most Township respondents (90.7%) also indicated that additional commercial development should be encouraged within the Township. Of those who said yes, the majority (53.7%) also indicated that the additional development should be limited to within a ½ mile of the Village along M-60.

- **Additional light industrial development.** Most respondents (90.1%) indicated that additional light industrial development should be encouraged within the Township. Of those who said yes, the majority (66.7%) indicated that the additional development should be limited to areas that already contain light industry.

Most Township respondents (87.2%) also indicated that additional light industrial development should be encouraged within the Township. Of those who said yes, the majority (66.3%) also indicated that the additional development should be limited to areas that already contain light industry.

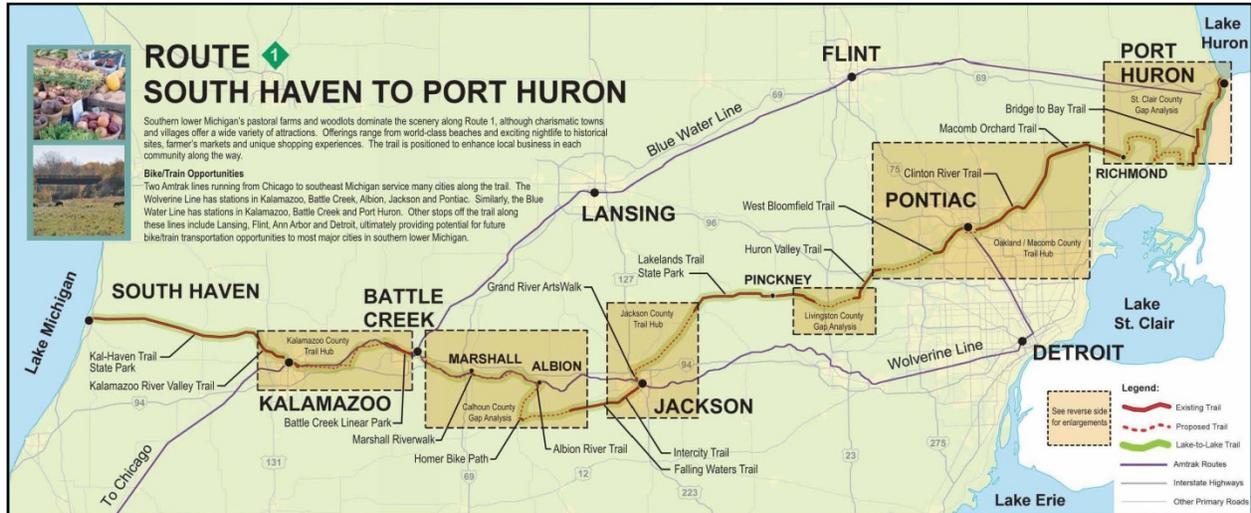
- **Non-motorized pathways.** Most respondents (70.4%) indicated that the Township and Village should encourage the development and improvement of non-motorized pathways. Of those who said yes, the majority indicated support for the extension of the Falling Waters Trail (41.5%). Support was also evident for the improvement of sidewalks and paved shoulders along Main Street/Pulaski Road (31.3%) as well as within the Village and other residential and commercial areas (27.2%).
- **Streetscape improvements.** A majority of respondents (70.0%) indicated that streetscape improvements should be made to M-60, within the vicinity of the Village, with the aim of tying development along that highway to Downtown Concord.

Route 1 of the Great Lake-To-Lake Trails

The Michigan Trails and Greenways Alliance’s “The Great Lake-To-Lake Trails” project was created in 2009 to accelerate the development of five cross-state trails. Route #1—South Haven to Port Huron—is proposed to traverse southern Lower Michigan, linking Greater Jackson with the Battle Creek and Kalamazoo metropolitan areas to the west and the northern reaches of Metropolitan Detroit to the east^b. Locally, Route #1 will uti-

^b The images concerning the Great Lake-to-Lake Trails were taken from a flyer published by the Michigan Trails and Greenways Alliance in January 2011.

lize Jackson County’s Falling Waters Trail as well as the City of Jackson’s Intercity Trail and Grand River ArtsWalk. However, the Falling Waters Trail must be extended westward through the Village and the Township if this vision is to be realized.



Goals and Objectives

Goals are broad fundamental statements informed by the various inputs described earlier in this chapter, summarized in previous chapters and appendices, and designed to accomplish a desired future. They express long-term rather than short-term expectations and are often expressed in such general terms that it is difficult to measure the degree to which they have been attained. However, goals establish the overall framework and basis for the more specific elements of the Plan and the objectives designed to implement them. The listing order of the following goals and objectives does not reflect or imply relative importance.

Goal #1

Identify, build upon, and promote the best characteristics of the Village and Township and the high quality of life they provide — make the Concord Area a Destination!

Objectives

1. Identify, preserve, and promote the natural features and resources within the Concord Area (see Goal #2).
2. Identify and promote the Concord Area’s cultural and historical features.
3. Plan and promote the Concord Area as safe, healthy, pro-family, and pro-education.

4. Plan, build, and promote the Concord Area as a community with well-maintained basic facilities and services and as a refuge from congested and stressful towns and cities.
5. Plan, build, and promote the Concord Area as an uncomplicated community with pleasant, interconnected trails, sidewalks, and bike lanes among the various neighborhoods, parks, schools, and service/retail areas — a walking and biking community located on the M-60 (Spring Arbor Road) and Falling Waters Trail corridors (see Goal #3).
6. Complete the proposed Paddock Lake Park access project within the Village with an eye on developing it as a simple nature center containing parking, pathways, and a lighted shelter/information center.
7. [Encourage and facilitate the maintenance of the dam and the Concord Mill Pond.](#)
8. [Encourage and facilitate the upkeep of the Concord Area's housing stock through private and public means.](#)

Goal #2

Preserve the Rural Character of the Township and Village

The Concord Area's predominant character is rural. The rural character is created by a significant amount of land still in agricultural use, an abundance of natural features (i.e., primarily stream corridors, wetlands and wood lots), and very low density residences (i.e., one to five acres) outside of the Village. Even part of the urban development within the Village has a low-density character.

The Concord Area wishes to retain a largely rural character outside of the Village and its immediate surroundings while accommodating a diversity of residential and recreational uses. The overall low population density associated with this vision would not require costly amenities. Large green belt areas, either devoted to agriculture or rural residences, will provide habitat for animal and plant life that cannot survive in an urban setting, even in parks. The continuing presence of a tranquil, rural setting will improve the quality of life for both Township and Village residents as well as the residents of neighboring townships.

Objectives

1. Preserve Farmland and Encourage Farming Operations

The preservation of farmland and enhancing farming operations are priorities for several reasons:

- a. Protection of valuable and irreplaceable agricultural land — an important economic contributor to the Area's economy;

- b. Maintenance of the rural character of the Concord Area and the retention of its natural resources; and
- c. Protection of the local tax base and ~~discouragement of unplanned~~
courage planned growth.

Concord Township has areas that are actively and successfully farmed and believes that farming, including smaller-scale niche-type farming operations, is feasible and should be supported and enhanced. Such operations can serve an important market need in the Village and the nearby Jackson Urban Area and provide a useful balance and contrast to that more intensely developed community. Farming also provides important economic support for the goal of preserving the Concord Area's rural character and is a facet of the objective concerning the preservation of natural features.

2. **Protect and Preserve Natural Features**

Existing natural features such as woodlots and fence rows, wetlands, stream corridors, and other open spaces throughout the Village and Township should be protected and preserved. They should be respected in farming activities; in residential, commercial, and industrial areas; and in the planning and construction of future development. These features are:

- a. Important as visual amenities;
- b. Critical in sustaining the rural character of the Concord Area; and
- c. Essential in protecting water quality and wildlife habitat and corridors.

Most communities, especially townships, have a variety of natural features whose patterns and relationships collectively create a unique character. So it is with the Concord Area whose natural features play a vital part in establishing its character and identity.

Protection and preservation of these features have an even more important purpose as they are vital elements in the Concord Area's natural system and perform many interconnected functions. Disruption of one feature can have adverse effects on others and can subtract from the quality of life in the Township, Village, and neighboring communities.

Goal #3

Create and Maintain an Integrated Transportation System

Create a transportation network which facilitates the safe and efficient movement of vehicles and pedestrians while protecting and preserving sensitive environmental areas throughout the Concord Area.

Objectives:

1. Continue to find the means to maintain and upgrade Village streets work with the Jackson County Department of Transportation to maintain and upgrade Township roads, and work with the Michigan Department of Transportation to maintain and update M-60 (Spring Arbor Road).
2. Continue to replace sidewalks while extending pathways to connect all residential neighborhoods and commercial and industrial areas.
3. Work toward safe traffic management solutions with a focus on M-60 (Spring Arbor Road) — improve safety by amending the zoning ordinances of the Township and Village to require the use of access management techniques to reduce the potential traffic conflicts along M-60.
4. Create an inventory of potential traffic hazard locations, (e.g., roadway intersections) and assess their impact on community safety.
5. Mandate that private road extensions planned to service new development be built to minimum County construction standards and require developer financing.
6. Coordinate with the Village's Department of Public Works, the Jackson County Department of Transportation, and the Michigan Department of Transportation to assure adequate provision of rights-of-way to accommodate planned extensions/designs.
7. Accommodate alternative means of transportation by establishing a network of trails, sidewalks, and bike lanes in appropriate locations throughout the Concord Area (see Goal #1):
 - a. Extend the Falling Waters Trail westward through the Village to the west boundary of the Township with the intent of connecting to the planned trail system in Calhoun County.
 - b. Improve and make safer the bike path (i.e., paved shoulder) along Main Street/Pulaski Road.

Goal #4**Commercial and Industrial Development**

Consider suitable locations for new commercial and industrial development in the Village and nearby properties in the Township along M-60 that will complement residential neighborhoods and the Concord Area's rural character.

Objectives:

1. Encourage new commercial and industrial development to locate in close proximity to existing commercial and industrial areas and with compatible surrounding land uses.

2. Require buffering, landscaping, and visual barriers between commercial and industrial areas and residential and agricultural areas.
3. Provide adequate safeguards to minimize the negative impact of commercial and industrial activities on roads and streets and to the environment.
4. Increase the tax and employment bases in the Concord Area.
5. Locate business and industry where sufficient infrastructure can support growing needs.
6. Ensure that commercial and industrial areas have adequate provisions for sewage disposal, storm water management, and other critical public health and welfare concerns.
7. Encourage clean light-industry that respects neighboring residential areas and the environment.

Goal #5**Focus on quality of service for businesses as well as residents.****Objectives:**

1. Continue the long-term planned upgrade of the Village of Concord's aging water and sewer systems.
2. Refer to the impact of new development on existing zoning — be mindful that decisions having social impacts will have economic impacts over time.
3. New residential neighborhoods should be planned with green space and access to recreation areas and sidewalks and/or trails whenever possible (see Goal #3).
4. New residential neighborhoods should only be planned where water and sewage service can be extended — the existing neighborhoods designated for manufactured (mobile) homes have sufficient excess capacity and therefore are adequate to the needs of the population for the period contemplated by this Plan.
5. Encourage residential neighborhoods which reduce the number of driveway and street access points along major roads (see Goal #3).
6. New residential neighborhoods and commercial and industrial areas must be served by sidewalks and/or trails (see Goal #3).
7. Prevent commercial contractor uses (i.e., activities beyond those that would be described as a home occupation) in residential neighborhoods.

8. Attract businesses that provide services and goods to the betterment of Concord Area residents.
9. Garner support for all Concord enterprises — service and retail business owners are more easily convinced of potential profit in a friendly and supportive community.
10. A change of focus among community leadership is required in order to implement a successful business attraction — the results of the Community Planning Survey indicate that residents want responsible growth.
11. Improve the quality of life in Concord Township by facilitating the creation of more jobs (i.e., help business's through tax breaks), shopping, (e.g., Dollar General), recreation, (e.g., trails), and community events (e.g., parades, and car shows).
12. [Explore options for additional public parking in Downtown Concord.](#)

Goal #6**Maintain Cooperative Relationships with Neighboring Municipalities*****Objectives:***

1. Achieving each of the preceding goals — and aiding in the creation of a sense of a living community that supports its own — will require cooperation between the Township and Village as well as with their neighbors.
2. Maintain an up-to-date website or websites for the Village and Township which link residents, business owners, and visitors (existing and potential) to the Concord Area:
 - a. Provide information on local government officials, municipal statistics, information regarding building, zoning, and other regulations (e.g., ordinances, permit applications, maps, etc.), and public meeting minutes.
 - b. Maintain links between the municipal websites (if maintained separately) and with the websites of the Concord Community Schools, the Concord Branch of the Jackson District Library, the Friends of the Falling Waters Trail, local business, and related events.
3. Bridge the gap between the Concord Community Schools and the Village and Township residents who do not have children attending the district's schools by posting online school newsletters, school board meeting minutes, PTO meetings, and academic, athletic, and arts events to the municipal websites and in municipal offices. In the absence of a local newspaper, Village and Township residents need to know that all are welcome to participate in the success of Concord Community Schools — the Area's largest community investment and resource.

4. Promote the Concord Branch of the Jackson District Library, the Concord Youth Center, the Village Commons Room, and every house of worship as year-round community anchors where all residents are welcome and needed. Community organizations and clubs should be encouraged to meet in these facilities.
5. Encourage the development of a Township and/or Village WIFI (local area computer) networks [and/or internet services](#).

Future Land Use Plan

The master plan represents a vision of how the Concord Area might look in the future. The horizon is the year 2030 or almost 20 years. The plan does not suggest that the municipalities will develop to the limits identified on the future land use map. Rather, the plan is intended to guide the community through its daily decision making processes so that future development will be consistent with the goals adopted in this plan.

The master plan consists of policies that address future land use and development of the Concord Area over the life of the plan. However, the plan itself has no regulatory authority and must rely upon other tools for implementation, most notably the zoning ordinances. The plan simply suggests where various land uses should be located. The zoning ordinances carry out the policies of the plan by regulating the type of use that a parcel may have, the location of the uses, and the bulk and density of development throughout Concord Township and the Village of Concord.

The future land use plan presented here is not static (please see the Future Land Use Map). It is designed to be a flexible document that can and should change as the community changes. Even though the document is long range in nature (20 years \pm), it should be periodically reviewed and updated as the Village and Township grow and change. There will be times when it will be necessary to deviate from the plan. Changing land use patterns may cause certain areas on the future land use map to become obsolete for a use suggested. When this happens, the planning commission may be required to interpret the most appropriate type of use for an area. Interpretation of a specific site should be made with regard to the impact on the surrounding area.

The future land use map was not designed nor was it intended to parallel the zoning map. Zoning is the tool used to carry out the plan. Therefore, the zoning map will not look exactly like the future land use map. As the community grows and rezoning requests become necessary to accommodate development, future rezonings should be consistent with the plan in most cases or the plan should be amended to reflect changing trends. This is not to suggest that every rezoning needs to be consistent with the plan. However, in areas where several requests are made for rezoning, it may be necessary to consider amending the plan if changing land use patterns warrant a change in the plan. The future land use map is comprised of the following categories:

Agricultural areas

Agriculture continues to be the recommended use for the majority of properties in Concord Township. However, no property within the Village is recommended for agriculture.

Residential areas

The Concord Area's residential areas can be divided into two main categories.

- **Low-density residential areas** — Low density residential areas are concentrated within and around the periphery of the Village as well as in concentrated pockets along various Township roads. The areas are set aside primarily for single-family homes although several other types of housing are allowed if special permission is granted.
- **Medium-density residential areas** — Medium-density residential areas are concentrated within and around the periphery of the Village. A mix of two-family and multiple-family dwellings and manufactured housing parks are generally permitted.

Commercial areas

Several types of commercial areas are primarily concentrated along Jackson Street (M-60) within the Village although several small nodes of commercial development are recognized throughout the Township.

- **Mixed-use areas** — Undeveloped land around the Concord Mill Pond in the Village is set aside for a mix of commercial and residential uses. The area extends eastward from Main Street between Jackson (M-60) and River Streets.
- **General commercial areas** — The largest general commercial area is Downtown Concord, although the Village also contains two other general commercial nodes. A few small commercial nodes are located within the Township. General commercial areas are intended to serve the residents of the Concord Area
- **Highway commercial areas** — Highway commercial areas are proposed along Jackson Street (M-60) within the Village. These commercial areas are intended to serve travelers and commuters as well as Area residents.

Light industrial areas

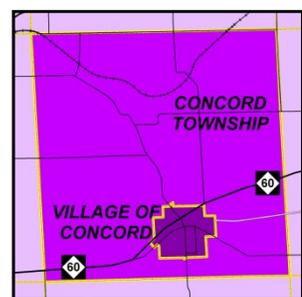
Light industrial areas are located within and around the Village. The larger of the two areas is located along Jackson Street (M-60) at the western edge of the Village. A smaller area recognizes existing industrial development along Michigan Street in the southeast portion of the Village.

Public areas and transportation facilities

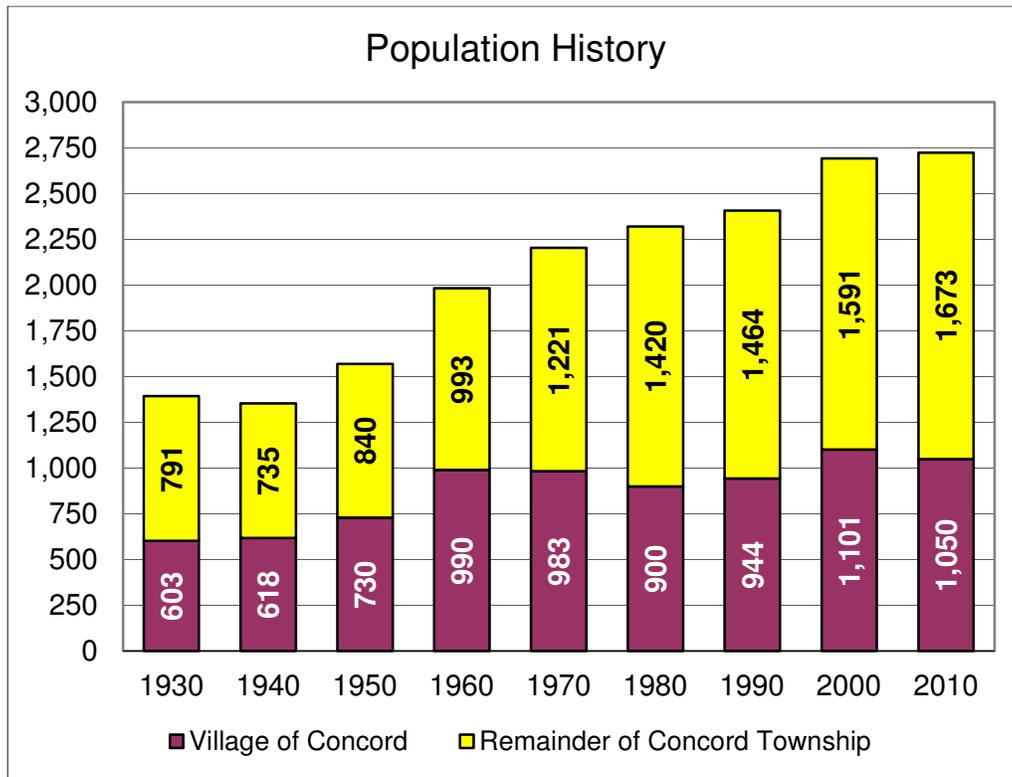
Finally public areas and transportation facilities are also significant components of the Concord Area.

- **Institutions** — The Township and Village offices, the Concord branch of the Jackson District Library, and some Area churches are located in or near Downtown Concord (please see Chapter 2). The Concord Community Schools campus and the Township's Maple Grove Cemetery are also located in the southern half of the Village. Finally, the Village's wastewater lagoons are located in the northwest portion of the municipality.
- **Parks and recreation** — The Village contains several areas where parks and recreation facilities exist or are planned for the future (please see Chapter 2). For example, Norman Gottschalk Park is located along the proposed extension of the Falling Waters Trail.
- **Transportation facilities** — The Falling Waters Trail, which currently ends at the east Village limits, is planned to extend through the entire Concord Area. Roadside trails are also proposed within the Village. For example, an existing trail extending to Swains Lake County Park (to the south of the Township) is proposed for extension to the Falling Waters Trail. Finally, service drives off of Jackson Street (M-60) are proposed in order to facilitate the mix of commercial and residential development planned for that portion of the Village.

APPENDIX A
DEMOGRAPHICS



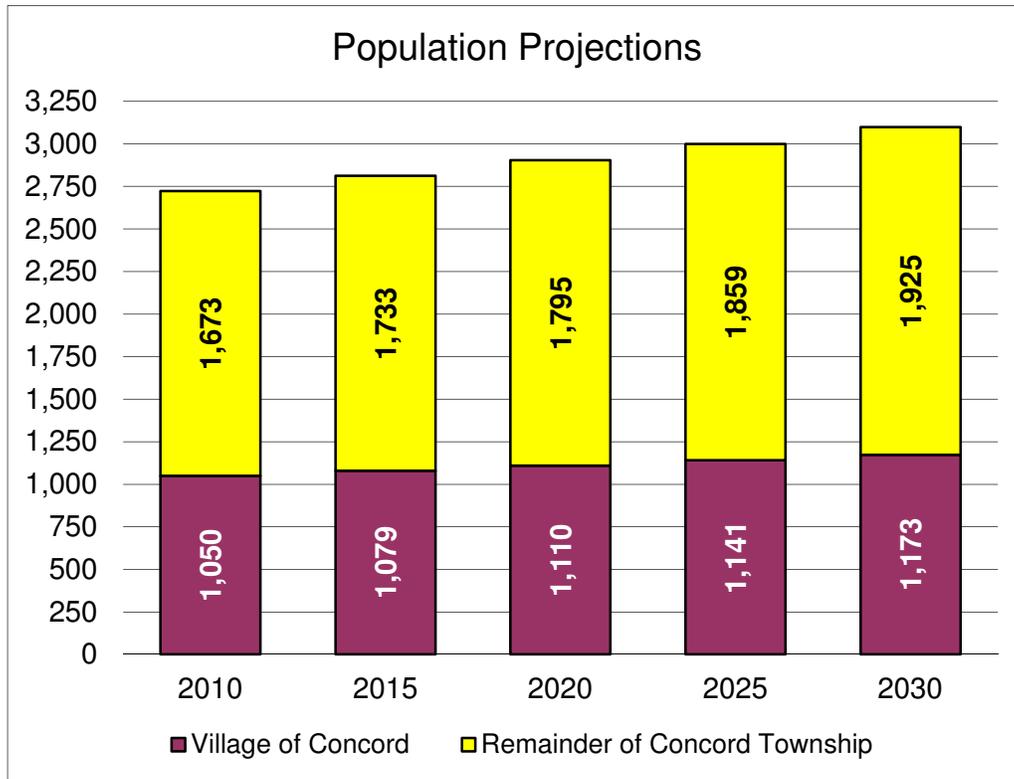
Historic Population, 1930-2010



	1930	1940	1950	1960	1970	1980	1990	2000	2010
Concord Township	1,394	1,353	1,570	1,983	2,204	2,320	2,408	2,692	2,723
Village of Concord	603	618	730	990	983	900	944	1,101	1,050
Remainder of Township	791	735	840	993	1,221	1,420	1,464	1,591	1,673

Source: 2010 Census, US Census Bureau

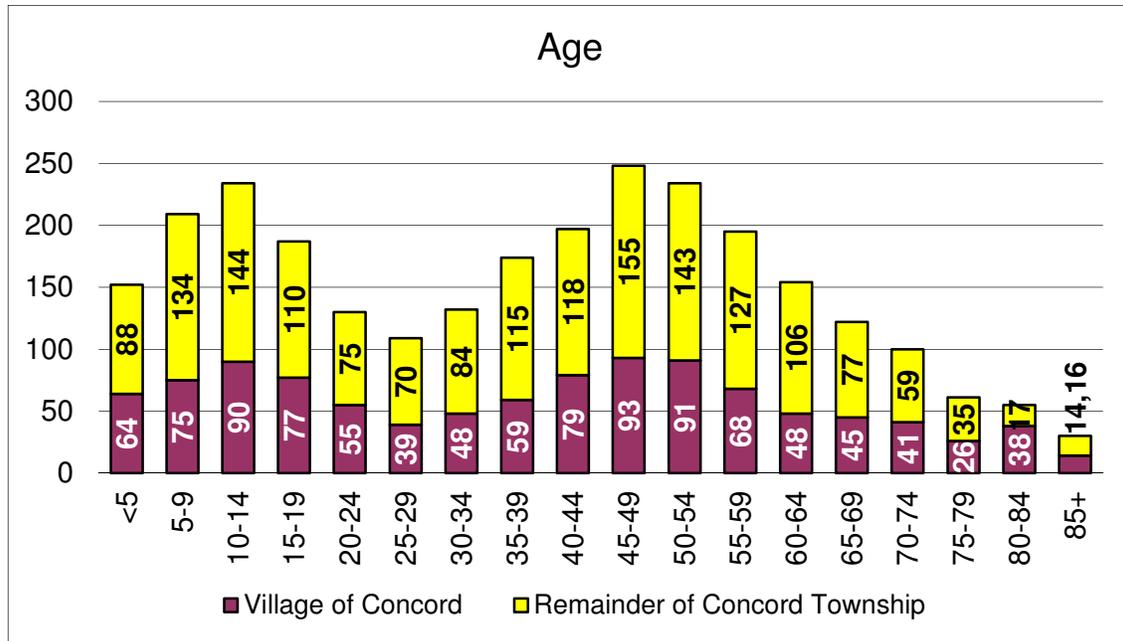
Population Projections 2010-2030



	2010	2015	2020	2025	2030
Concord Township	2,723	2,812	2,904	3,000	3,098
Village of Concord	1,050	1,079	1,110	1,141	1,173
Remainder of Township	1,673	1,733	1,795	1,859	1,925

Source: Region 2 Planning Commission

Age of the Population, 2010



	<5	5-9	10-14	15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75-79	80-84	85+
Concord Township	152	209	234	187	130	109	132	174	197	248	234	195	154	122	100	61	55	30
Village of Concord	64	75	90	77	55	39	48	59	79	93	91	68	48	45	41	26	38	14
Remainder of Township	88	134	144	110	75	70	84	115	118	155	143	127	106	77	59	35	17	16

Source: 2010 Census, US Census Bureau

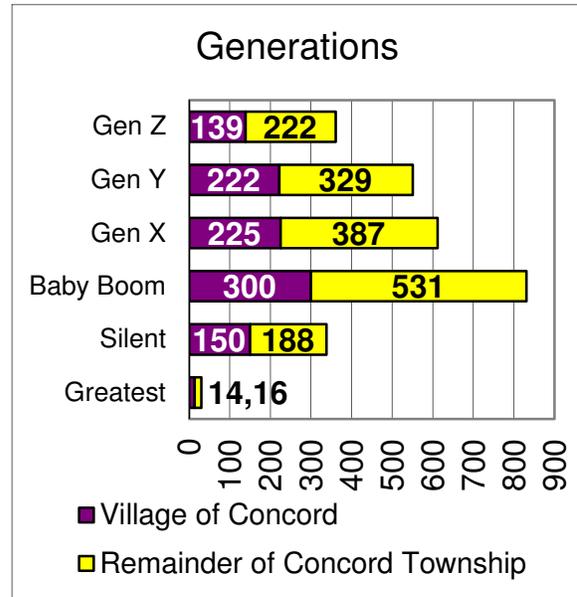
Median Age of the Population, 2010

	Total	Male	Female
Concord Township	40.8	40.7	40.8
Village of Concord	40.9	40.2	42.6
Remainder of Township	40.6	41.0	40.1

Source: 2010 Census, US Census Bureau

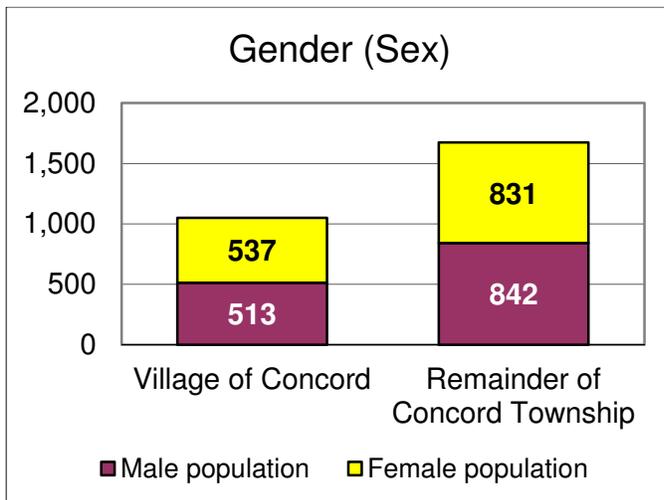
Population Generations, 2010

	Concord Township	Village of Concord	Remainder of Township
Greatest or G.I. (85+ years)	30	14	16
Silent (65-84 years)	338	150	188
Baby Boom (45-64 years)	831	300	531
Gen X or Shadow Boom (25-44 years)	612	225	387
Gen Y or Echo Boom (10-24 years)	551	222	329
Gen Z (0-9 years)	361	139	222



Source: 2010 Census, US Census Bureau

Sex (Gender) of the Population, 2010



	Male	Female
Concord Township	1,355	1,368
Village of Concord	513	537
Remainder of Township	842	831

Source: 2010 Census, US Census Bureau

Race of the Population, 2010

	Concord Township	Village of Concord	Remainder of Township
Total population	2,723	1,050	1,673
White	2,673	1,040	1,633
Black or African American	8	3	5
American Indian and Alaska Native	9	1	8
Asian	4	1	3
Some Other Race	5	1	4
Two or More Races	24	4	20

Source: 2010 Census, US Census Bureau

Ethnicity of the Population, 2010

	Concord Township	Village of Concord	Remainder of Township
Hispanic or Latino (of any race)	43	19	24
Non-Hispanic (of any race)	2,680	1,031	1,649

Source: 2010 Census, US Census Bureau

Housing of the Population, 2010

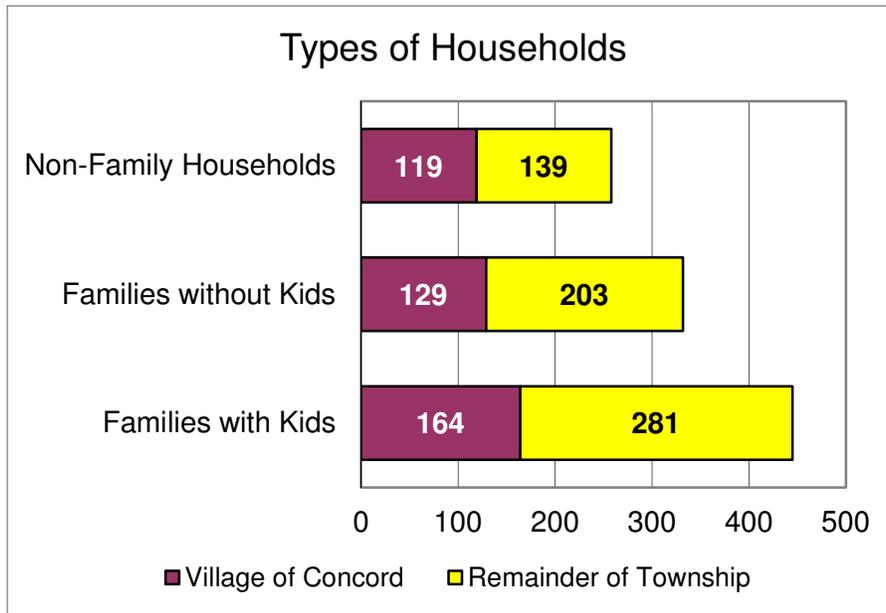
	Concord Township	Village of Concord	Remainder of Township
Households	2,717	1,050	1,667
Group Quarters	6	0	6

Source: 2010 Census, US Census Bureau

Types of Households, 2010

	Family Households		Non-Family Households
	With Kids	Without Kids	
Concord Township	445	332	258
Village of Concord	164	129	119
Remainder of Township	281	203	139

Source: 2010 Census, US Census Bureau

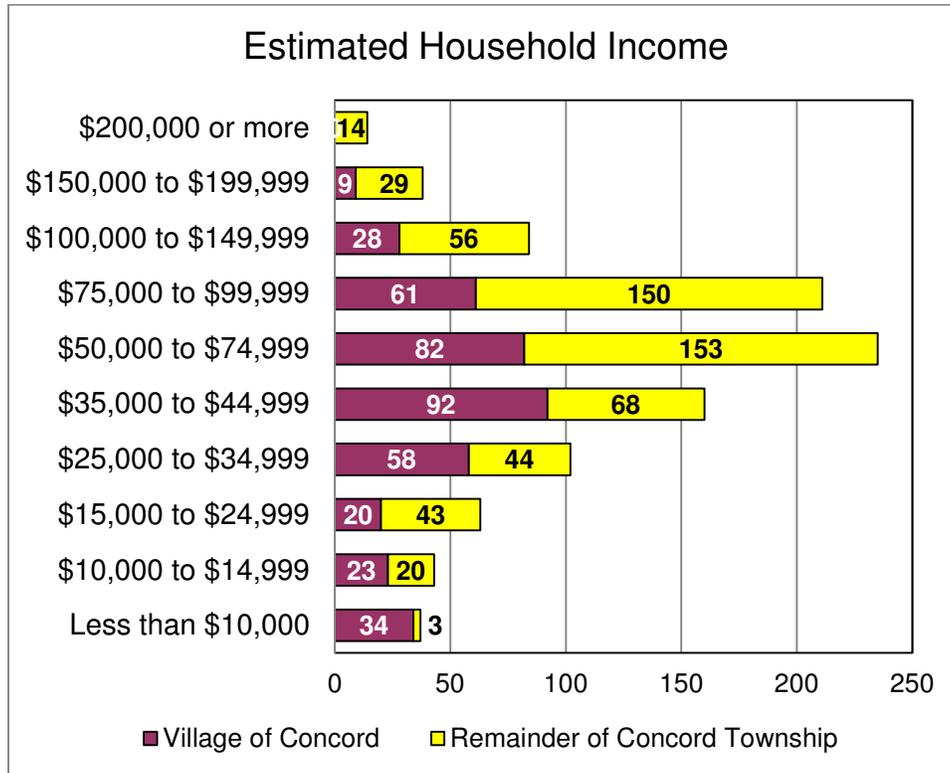


Average Size of Households, 2010

	Household	Family
Concord Township	2.63 people	3.01 people
Village of Concord	2.55 people	3.02 people
Remainder of Township	2.68 people	3.01 people

Source: 2010 Census, US Census Bureau

Estimated Household Income, 2006-2010



	Less than \$10,000	\$10,000 to \$14,999	\$15,000 to \$24,999	\$25,000 to \$34,999	\$35,000 to \$44,999	\$50,000 to \$74,999	\$75,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 or more
Concord Township	37	43	63	102	160	235	211	84	38	14
Village of Concord	34	23	20	58	92	82	61	28	9	0
Remainder of Concord Township	3	20	43	44	68	153	150	56	29	14

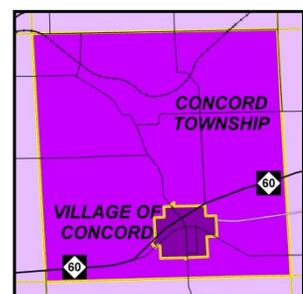
Source: 2006-2010 American Community Survey, US Census Bureau

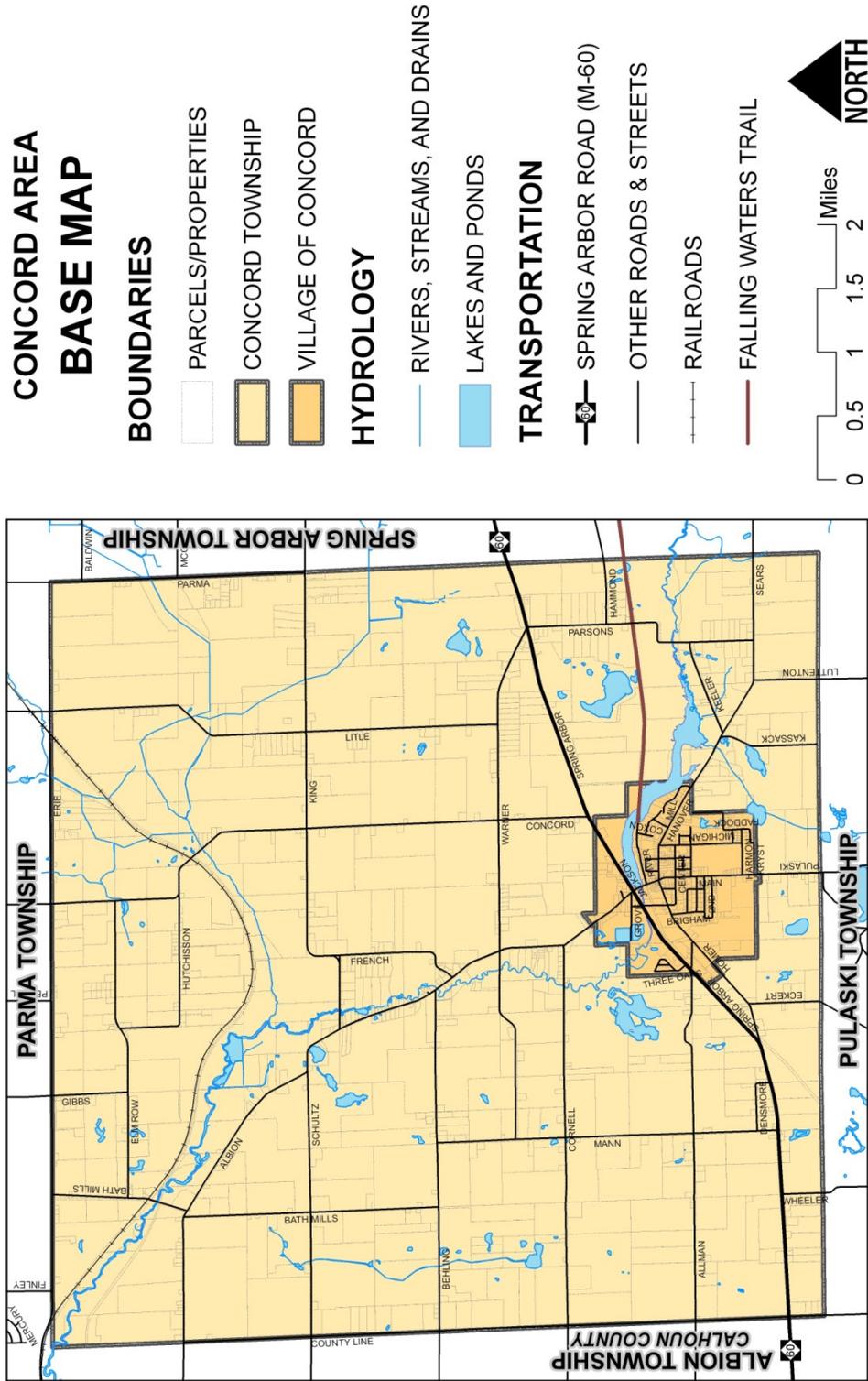
Estimated Median Household Income, 2006-2010

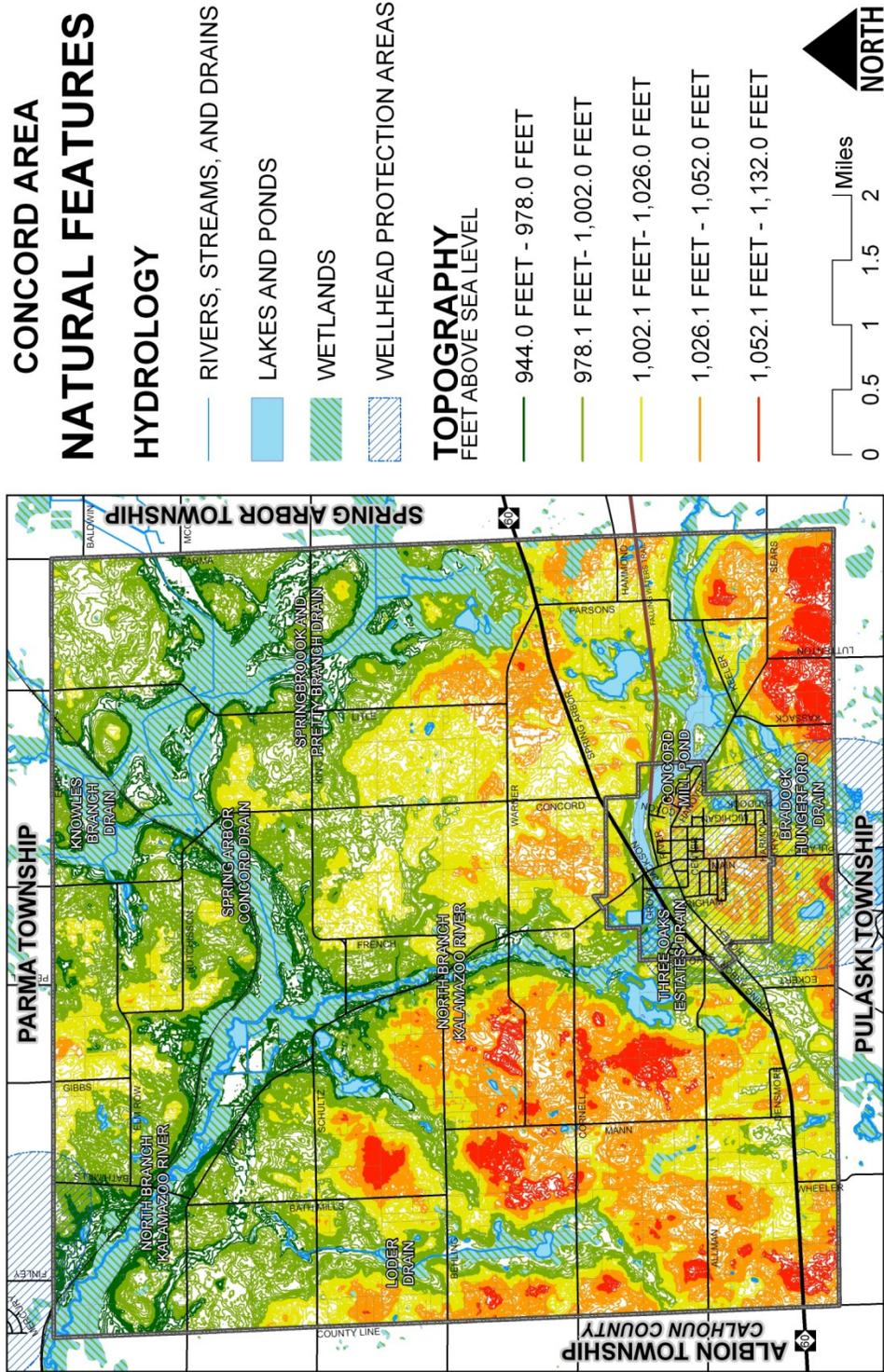
	All Households	Families	Married Couple Families	Non-Family
Concord Township	\$56,567	\$62,727	\$77,396	\$29,514
Village of Concord	\$46,107	\$55,096	\$63,409	\$30,833

Source: 2006-2010 American Community Survey, US Census Bureau

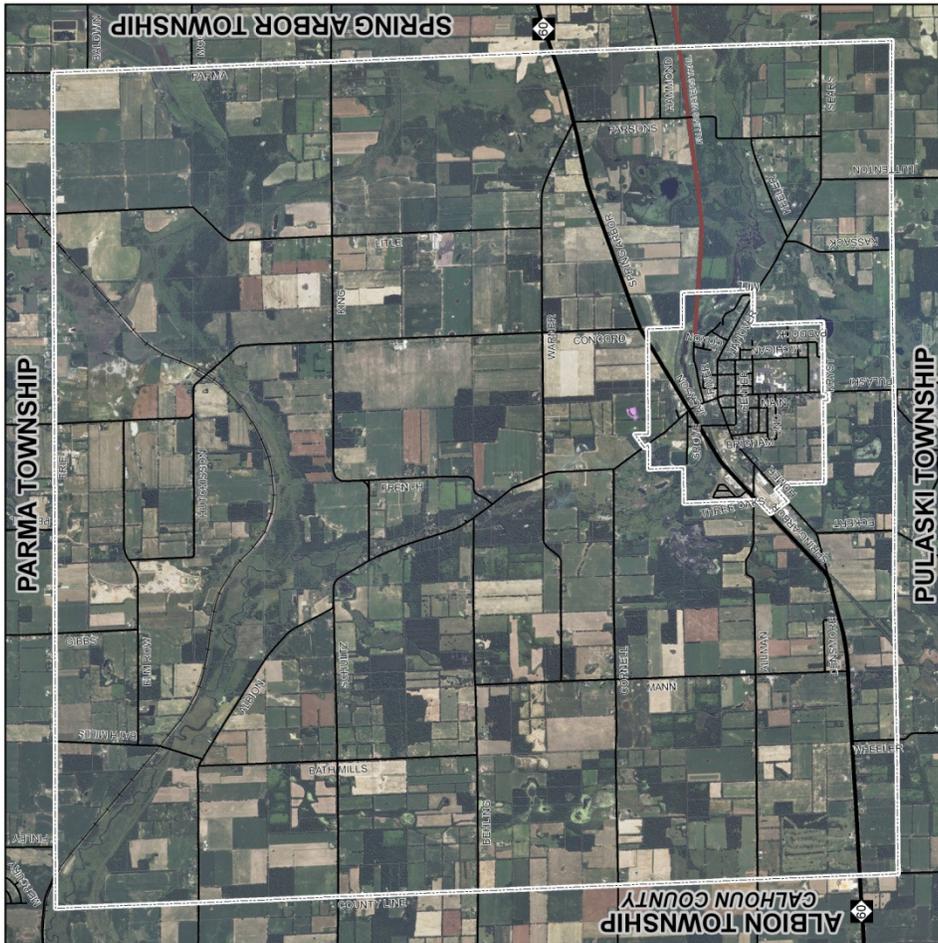
APPENDIX B
CONCORD AREA MAPS

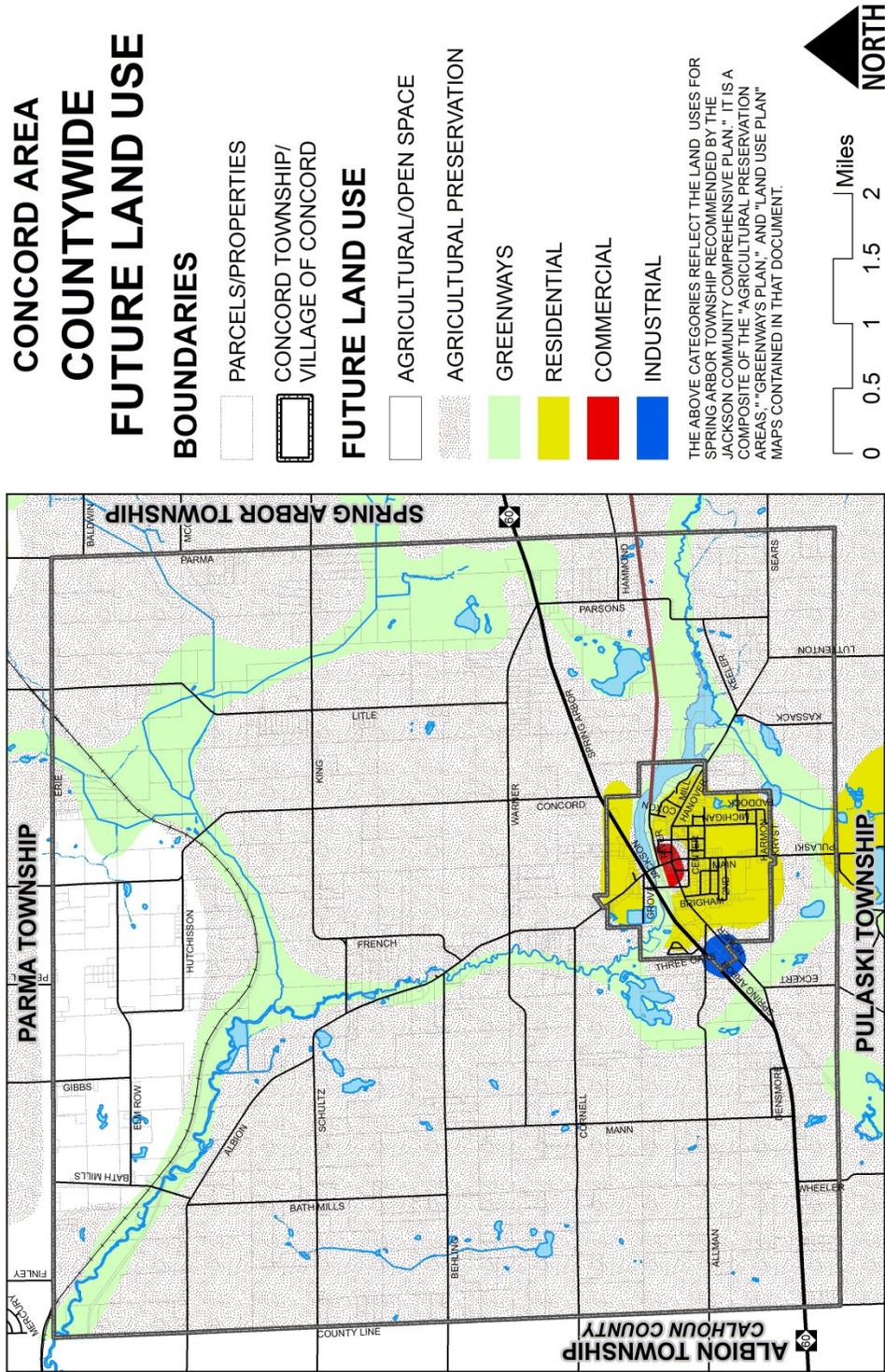


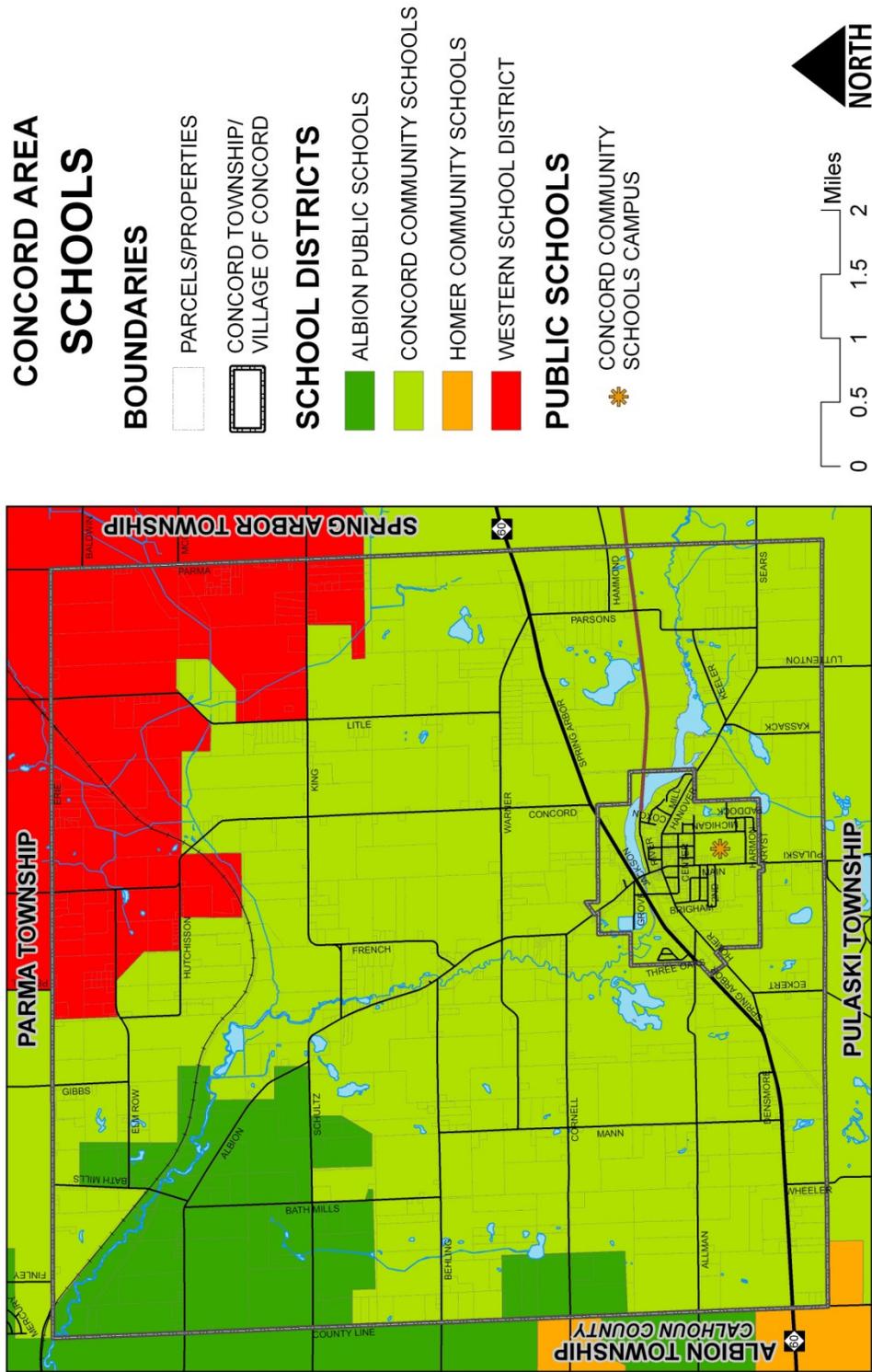


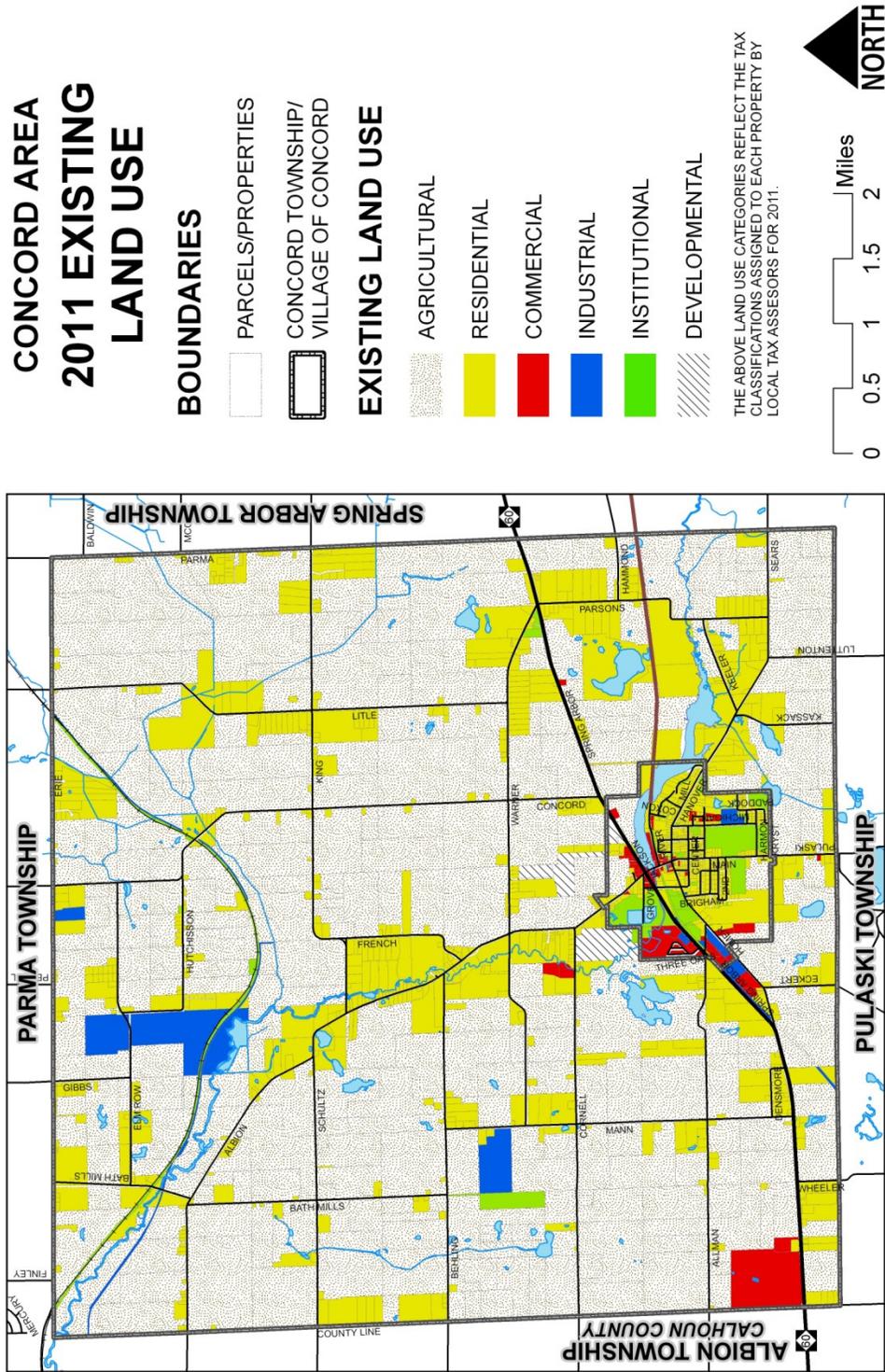


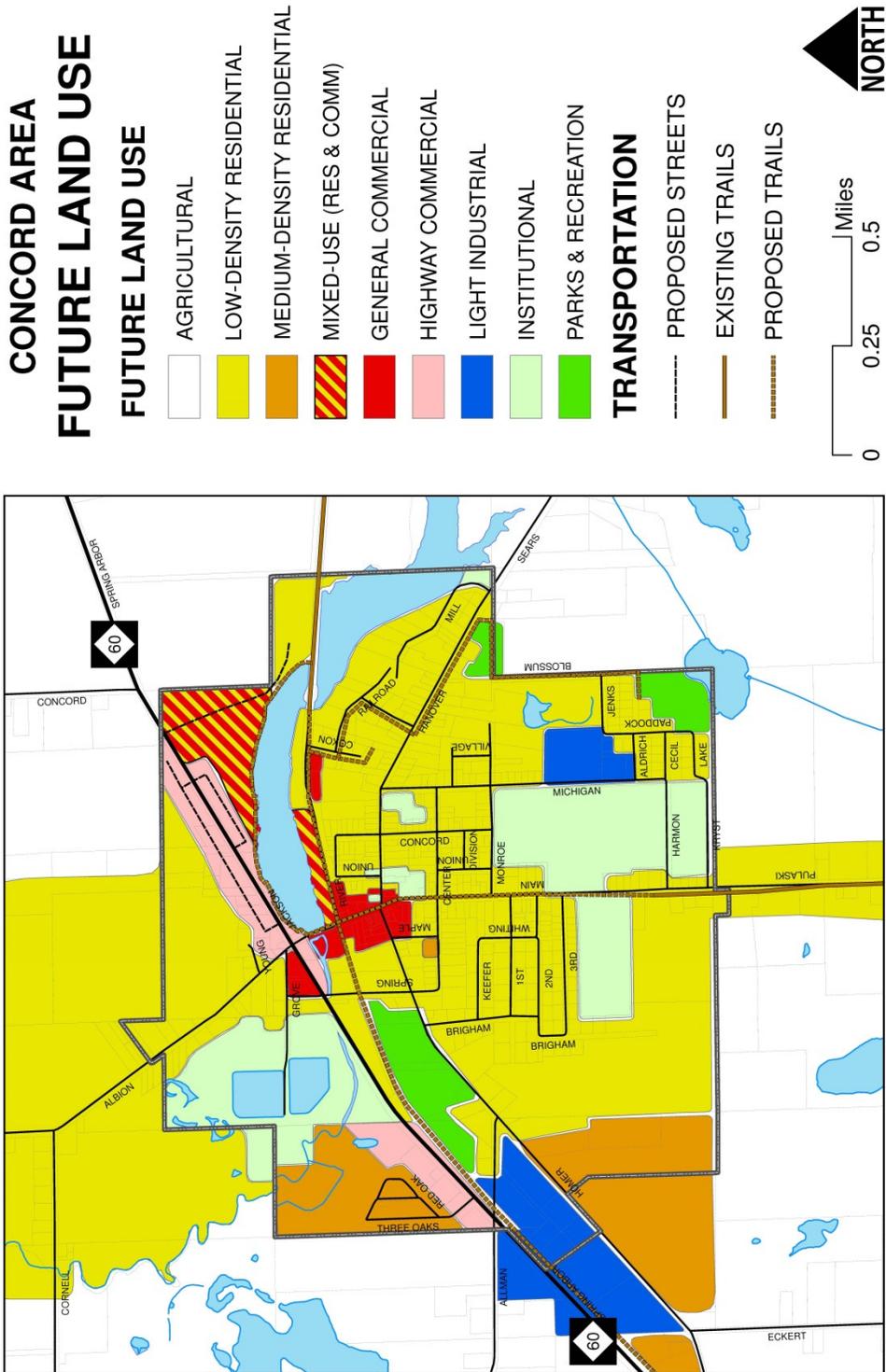
**CONCORD AREA
AERIAL
PHOTOGRAPHY**



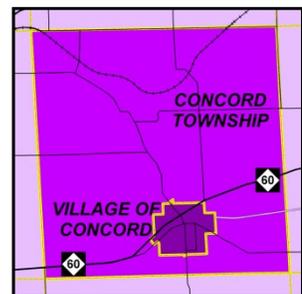








APPENDIX C
COMMUNITY PLANNING SURVEY



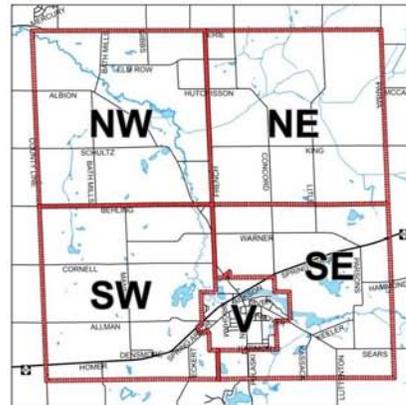
**Concord Area Master Plan
Community Planning Survey
Summer 2012**

The planning commissions of the Township and Village are in the initial stages of creating the first edition of a joint master plan and seek your input into the process. Please take a few minutes to complete this survey and return it to the Township or Village Office by August 19, 2012. Once compiled, the information will help the planning commissions to develop a set of goals and policies which will influence the character of future development in the Concord Area.

Relationship and Location

1. Please indicate your relationship to the Township and/or Village (*circle all that apply*).
 - a. resident
 - b. property owner
 - c. business owner
 - d. student

2. Using the adjacent map, please indicate the area of the Township where your property is located (*circle only one*).
 - a. Northwest ¼ of the Township (NW)
 - b. Northeast ¼ of the Township (NE)
 - c. Southwest ¼ of the Township (SW)
 - d. Southeast ¼ of the Township (SE)
 - e. The Village (V)



Quality of Life and Community Services

<ol style="list-style-type: none"> 3. How do you rate the following (<i>place an [*] or a [✓] under the most appropriate response</i>): 	<table border="0"> <tr> <td style="text-align: center;">Excellent</td> <td style="text-align: center;">Good</td> <td style="text-align: center;">Average</td> <td style="text-align: center;">Fair</td> <td style="text-align: center;">Poor</td> <td style="text-align: center;">No opinion</td> </tr> </table>	Excellent	Good	Average	Fair	Poor	No opinion																																										
Excellent	Good	Average	Fair	Poor	No opinion																																												
<ol style="list-style-type: none"> a. The Area as a place to live? b. The administration of the Village? c. The administration of the Township? d. Concord Community Police? e. Concord Fire Department? f. Norman Gottschalk Park? g. Maple Grove Cemetery? h. Area highways, roads, and streets? 	<table border="0"> <tr> <td>[]</td><td>[]</td><td>[]</td><td>[]</td><td>[]</td><td>[]</td> </tr> <tr> <td>[]</td><td>[]</td><td>[]</td><td>[]</td><td>[]</td><td>[]</td> </tr> <tr> <td>[]</td><td>[]</td><td>[]</td><td>[]</td><td>[]</td><td>[]</td> </tr> <tr> <td>[]</td><td>[]</td><td>[]</td><td>[]</td><td>[]</td><td>[]</td> </tr> <tr> <td>[]</td><td>[]</td><td>[]</td><td>[]</td><td>[]</td><td>[]</td> </tr> <tr> <td>[]</td><td>[]</td><td>[]</td><td>[]</td><td>[]</td><td>[]</td> </tr> <tr> <td>[]</td><td>[]</td><td>[]</td><td>[]</td><td>[]</td><td>[]</td> </tr> <tr> <td>[]</td><td>[]</td><td>[]</td><td>[]</td><td>[]</td><td>[]</td> </tr> </table>	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]	[]
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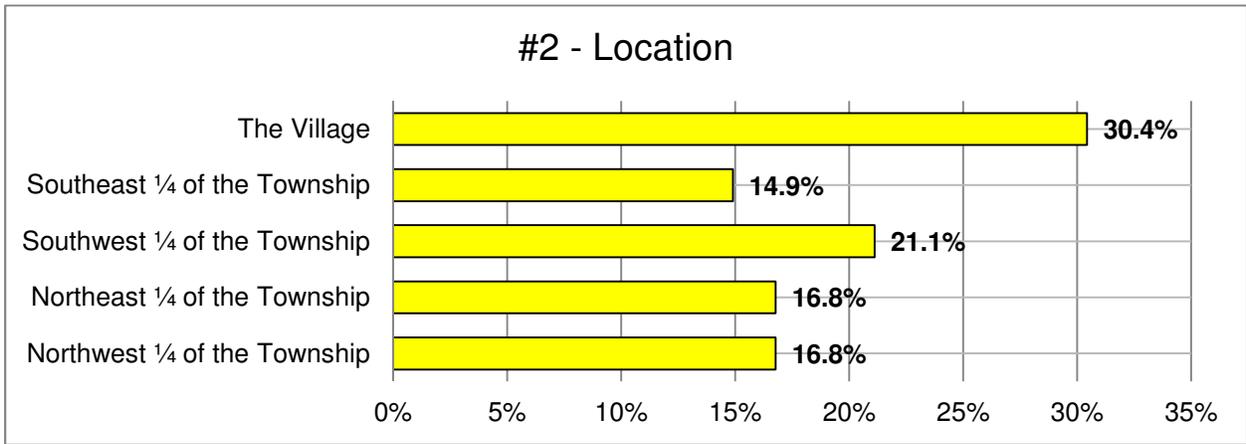
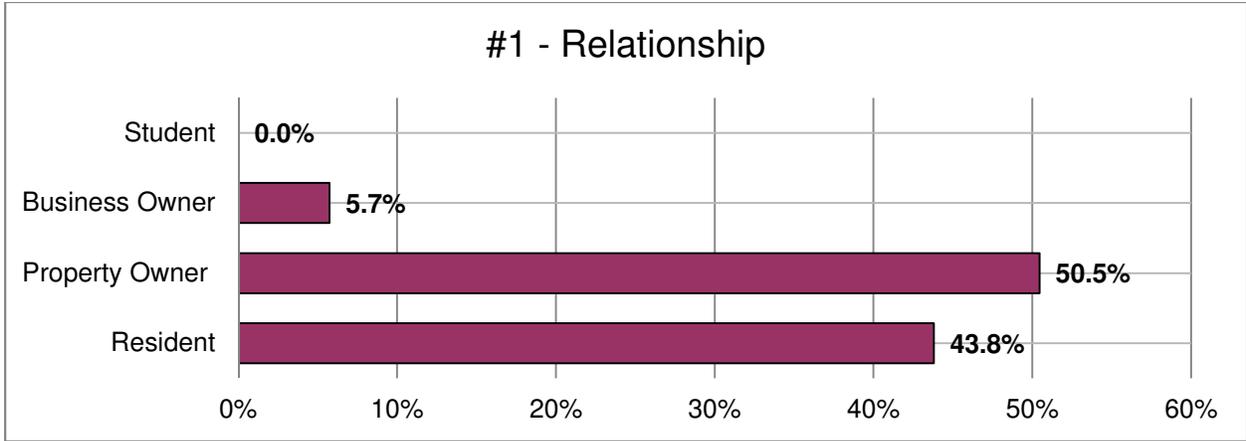
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Future land use and related planning issues

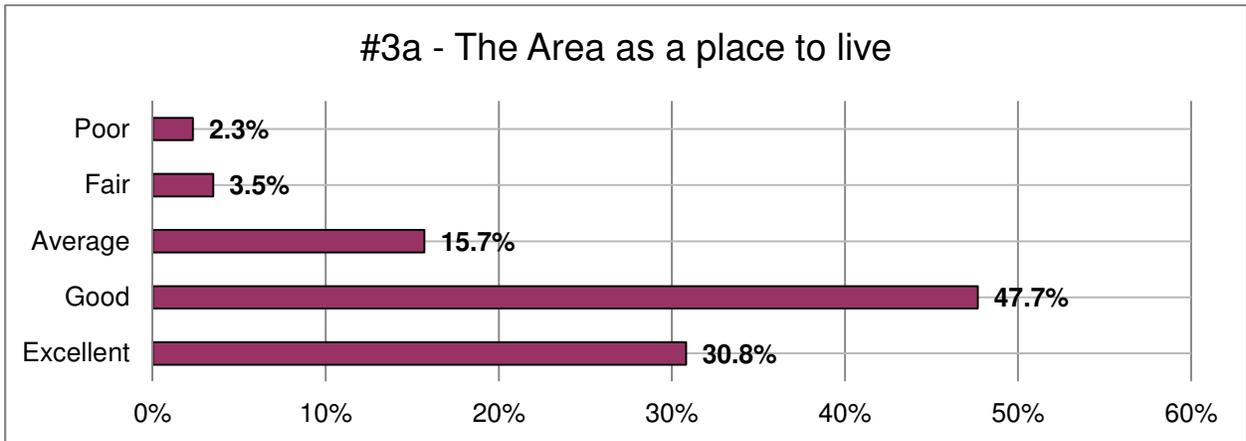
	Yes	No
4. Should the Township strive to preserve farmland?	[]	[]
5. Should the Township and Village strive to protect unique natural features, including topography, soils, lakes, and streams?	[]	[]
6. Can you clearly hear the Village's emergency siren when it is tested?	[]	[]
If <u>No</u> , should a millage be passed or other funding secured to improve and expand the coverage of the siren?	[]	[]
7. Should additional residential development be encouraged within the Township and Village?	[]	[]
If <u>Yes</u> , what form should that development take (<i>circle all that apply</i>)?		
(a) Subdivisions?		
(b) Medium-density housing like apartments, townhouses, or condominiums?		
(c) Large lots outside of the Village (<i>circle only one lot size</i>)?		
(1) At least 1 acre in area?	(3) At least 10 acres in area?	
(2) At least 5 acres in area?	(4) At least 20 acres in area?	
	Yes	No
8. Should the Township encourage additional commercial development?	[]	[]
If <u>Yes</u> , should that development be limited to within a ½ mile of the Village along M-60?	[]	[]
9. Should the Township encourage additional light industrial development?	[]	[]
If <u>Yes</u> , should that development be limited to areas that already contain light industry?	[]	[]
10. Should the Township and Village encourage the development and improvement of non-motorized pathways?	[]	[]
If <u>Yes</u> , where should they be located (<i>circle all that apply</i>)?		
(a) Extension of the Falling Waters Trail westward through the Village and the Township?		
(b) Improvement of the sidewalks and paved shoulders along Main Street/Pulaski Road to Swains Lake County Park?		
(c) Within the Village and other residential and commercial areas?		
	Yes	No
11. Should streetscape improvements be made to M-60, within the vicinity of the Village, with the aim of tying development along that highway to Downtown Concord?	[]	[]

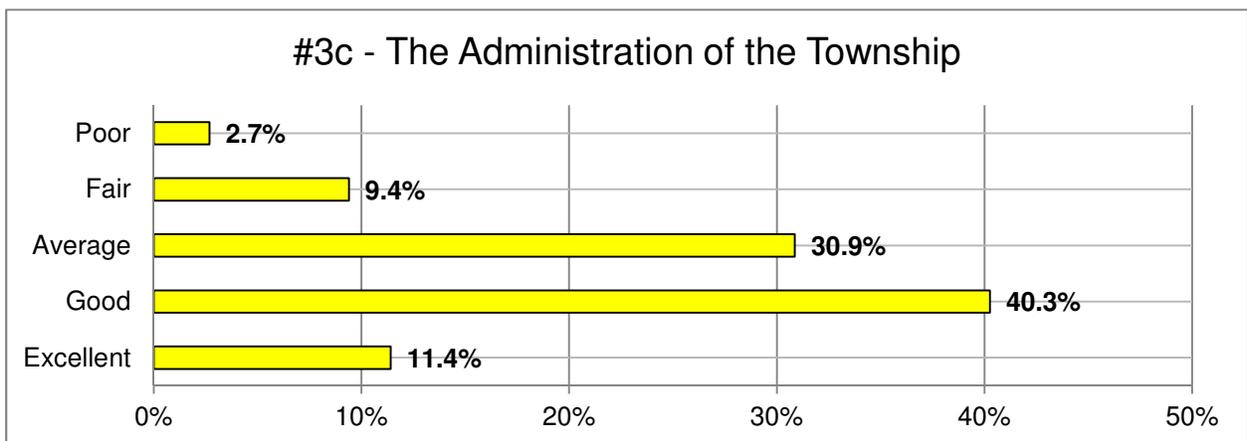
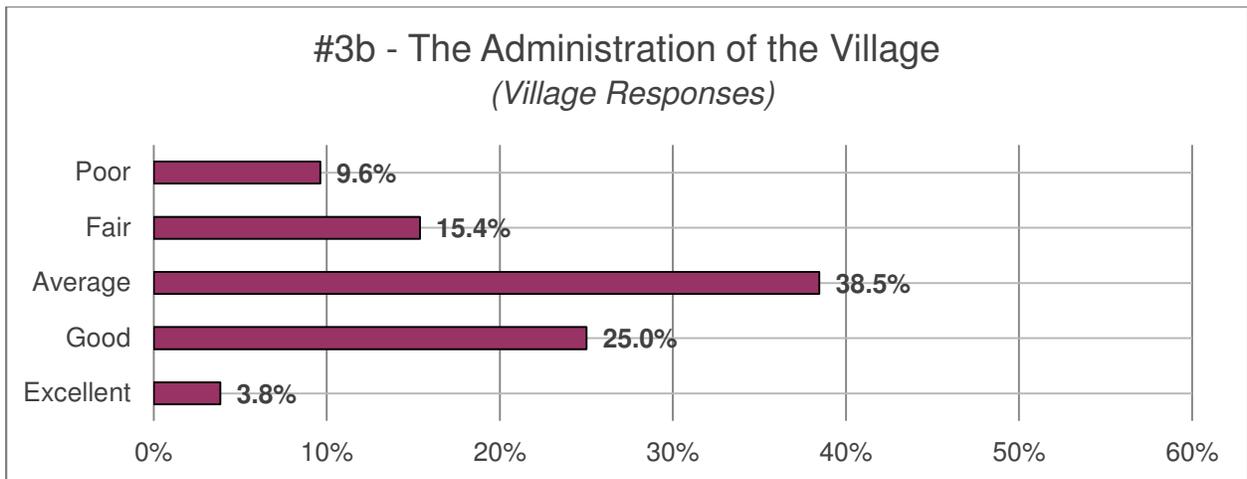
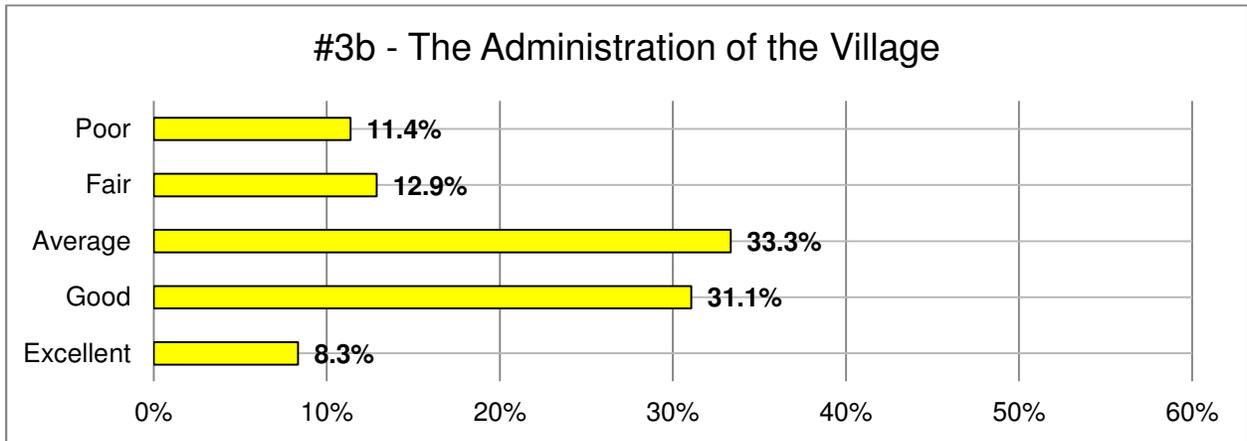
Thanks and Have a Great Summer!

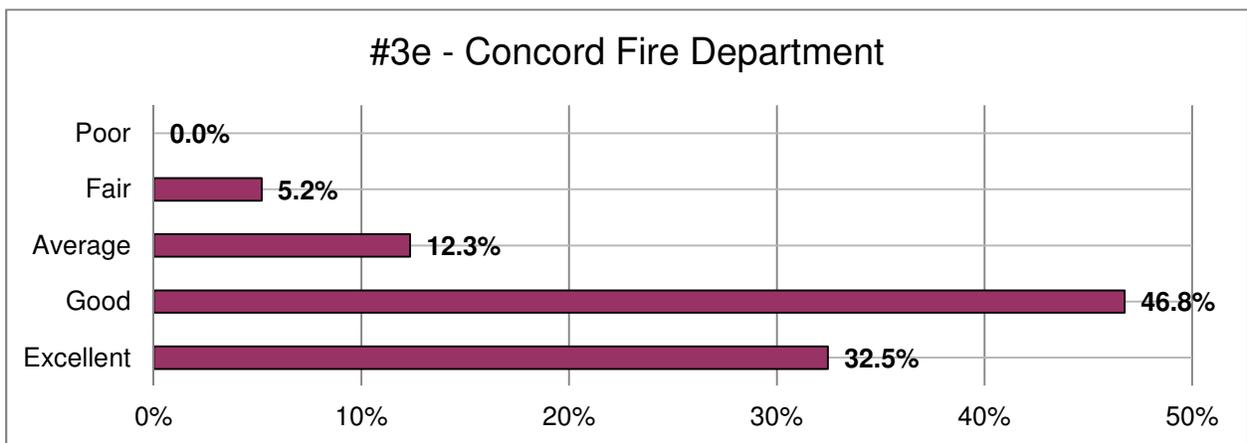
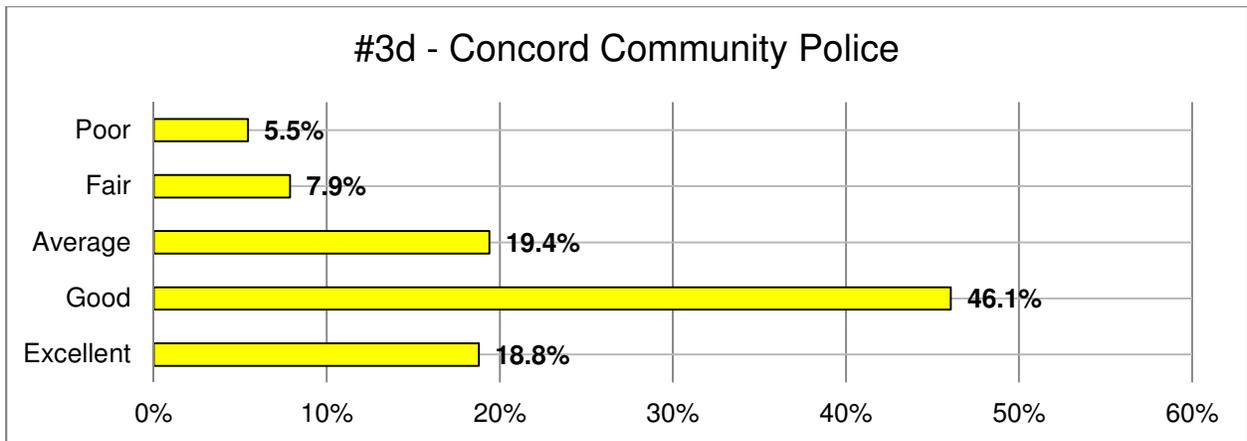
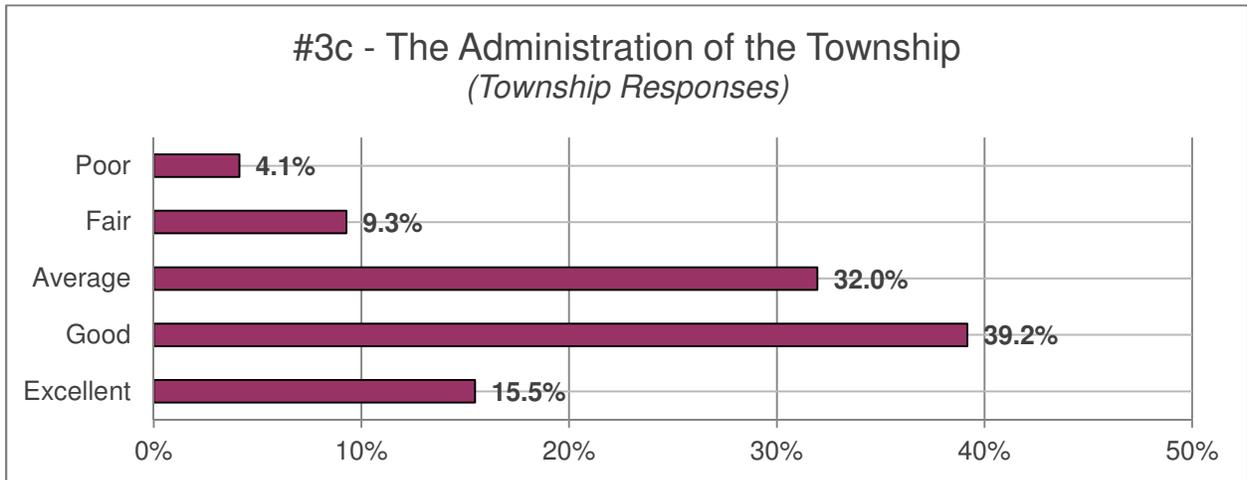
Relationship and Location

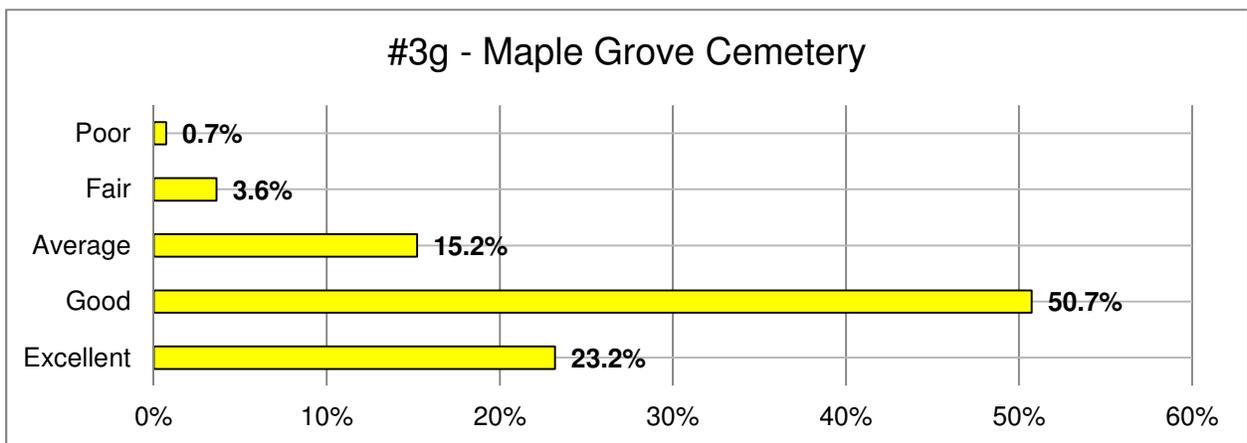
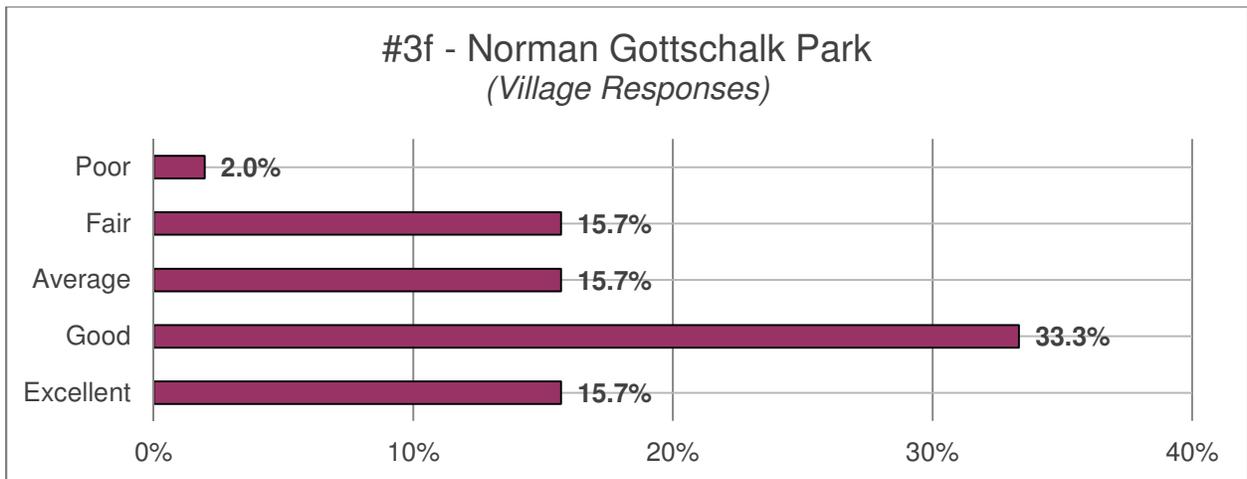
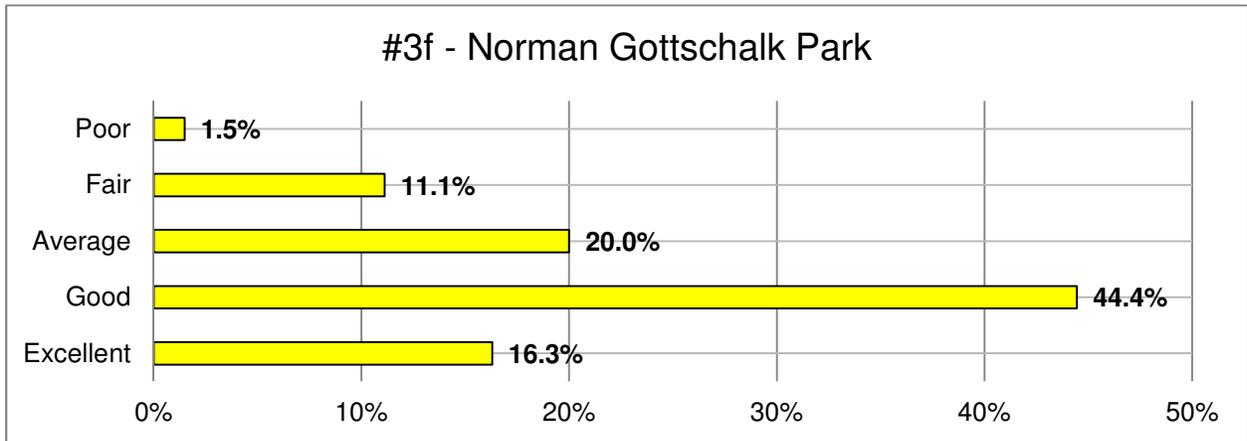


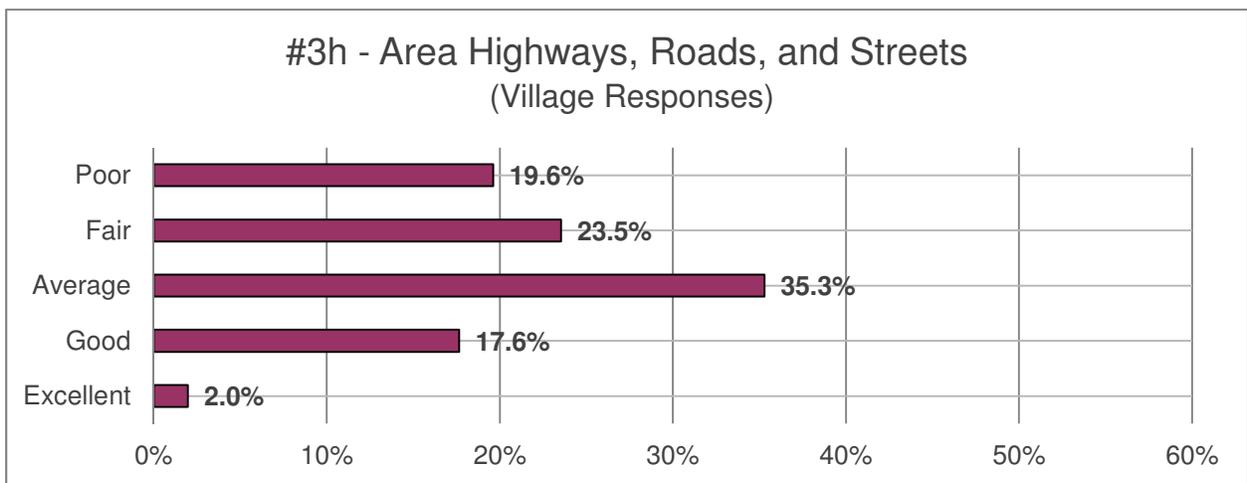
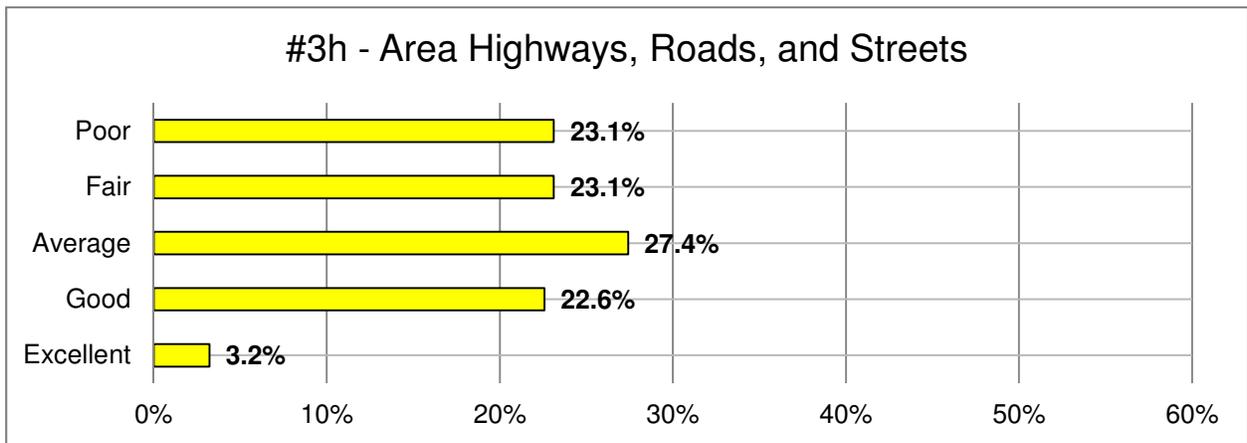
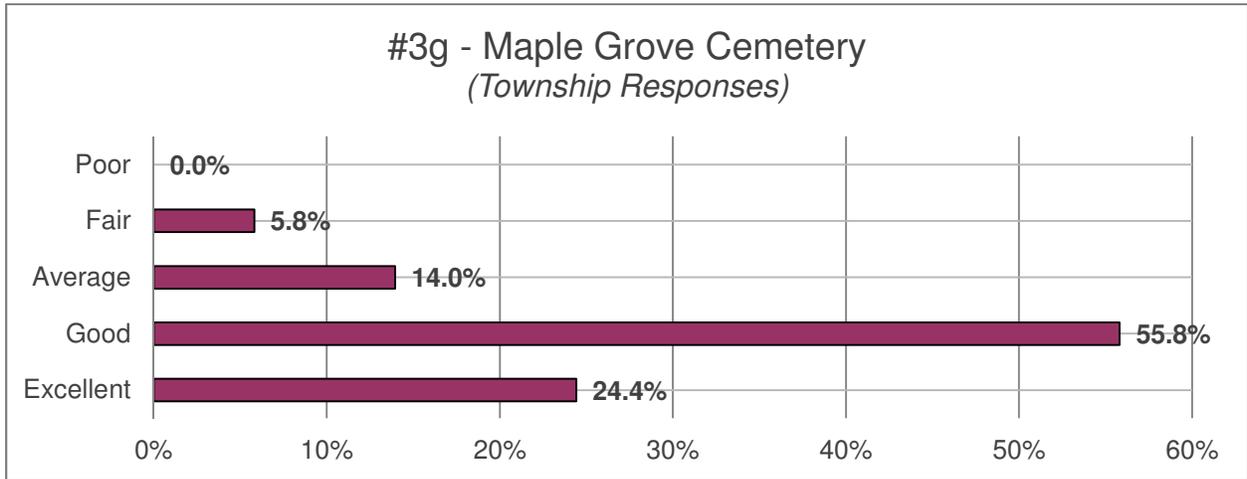
Quality of life and community services











Future land use and related planning issues

	Yes	No
#4 - Should the Township strive to preserve farmland?	89.1%	10.9%

<i>Township Responses</i>	Yes	No
#4 - Should the Township strive to preserve farmland?	91.5%	8.5%

	Yes	No
#5 - Should the Township and Village strive to protect unique natural features, including topography, soils, lakes, and streams?	94.0%	6.0%

	Yes	No
#6 - Can you clearly hear the Village's emergency siren when it is tested?	30.8%	69.2%
If <u>No</u> , should a millage be passed or other funding secured to improve and expand the coverage of the siren?	42.2%	57.8%

<i>Township Responses</i>	Yes	No
#6 - Can you clearly hear the Village's emergency siren when it is tested?	43.6%	56.4%
If <u>No</u> , should a millage be passed or other funding secured to improve and expand the coverage of the siren?	45.3%	54.7%

	Yes	No
#7 - Should additional residential development be encouraged within the Township and Village?	65.2%	34.8%
If <u>yes</u> , what form should that development take?	Type	
#a - Subdivisions?	32.9%	
#b - Medium-density housing like apartments, townhouses, or condominiums?	23.4%	
#c - Large lots outside of the Village?	43.7%	
If large lots are desired, what size?	Size	
#1 - At least 1 acre in area?	57.5%	
#2 - At least 5 acres in area?	31.5%	
#3 - At least 10 acres in area?	6.8%	
#4 - At least 20 acres in area?	4.1%	

Appendix C

Community Planning Survey

<i>Township Responses</i>	Yes	No
#7 - Should additional residential development be encouraged within the Township and Village?	58.4%	41.6%
If <u>yes</u> , what form should that development take?	Type	
#a - Subdivisions?	29.9%	
#b - Medium-density housing like apartments, townhouses, or condominiums?	16.5%	
#c - Large lots outside of the Village?	53.6%	
If large lots are desired, what size?	Size	
#1 - At least 1 acre in area?	59.6%	
#2 - At least 5 acres in area?	28.8%	
#3 - At least 10 acres in area?	5.8%	
#4 - At least 20 acres in area?	5.8%	

	Yes	No
#8 - Should the Township encourage additional commercial development?	91.9%	8.1%
If <u>yes</u> , should that development be limited to within a ½ mile of the Village along M-60?	50.0%	50.0%

<i>Township Responses</i>	Yes	No
#8 - Should the Township encourage additional commercial development?	90.7%	9.3%
If <u>yes</u> , should that development be limited to within a ½ mile of the Village along M-60?	53.7%	46.3%

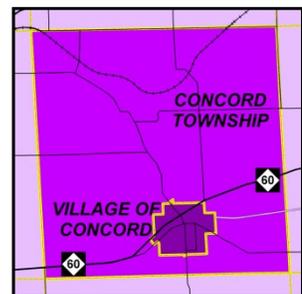
	Yes	No
#9 - Should the Township encourage additional light industrial development?	90.1%	9.9%
If <u>yes</u> , should that development be limited to areas that already contain light industry?	66.7%	33.3%

<i>Township Responses</i>	Yes	No
#9 - Should the Township encourage additional light industrial development?	87.2%	12.8%
If <u>yes</u> , should that development be limited to areas that already contain light industry?	66.3%	33.7%

	Yes	No
#10 - Should the Township and Village encourage the development and improvement of non-motorized pathways?	70.4%	29.6%
If yes, where should they be located?	Location	
#a - Extension of the Falling Waters Trail westward through the Village and the Township?	41.5%	
#b - Improvement of the sidewalks and paved shoulders along Main Street/Pulaski Road to Swains Lake County Park?	31.3%	
#c - Within the Village and other residential and commercial areas?	27.2%	

	Yes	No
#11 - Should streetscape improvements be made to M-60, within the vicinity of the Village, with the aim of tying development along that highway to Downtown Concord?	70.0%	30.0%

APPENDIX D
CONCORD TOWNSHIP ZONING PLAN



Concord Township Zoning Plan

The master plan provides the legal basis for zoning in Concord Township. Accordingly, the plan is required to contain a special plan element, known commonly as the zoning plan, by Michigan's planning and zoning enabling acts. As noted in the Michigan Planning Guidebook (May 2008), "special plan elements are often prepared to establish a legal basis for a local regulation, such as a zoning plan to serve as the basis for zoning regulations."

The MPEA —the Michigan Planning Enabling Act (PA 33 of 2008), as amended — requires "a zoning plan for the various zoning districts controlling area, bulk, location, and use of buildings and premises" because Concord Township has an adopted zoning ordinance (Sec. 33 (2) (d)). The MZEA — the Michigan Zoning Enabling Act (PA 110 of 2006), as amended — requires the planning commission to adopt and file with the township board "a zoning plan for the areas subject to zoning" in Concord Township (Sec. 305 (a)). Finally, the MPEA also requires the zoning plan to "include an explanation of how the land use categories on the future land use map relate to the districts on the zoning map" (Sec. 33 (2) (d)).

Zoning Districts

Article 3 of the zoning ordinance establishes and provides the statements of purpose for the following zoning districts (please see the Zoning Map):

Agricultural District (AG-1) — "The purpose of this district is to preserve, for agricultural activity, to the greatest extent possible those areas in the township which have been designated as essential agricultural lands in the township's land use plan, while allowing a limited amount of non-farm housing. To this end the number of non-farm dwellings allowed on a parcel of land, which is a parcel of record at the time [the zoning] ordinance is adopted, shall be based on a schedule of density contained in Section 3.10. However, it should be noted that the primary intended use of this district is agricultural activities and that there may be odors, dust and noise associated with these activities which are not compatible with residences."

"It is recognized that the public health and welfare of the citizens of Concord Township, Jackson County, the State of Michigan, and the United States are greatly dependent upon the sustenance and economic benefits provided by a viable agricultural industry. This district is intended to insure that land areas within Concord Township which are well suited for production of food and fiber are retained for such production, unimpeded by the establishment of incompatible uses which would hinder agricultural practices and irretrievably deplete agricultural lands."

"The Essential Agricultural District has the following specific purposes and objectives."

1. "Protect prime farmland from speculative increases in land values."
2. "Prevent fragmentation of farmlands by division into small parcels."

3. "Prevent loss of prime farmland."
4. "Prevent conflicts between agricultural activities and residences."
5. "Prevent encroachment of urban and suburban services into agricultural areas."
6. "Minimize cost of providing services to rural areas."
7. "Encourage long-term investment in improvements needed to maintain and expand agricultural production by creating a stable environment for such production."
8. "Reduce the amount of land consumed in rural areas for nonagricultural use."
9. "Prevent intrusion of uses into farm areas which are incompatible with general farming activities."
10. "Permit services which are necessary to support farming activities."

"The Agricultural District is intended to be used in those parts of Concord Township which are designated for permanent agricultural use in the township's land use plan" (Sec. 3.3.1).

Single Family Residential District (R-1) — "The Single Family Residential District is established as district in which the principal use of land is for single-family dwellings. For the single-family residential district, in promoting the general purpose of this Ordinance, the specific intent is:"

1. "To encourage the construction of, and the continued use of the land for single-family dwellings."
2. "To prohibit business, commercial or industrial use of the land, and to prohibit any other use which would substantially interfere with development or continuation of single-family dwellings in the district."
3. "To encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this Ordinance."
4. "To discourage any land use which would generate traffic on minor or local streets other than normal traffic to serve the residences on those streets."
5. "To discourage any use which, because of its character or size, would create requirements and costs for public services, such as fire and police protection, water supply, and sewage, substantially in excess of such requirements and costs if the district were developed solely for single-family dwellings."
6. "To encourage single-family development in those areas which have suitable soils" (Sec. 3.4.1).

Mobile Home Park District (RMH) — "The purposes of the Mobile Home Park District is to encourage a suitable environment for persons and families that by preference

choose to live in a mobile home rather than a conventional single-family structure. In keeping with the occupancy characteristics of contemporary mobile homes, this Article establishes low density standards and permitted uses that reflect the needs of residents in the District. Development is limited to mobile homes when located in a subdivision designed for that purpose or a mobile home park with recreation facilities, churches, schools and necessary public utility buildings” (Sec. 3.5.1).

Multiple Family Residential District (RM) — “The RM, Multiple Family Residential District is designed to permit a more intensive residential use of land with various types of attached single family houses, townhouses, and garden apartments. For the multiple family residential district, in promoting the general purpose of this ordinance, the specific intent is”

1. “To encourage multiple family development in locations where”
 - a. “Sewage disposal can be safely accommodated.”
 - b. “In areas with immediate access to county primary roads.”
 - c. “In areas where multiple family development can be compatible with adjacent development.”
2. “To prohibit business, commercial, or industrial uses of land; and to prohibit any other use of land which would substantially interfere with multiple family development.”
3. “To encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this ordinance” (Sec. 3.6.1).

Commercial District (C) — “The C, Commercial District, is intended to permit retail business and service uses which are needed to serve the nearby residential area. In order to promote such business developments so far as is possible and appropriate in each area, uses are prohibited which would create hazards, offensive and loud noises, vibration, smoke, glare, or heavy truck traffic. The intent of this District is also to encourage the concentration of local business areas to the mutual advantage of both the consumers and merchants and thereby to promote the best use of land at certain strategic locations and to avoid the continuance of encouraging marginal strip, business development along heavily traveled roads” (Sec. 3.7.1).

Industrial District (I) — “The intent of this Article is to permit industrial uses to locate in desirable areas of the Township, which uses are primarily of a manufacturing, assembling and fabricating character, including large scale or specialized industrial operations requiring good access by road and/or railroad, and needing special sites or public and utility services. Reasonable regulations apply to users in this district so as to permit the location of industries which will not cause adverse [effects] on residential and commercial areas in the Township” (Sec. 3.8.1).

Dimensional Standards

The following bulk, height, and setback restrictions for each district are included in the zoning ordinance (Sec. 3.10).

Bulk, Height, and Setback Restrictions

Zoning District	Minimum Lot Size		Max. Bldg. Height		Minimum Yard Setback			Lot Area Coverage*
	Area	Width	Stories	Height	Front	Side	Rear	
Agricultural (AG)	1.0 acre	150 feet	2.5	35 feet	60 feet			20%
Single Family (R-1)	0.5 acre	100 feet	2.5	35 feet	35 feet			20%
Mobile Home Park (MHP)	See Sec. 3.5.2	See Sec. 3.5.2	2.5	35 feet	See Sec. 3.5.2	See Sec. 3.5.2	See Sec. 3.5.2	25%
Multiple Family (RM)	See Sec. 3.6.4	See Sec. 3.6.4	2.5	35 feet	See Sec. 3.6.4	See Sec. 3.6.4	See Sec. 3.6.4	25%
General Commercial (GC)	1.0 acre	150 feet	2.5	30 feet	50 feet	20 feet	20 feet	25%
Limited Industrial (LI)	1.0 acre	150 feet	2.5	30 feet	50 feet	20 feet	20 feet	30%

*Max. Percent for all Buildings

Rezoning Criteria

The most common zoning application of the master plan is during the rezoning process. Accordingly, a rezoning should be required to meet set criteria in order to be considered consistent with the master plan. Sec. 150.381 (c) of the township’s zoning code contains standards which satisfy this requirement:

- Is the proposed rezoning consistent with the policies and uses proposed for that area in the Township’s master plan?
- Will all of the uses allowed under the proposed rezoning be compatible with other zones and uses in the surrounding area?
- Will any public services and facilities be significantly adversely impacted by a development or use allowed under the requested rezoning?
- Will the uses allowed under the proposed rezoning be equally or better suited to the area than uses allowed under the current zoning of the land?

Relationship to the Future Land Use Map

The remainder of this appendix equates the various zoning districts included on the zoning map with the various categories included on the future land use map.

Open area — The following open area ~~is~~ are included on the future land use map:

- **Agricultural areas** — Agricultural areas are addressed generally on the future land use map. The following zoning district equates to those areas:
 - **AG** — Agricultural District

Residential areas — The following residential areas are included on the future land use map:

- **Low-density residential areas** — Low-density residential areas are addressed generally on the future land use map. The following zoning districts equate to those areas:
 - **AG** — Agricultural District
 - **RS-1** — Single-Family Residential
- **Medium-density residential areas** — High-density residential areas are addressed generally on the future land use map. The following zoning districts equate to those areas:
 - **RM** — Multiple-Family Residential
 - **MHP** — Mobile Home Park

Commercial areas — The following commercial areas are included on the future land use map:

- **Mixed-use areas** — Mixed-use areas are addressed generally on the future land use map, but do not affect the Township.
- **General commercial areas** — General commercial areas are addressed generally on the future land use map. The following zoning district within the Township equates to those areas:
 - **GC** — General Commercial District
- **Highway commercial areas** — Highway commercial areas are addressed generally on the future land use map, but do not affect the Township.

Industrial Area — The following industrial area is included on the future land use map:

- **Light Industrial Area** — Light industrial areas are addressed generally on the future land use map. The following zoning districts equate to those areas:
 - **LI** — Limited Industrial District

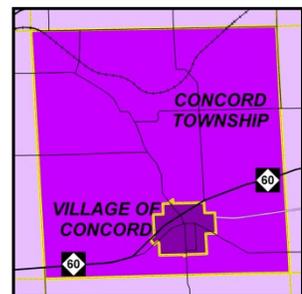
Institutional Areas

The following institutional areas are included on the future land use map:

- **Institutional** — Does not directly affect the Township.
- **Parks and recreation** — Does not directly affect the Township.

Although they are identified on the future land use map, they don't equate to any district on the zoning map.

APPENDIX E
VILLAGE OF CONCORD ZONING PLAN



Village of Concord Zoning Plan

The master plan provides the legal basis for zoning in the Village of Concord. Accordingly, the plan is required to contain a special plan element, known commonly as the zoning plan, by Michigan's planning and zoning enabling acts. As noted in the Michigan Planning Guidebook (May 2008), "special plan elements are often prepared to establish a legal basis for a local regulation, such as a zoning plan to serve as the basis for zoning regulations."

The MPEA — the Michigan Planning Enabling Act (PA 33 of 2008), as amended — requires "a zoning plan for the various zoning districts controlling area, bulk, location, and use of buildings and premises" because the Village of Concord has an adopted zoning ordinance (Sec. 33 (2) (d)). The MZEA — the Michigan Zoning Enabling Act (PA 110 of 2006), as amended — requires the planning commission to adopt and file with the village council "a zoning plan for the areas subject to zoning" in the Village of Concord (Sec. 305 (a)). Finally, the MPEA also requires the zoning plan to "include an explanation of how the land use categories on the future land use map relate to the districts on the zoning map" (Sec. 33 (2) (d)).

Zoning Districts

Articles IV of the zoning ordinance established and defined the following zoning districts (please see the Zoning Map):

Residential districts — "The Suburban Residential District, Urban Residential District, Multiple - Family Residential District and Rural Non - Farm Districts are designated principally for residential use and are limited to dwellings and uses normally associated with residential neighborhoods in order to encourage a suitable and healthy environment for family life. The residential districts are designed to regulate the location of residential uses and dwellings according to a well considered [Sic.] plan which reflects the different types of residential uses and dwellings, the different densities of population and the intensity of land use desired, potential nuisances and hazards which may cause unhealthy conditions, and the relationship of residential uses and dwellings to other areas devoted to commercial or industrial use and to streets. The purpose of each residential district is further stated below."

- **Suburban Residential District (RS-1)** — "This district is designed to provide principally for moderate suburban densities where necessary services and facilities, including central sewage and supply systems can be feasibly provided."
- **Urban Residential District (RU-1)** — "This district is designed to provide areas principally for high-density single - family residential dwellings where necessary urban services and facilities can be feasibly provided, including central sanitary sewage and central water systems."

- **Multiple-Family Residential District (RM-1)** — “This district is designed to permit a high density of population and a high intensity of land use in those areas which are served by a central water supply system and a central sanitary sewage system, and which abut or are adjacent to such other uses or amenities which support, complement or serve such a density and intensity.”
- **Rural Non-Farm District (RNF-1)** — “This district is designed to provide residential areas principally for low suburban densities with limited animal, crop, and recreational uses where necessary urban services and facilities, including central sewage and water supply systems can be feasibly provided.”

Commercial districts — “The General Commercial District and Highway Commercial/Light Industrial District are designed to limit compatible commercial enterprises at appropriate locations to encourage efficient traffic movement, parking, utility service, advance public safety, and protect surrounding property. The commercial districts are designed to regulate the location of these business uses according to a well-considered plan which determines the types of such uses and the intensity of land, street and highway use in each such district, potential nuisances and hazards which may cause unsafe conditions, and the relationship of commercial uses to each other and to other areas devoted to residential or industrial use and to streets and highways. The purpose of each commercial district is further stated below.”

- **General Commercial District (C-1)** — “This district is intended to encourage planned and integrated groups of retail services and administrative establishments, which will provide retail convenience and comparison goods and provide personal and professional services for the entire area.”
- **Highway Service Commercial/Light Industrial District (HCL-2)** — “This district is intended to provide for various commercial and light industrial establishments offering accommodations, supplies, and services to local as well as through automobile and truck traffic. This district should be along major thoroughfares or adjacent to the interchange ramps of limited access highway facilities and should encourage groupings and discourage dispersion of these activities.”

Industrial district — “It is recognized by this ordinance that the value to the public of designating certain areas for certain types of industrial uses is represented in the employment opportunities afforded to citizens and the resultant economic benefits conferred upon the Village of Concord. In order that this value may be maintained and this use encouraged, this ordinance has established zoning districts designed to regulate the location of industrial uses according to a well considered plan which reflects the types of such uses and the intensity of land, street, and highway use in such district, potential nuisances and hazards which may cause unsafe and unhealthy conditions, and the relationship of industrial uses to each other and to other areas devoted to agricultural, residential or commercial use and to streets, highways, and other means of transportation. To these ends, certain uses, which would function more effectively in other dis-

districts and would interfere with the operation of industrial activities and the purpose of these districts, have been excluded. The purpose of each industrial district is further stated below.”

- **Light Industrial District (I-1)** — “This district is designed to provide suitable space for industrial operations of all types that can comply with all provisions of this ordinance and can assure protection of the public interest and surrounding property and persons.”

Dimensional Standards

The following bulk, height, and setback restrictions for each district are included in the zoning ordinance (Art. IV).

- **Suburban Residential District (RS-1)** — “Minimum lot size is ten thousand (10,000) square feet, with minimum lot width of eighty (80) feet, front yard set back of thirty five (35) feet, side yard set backs of ten (10) feet and twenty five (25) feet rear yard setback. Corner lots will require thirty five (35) feet setback on all yards abutting streets. Lot coverage shall not exceed thirty percent (30%). Principle [Sic.] building shall not exceed two and one-half (2½) stories or thirty five (35) feet. Accessory structures shall not exceed twenty five (25) feet in height. (Reference appendix B-1, B-8)”
- **Urban Residential District (RU-1)** — “Minimum lot size is seventy five hundred (7500) square feet, with sixty (60) feet front yard width, twenty five (25) feet front yard set back, five (5) feet side yard set back, and twenty (20) feet rear yard set back. Corner lots require twenty five (25) feet set back on all yards abutting streets. Lot coverage shall not exceed thirty percent (30%). Principal buildings shall not exceed two and one half (2½) stories or thirty-five (35) feet. Accessory buildings shall not exceed twenty five [Sic.] (25) feet in height. (Reference appendix B-2, B-9)”
- **Multiple-Family Residential District (RM-1)** — “Minimum lot size is fifteen thousand (15,000) square feet with a one hundred twenty (120) feet lot width, front yard set back of twenty five (25) feet, side yards set backs of ten (10) feet and twenty five (25) feet rear yard set back. Corner lots require twenty five [Sic.] (25) feet set back from all abutting streets. Single family units require the same as RS-1. Lot coverage shall not exceed twenty five percent (25%). Principal buildings shall not exceed two and one-half (2½) stories or thirty five (35) feet. Accessory buildings shall not exceed twenty five (25) feet in height. (Reference appendix B-3, B, 10)”
- **Rural Non-Farm District (RNF-1)** — “Minimum lot size is one (1) acre, forty-four thousand (44,000) square feet with two hundred (200) feet minimum yard width, thirty-five (35) feet front yard set back, thirty-five (35) feet side yard set back and sixty (60) feet rear yard set back. Lot coverage shall not exceed ten percent

(10%). Principal building shall not exceed two and one - half (2½) stories or thirty-five (35) feet. Accessory structures shall not exceed twenty-five (25) feet in height. (Reference appendix B-4, B-11)”

- **General Commercial District (C-1)** — “Minimum lot size is ten thousand (10, 000) square feet with seventy-five (75) feet minimum width, thirty-five (35) feet front yard set back, twenty (20) feet side yard set back and thirty-five (35) feet rear yard set back. Lot coverage shall not exceed twenty-five percent (25%). In central business district no yard requirements or transition strips are required, only side yard and rear yard when abutting residential districts. (Reference appendix B-5, B-12)”
- **Highway Service Commercial/Light Industrial District (HCL-2)** — “Minimum lot size is fifteen thousand (15, 000) square feet with one hundred (100) feet minimum width, front yard set back of thirty-five (35) feet, side yard set backs of twenty (20) feet and rear yards set back of twenty (20) feet. Corner lots require thirty-five (35) feet set back from all streets. Lot coverage shall not exceed twenty-five percent (25%) with thirty-five (35) feet height limit. (Reference appendix B-6, B-13)”
- **Light Industrial District (I-1)** — “Minimum lot size is twenty thousand (20, 000) square feet, minimum lot width of eighty (80) feet with thirty five (35) feet front yard set back, twenty (20) feet side yard set back and thirty five (35) feet rear yard set back. Corner lots require thirty five (35) feet set back from all streets. Maximum lot coverage of twenty five (25%) and building height of thirty five (35) feet. (Reference appendix B-7, B-14)”

Rezoning Criteria

The most common zoning application of the master plan is during the rezoning process. Accordingly, a rezoning should be required to meet set criteria in order to be considered consistent with the master plan. Sec. 150.381 (c) of the village’s zoning code contains standards which satisfy this requirement:

- Is the proposed rezoning consistent with the policies and uses proposed for that area in the Village’s master plan?
- Will all of the uses allowed under the proposed rezoning be compatible with other zones and uses in the surrounding area?
- Will any public services and facilities be significantly adversely impacted by a development or use allowed under the requested rezoning?
- Will the uses allowed under the proposed rezoning be equally or better suited to the area than uses allowed under the current zoning of the land?

Relationship to the Future Land Use Map

The remainder of this appendix equates the various zoning districts included on the zoning map with the various categories included on the future land use map.

Open area — The following open areas are included on the future land use map:

- **Agricultural areas** — Agricultural areas are addressed generally on the future land use map, but do not affect the Village.

Residential areas — The following residential areas are included on the future land use map:

- **Low-density residential areas** — Low-density residential areas are addressed generally on the future land use map. The following zoning districts currently equate to those areas:
 - **RNF-1** — Rural Non-Farm District
 - **RS-1** — Suburban Residential District
 - **RU-1** — Urban Residential District
- **High-density residential areas** — High-density residential areas are addressed generally on the future land use map. The following zoning districts currently equate to those areas:
 - **RU-1** — Urban Residential District
 - **RM-1** — Multiple-Family Residential District

Commercial areas — The following commercial areas are included on the future land use map:

- **Mixed-use areas** — Office-Mixed use areas are addressed generally on the future land use map. Currently, no zoning district equates with these areas.
- **General commercial areas** — Local commercial areas are addressed generally on the future land use map. The following zoning district equates to those areas:
 - **C-1** — General Commercial District
- **Highway service commercial areas** — Highway service commercial areas are addressed generally on the future land use map. The following zoning district currently equates to those areas:
 - **HSC/I-2** — Highway Service Commercial District/Light Industrial District

Industrial Area — The following industrial area are included on the future land use map:

- **Light industrial areas** — Light industrial areas are addressed generally on the future land use map. The following zoning district currently equates to those areas:
 - **I-1** — Industrial District

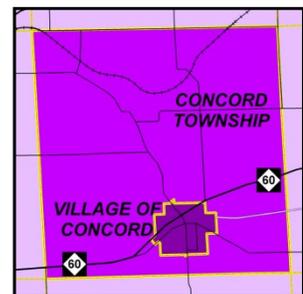
Institutional Areas

The following institutional areas are included on the future land use map:

- **Institutional** — A mix of public and quasi-public facilities.
- **Parks and recreation** — Public parks and recreation facilities.

Although they are identified on the future land use map, they don't equate to any district on the zoning map.

APPENDIX F
CAPITAL IMPROVEMENTS PROGRAM



What is a Capital Improvements Program?

“Capital improvements are those physical facilities which involve a substantial investment and last a long time . . . as opposed to the operating expenses that occur during the same year they are budgeted.” Examples of capital improvements include: municipal buildings (e.g., Township Halls, fire stations, etc.), parks and recreation facilities, streets and alleys, and utilities (e.g., water and sewer lines). A capital improvements program (CIP) is a six-year prioritized listing of those projects along with the following information: location, date of construction, cost, means of financing, sponsor, and relationship to other facilities (if pertinent). The CIP “is updated annually with the first year being the current year capital budget” according to the Michigan Planning Guidebook (May 2008).

Why Prepare a Capital Improvements Program?

Section 65 of the MPEA —the Michigan Planning Enabling Act (PA 33 of 2008, MCL 125.3865), as amended— requires that Concord Township and the Village of Concord “annually prepare a capital improvements program of public structures and improvements,” upon the adoption of this Master Plan. The CIP shows “those public structures and improvements, in the general order of their priority, that in the commission’s judgment will be needed or desirable and can be undertaken within the ensuing 6-year period . . . [and] shall be based upon the requirements of the [Township and Village] for all types of public structures and improvements. Consequently, each agency or department of the [municipalities] with authority for public structures or improvements shall upon request furnish the Planning Commission[s] with lists, plans, and estimates of time and cost of those public structures and improvements.”

Of course, there are also benefits to developing and maintaining a CIP. Chief among those benefits is the coordination of seemingly disparate projects. For example, water and sewer projects can be coordinated with street paving projects eliminating the potential for streets to be repaved, only to be torn up to for a water or sewer project two or three years later. It is also important to note that “plans for new public works that are identified in the [Master Plan can] actually come to fruition through the CIP” and to ensure that “new public facilities are built in locations and consistent with the public policy for development in particular areas or neighborhoods as spelled out in the” document, according to the Michigan Planning Guidebook.

Developing a Capital Improvements Program

The following information should be used to develop the capital improvements program (CIP) upon the completion of the comprehensive plan:

Establishing Objective Criteria

“Without objective criteria, the [capital improvements process (CIP)] can quickly break down into a strictly political process where those agencies or neighborhoods with more political or fiscal resources (or both) will run roughshod over smaller agencies or weaker

neighborhoods,” according to the Michigan Planning Guidebook, and simply ranking proposed projects as ‘urgent,’ ‘important,’ or ‘desirable’ “leave room for disagreement in determining priority. More robust criteria are often used first to examine each project:”

- Does the proposed facility address a risk to public safety or health?
- Is the current facility deteriorated or unsafe?
- Is the proposed facility part of a systematic replacement program?
- Will the proposed facility result in improvement of operating efficiency?
- Is the proposed facility necessary to:
 - Ensure the success of another capital improvement?
 - Meet a state or federal statutory or administrative requirement?
 - A court order?
 - A major public goal of the legislative body?
- Will the proposed facility result in the equitable provision of services or facilities to a part of the population with special needs?
- Will the proposed facility protect or conserve sensitive natural features or natural resources or the air or water quality of the Concord Area?
- Will the proposed facility protect the investment in existing infrastructure from becoming over capacity?
- Will the proposed facility result in a new or substantially expanded facility to provide a new service or new level of service in Concord Area?

Those answers can then be used to place proposed facilities into groups based upon the following criteria:

- The proposed facility is urgent and fills a high priority need that should be met.
- The proposed facility is a high priority that should be done as funding becomes available.
- The proposed facility is worthwhile if funding is available (but may be deferred).
- The proposed facility is a low priority that is desirable but not essential.

The criteria listed above are recommended for larger governments with the potential for many projects. The criteria used for “small communities with few projects may not be much more than ‘urgent,’ ‘important,’ or ‘desirable.’”

Establishing a Process

The Michigan Planning Guidebook recommends that a medium or large-sized community create a special committee to advise its planning commission on the capital improvements program (CIP). The committee should be comprised of the chief elected or appointed official and representatives from the planning commission, the legislative body, and pertinent departments (e.g., engineering; finance; fire; parks, recreation and

grounds; public works; purchasing; and water). A total of eight steps are recommended for the development of a CIP:

- Prepare an inventory of all capital facilities.
- Rate the existing level of service for each infrastructure element.
- Identify the structure needs.
- Identify options to meet needs and cost estimates to all projects over the next six years.

Prepare a draft CIP that includes a review of each project against the master plan and CIP prioritization criteria:

- Establish financial capacity for financing public works proposals over the next six years.
- Develop a project schedule for the next six years based on the ranking of selected projects and the availability of funding.
- Select projects to be undertaken during the coming year which become the capital budget. The remaining projects become part of the capital improvements program for the subsequent five years.
- Develop a project schedule for the next six years based on the ranking of selected projects and the availability of funding.
- After public review and hearing, the CIP is adopted by the legislative body with any agreed upon amendments.
- Implement current year of the CIP.
- Monitor projects and update the CIP annually.

The Michigan Planning Guidebook notes that “in smaller communities with few capital improvements,” such as Concord Township or the Village of Concord, the process can be simplified. “Each office, agency, or department responsible for public works is asked to submit proposed public works and the planning commission as a whole reviews and prioritizes them all —ensuring they are consistent with the master plan.”