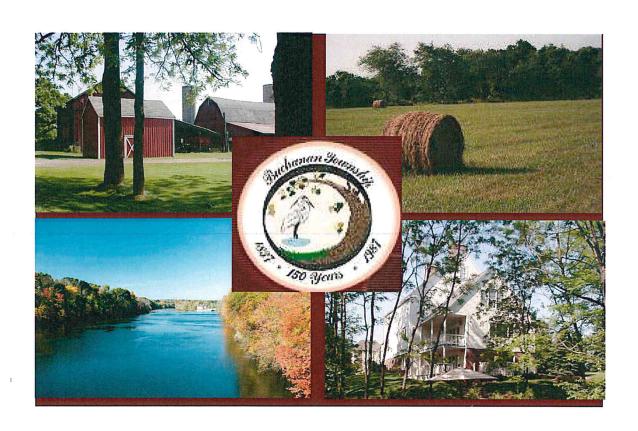
BUCHANAN TOWNSHIP

MASTER LAND USE PLAN



BUCHANAN TOWNSHIP PLANNING COMMISSION BERRIEN COUNTY, MICHIGAN Resolution No. 2019-19

At a regular meeting of the Buchanan Township Planning Commission held on August 28, 2019, at the Buchanan Township Hall, the following Resolution was offered for adoption by Planning Commission Member Dennis Wentworth and was seconded by Planning Commission Member Jerry DiPietro:

A RESOLUTION RECOMMENDING APPROVAL OF THE AMENDED BUCHANAN TOWNSHIP MASTER PLAN TO THE TOWNSHIP BOARD AND CONSTITUTING PLANNING COMMISSION APPROVAL OF SUCH MASTER PLAN

WHEREAS, the Michigan Planning Enabling Act, MCL 125.3801 et seq. ("MPEA") authorizes the Planning Commission to prepare a Master Plan for the use, development and preservation of all lands in the Township; and

WHEREAS, the Planning Commission prepared an amended Master Plan and submitted such plan to the Township Board for review and comment; and

WHEREAS, on May 16, 2019, the Buchanan Township Board received and reviewed the proposed Master Plan prepared by the Planning Commission and authorized distribution of the Master Plan to the Notice Group entities identified in the MPEA; and

WHEREAS, notice was provided to the Notice Group entities as provided in the MPEA; and

WHEREAS, the Planning Commission held a public hearing on August 28, 2019 to consider public comment on the proposed amended Master Plan, and to further review and comment on the proposed amended Master Plan; and

WHEREAS, the Planning Commission recommended approval of the draft Master Plan to the Township Board on August 29, 2019, and

NOW, THEREFORE, BE IT HEREBY RESOLVED AS FOLLOWS:

- 1. Approval of 2019 Master Plan update. The Planning Commission approves the proposed updated Master Plan, including all of the chapters, figures, descriptive matters, maps and tables contained therein.
- 2. Distribution to Township Board. Pursuant to MCL 125.3843, the Township Board has asserted by resolution its right to approve or reject the proposed Master Plan and therefore, the approval granted herein is not the final step for adoption of the plan as provided in MCL 125.3843. In addition, the Planning Commission hereby approves distribution of the proposed amended Master Plan to the Township Board. The Planning Commission respectfully recommends to the Township Board that the Township Board give final approval and adoption of the proposed Master Plan.
- 3. Findings of Fact. The Planning Commission has made the foregoing determination based on a review of existing land uses in the Township, a review of the existing Master Plan provisions and maps, and input received from the Township Board and at the public hearing, as well as the assistance of a professional planning group. The Planning Commission also finds that the amended Master Plan will accurately reflect and implement the Township's goals and strategies for the use, preservation, and development of lands within the Township of Buchanan.
- 4. *Effective Date.* The Master Plan will be effective upon the date that it is approved by the Buchanan Township Board.

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NAYS:	Nore			
ABSENT/AB	STAIN: Sheila T	aitz		
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Respectfully submitted,

Dated: 2019

Dennis Wentworth

Planning Commission Chair

BUCHANAN TOWNSHIP BERRIEN COUNTY, MICHIGAN Resolution No. 2019-20

At a regular meeting of the Buchanan Township Board held on September 19, 2019, at the Buchanan Township Hall, the following Resolution was offered for adoption by Board Member Cole-Crocker and was seconded by Board Member Plank:

A RESOLUTION ADOPTING THE PROPOSED BUCHANAN TOWNSHIP MASTER PLAN

WHEREAS, the Michigan Planning Enabling Act, MCL 125.3801 et seq. ("MPEA") authorizes the Planning Commission to prepare a Master Plan for the use, development and preservation of all lands in the Township; and

WHEREAS, the Planning Commission prepared an amended Master Plan and submitted such plan to the Township Board for review and comment; and

WHEREAS, on May 16, 2019, the Buchanan Township Board received and reviewed the proposed amended Master Plan prepared by the Planning Commission and authorized distribution of the Master Plan to the Notice Group entities identified in the MPEA; and

WHEREAS, notice was provided to the Notice Group entities as provided in the MPEA; and

WHEREAS, the Planning Commission held a public hearing on August 28, 2019 to consider public comment on the proposed amended Master Plan, and to further review and comment on the proposed Master Plan; and

WHEREAS, after the public hearing was held, the Planning Commission voted to approve

the amended Master Plan on August 28, 2019, and recommended adoption of the proposed Master

Plan to the Township Board; and

WHEREAS, the Township Board finds that the proposed amended Master Plan is

desirable, proper, and reasonable and furthers the use, preservation, and development goals and

strategies of the Township;

NOW, THEREFORE, BE IT HEREBY RESOLVED AS FOLLOWS:

1. Adoption of 2019 Master Plan update. The Buchanan Township Board hereby

approves and adopts the proposed amended Master Plan, including all of the chapters, figures,

descriptive matters, maps, and tables contained therein.

2. Distribution to Notice Group. Pursuant to MCL 125.3843, the Township Board

approves distribution of the amended Master Plan to the Notice Group.

3. Findings of Fact. The Township Board has made the foregoing determination

based on a review of existing land uses in the Township, a review of the existing Master Plan

provisions and maps, and input received from the Planning Commission and the public, as well as

the assistance of a professional planning group. The Township Board also finds that the amended

Master Plan will accurately reflect and implement the Township's goals and strategies for the use,

preservation, and development of lands within Buchanan Township

4. Effective Date; Repeal. The amended Master Plan shall become effective on the

adoption date of this resolution. The prior Master Plan is hereby repealed upon the Master Plan

becoming effective.

YEAS:

Cole-Crocker; Plank; Huebner; Ferris

-2-

RESOLUTION DECLARED ADOPTED.

Malinda Cole-Crocker, Supervisor

Sheile Reitz, Clerk/Jenna Balos Deputy Clerk

CERTIFICATION

I hereby certify that the above is a true copy of a resolution adopted by the Buchanan Township Board of Trustees at the time, date, and place specified above pursuant to the required statutory procedures.

Respectfully submitted,

Dated: September 19, 2019

Jeana Balos

Buchanan Township Deputy Clerk

MASTER LAND USE PLAN

BUCHANAN TOWNSHIP

Prepared by

The Buchanan Township Planning Commission

Dennis Wentworth, Chairperson
Scott Albright, Vice Chair
Sheila Reitz Amber Breden
Daniel Lakin Kimberly Scarpone
Gerald DiPietro

Approved by

Malinda Cole-Crocker, Supervisor
Sheila Reitz, Clerk Rachel Plank, Treasurer
Leonard Huebner, Trustee Lynn Ferris, Trustee

with original assistance by:

McKenna Associates, Inc. 151 South Rose St., Suite 920 Kalamazoo, Michigan 49007

and

and revision support from:

Williams & Works, Inc. 549 Ottawa NW, Suite 310 Grand Rapids, MI 49503

The Buchanan Township Board

BUCHANAN TOWNSHIP MASTER LAND USE PLAN

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CHAPTER 1 – INTRODUCTION AND OVERVIEW

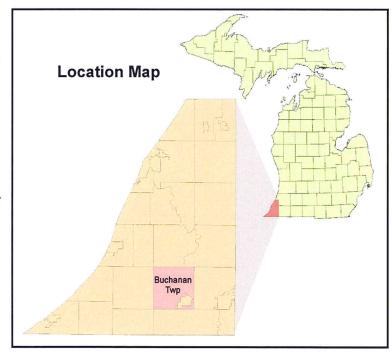
Introduction

The Buchanan Township Master Plan has been developed to establish general policies to guide decision makers within the community as well as provide direction for the future growth and development of the Township over the next 10 to 15 years. Buchanan Township's identity has been established by its association and location directly west of the City of Niles, its proximity to South Bend, Indiana, and the community's agricultural and residential land uses. It is the intent of this Plan to provide the framework within which land use decisions can be made which are consistent with the goals of this Plan.

The Master Plan defines those issues which are most important to the community. This was done through the combination of various sources and opportunities for resident and community input including a community wide survey and a visioning and consensus building workshop. In addition, an analysis of the existing features of the Township illustrates some of the defining characteristics within the Township. The analysis includes a survey of the existing land uses in the Township, population, economic and housing statistics, a description of the physical constraints and natural resources in the Township, and circulation patterns within the community. Based on all gathered information and with input from citizens, goals and objectives were developed which outline the desired growth and developmental patterns for the community over the next 10 to 15 years. These goals and objectives serve as the basis for future land use plans in Buchanan Township.

Regional Location

Buchanan Township is situated in the southeast corner of Berrien County directly west of the City of Niles, in the southwestern section of Michigan's lower peninsula. Buchanan Township is approximately 15 miles north of South Bend, Indiana, 60 miles southwest of Kalamazoo, Michigan and 85 miles northeast of Chicago, Illinois. The Township is primarily rural and agricultural in nature with residential and commercial development concentrated in the City of Buchanan in the southeast corner of the Township.



Planning and Zoning in Buchanan Township

Land use planning in the Township occurs at the regional level, the county level and locally. The following paragraphs discuss the entities involved and their activities.

Regional Planning: Southwestern Michigan Commission

The Southwestern Michigan Planning Commission (SWMPC) is one of 14 Planning and Development Regions in the State of Michigan serving local communities and private entities within Berrien, Cass, and Van Buren Counties by providing technical assistance, staff support, and information for a variety of federal, state and local programs. Economic development planning, grant writing, master planning and zoning ordinance development are some examples of the range of services provided by SWMC.

In addition, SWMC is the designated Metropolitan Planning Organization (MPO) for the Niles-Buchanan-Cass Area Transportation Study (NATS) of which Buchanan Township is a member community. The SWMC works in cooperation with the Michigan Department of Transportation, the Federal Highway Administration, the Federal Transit Administration, and participating local governments on transportation related issues. Specifically, SWMC manages transportation related activities through the development of work programs for local projects, coordinating and promoting public participation, and overseeing financial management of transportation projects. The SWMC's activities relative to the NATS include developing a standardized ranking system for pavement conditions, developing a Five-Year Investment Strategy and a three-year Transportation Improvement Program, assisting in the advancement of the Indiana Michigan River Valley Trail and continuing to recommend transportation related aesthetic safety improvements for the Eleventh Street "Michigan Gateway" in adjoining Niles Township.

County Planning: Berrien County Planning Commission

It is the function of the Berrien County Planning Commission to make a plan for the development of the county in cooperation with municipalities. The Plan with accompanying maps, plats, charts and descriptive matter shall show the Commission's recommendations for the development of the County. The Plan shall be made with the purpose of guiding development of the County in accordance with present and future needs for best promoting the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants, as well as for efficiency and economy in the process development.

Local Planning and Zoning: Buchanan Township

The Township is served by a seven-member Planning Commission appointed by the Township Board under the auspices of the Michigan Planning Enabling Act (Act 33 of 2008). The Planning Commission is empowered by the Township Zoning ordinance to review and recommend action on site plans for proposed developments as well as in the evaluation of special land uses and zoning ordinance amendments. Because the Planning Commission is limited to an advisory role under the local Zoning Ordinance, all final decisions authorized by

the ordinance are the responsibility of the Township Board. Thus, the five-member Board is actively involved in the supervision of the planning and zoning function in Buchanan Township.

CHAPTER 2 – POPULATION & HOUSING CHARACTERISTICS

The characteristics of the people in Buchanan Township, and how they live are an important part of the Master Plan. Therefore, Chapters 2 and 3 present the first section contains an analysis of the population, age, housing, and transportation characteristics of the Township. The source of this data for Buchanan Township and the surrounding area is from the United States Census of Population of 1990, 2000 and 2010.

Present Population

According to the U.S. Bureau of the Census, Buchanan Township experienced a 3.56 percent increase in population between 1990 and 2010. During this period Buchanan Township's population grew from 3,402 in 1990 to 3,510 in 2000 and 3,523 in 2012, an increase of 121 people. The greatest share of this growth occurred in the 1990s with an increase of only 0.37% from 2000 to 2010. The growth over the recent past suggests modest rates of growth and development and is consistent with communities in the area.

TABLE 1: POPULATION OF AREA JURISDICTIONS (1990-2010)							
Community	1990	2000	2010	% Change (1990 - 2010)	% Change (2000 - 2010)		
Buchanan City	4,992	4,681	4,456	-10.73%	-4.81%		
Buchanan Township	3,402	3,510	3,523	+3.56%	+0.37%		
Bertrand Township	2,228	2,380	2,657	+19.25%	+11.64%		
Oronoko Township	9,819	9,843	9,193	-6.38%	-6.60%		
Niles Township	12,828	13,325	14,164	+15.32%	+6.30%		
City of Niles	12,456	12,199	11,600	-6.87%	-4.91%		
Weesaw Township	2,114	2,065	1,936	-8.42%	-6.25%		

Source: U.S. Bureau of the Census, 1990, 2000, 2010

Table 1 shows a comparison of the rates of population growth in communities surrounding Buchanan Township over the past twenty years. Two communities out of the seven grew at a higher rate than Buchanan Township and three communities experienced a decline in population. In most instances, the rate of population change (growth or decline) was less pronounced during the second decade of the period. A decline in the population of the Cities of Niles and Buchanan, suggests movement to the rural areas within the Township. Weesaw Township is in a region of Berrien County where there is little development, and the decline in population suggests movement of people in search of more opportunities or little growth in the Township's housing base.

Population Characteristics

The number of men and women in the population is virtually equal, with males constituting 50.1 percent and females constituting 49.9 percent of the population. However, this distribution is slightly different than that of the Berrien County, with 48.7 percent male and 51.3 percent female, and the State of Michigan, with 49.1 percent male and 50.9 percent female. Typically, a higher male population occurs in younger communities, because slightly more male children are born than female. As the population ages, the balance shifts with females having longer life expectancy than males.

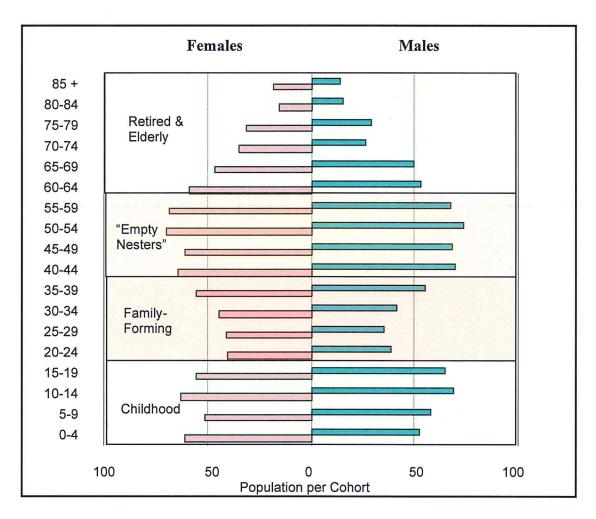


Figure 1. Buchanan Township 2010 Population by Age and Gender

However, this characteristic is not found in Buchanan Township which reflects a slightly greater median age (42.4 years) than either Berrien County (41 years) or the State of Michigan (38.9 years). Further analysis shows that the male/female ratio in Buchanan Township has not shifted yet. Table 2, describes the age structure in Buchanan Township, as well as a comparison of the age structure for Berrien County and the State of Michigan. Approximately 27 percent of the

population of Buchanan Township was 18 years of age or younger in 2010, which is consistent with both the County and the State and virtually unchanged since 2000. It is also in this age group where there are slightly more males than females (489 males versus 459 females) but the difference occurs in the remaining three age groups. Buchanan Township has a lower percentage in the family forming years and a higher percentage in the mature to retirement age. The Township's median age of 42.4 years reflects the overall aging of the community's population, as the median age in 2000 was 38.3 years, an increase of 4.1 years over the decade. This is somewhat higher than that of Berrien County at 41 years and the State of Michigan at 38.9 years.

TABLE 2: AGE CHARACTERISTICS (2010)						
Age Group	Age Group Share of Population					
rige Group	Buchanan Township	Berrien County	State of Michigan			
Pre-School (0-4)	6.4%	6.1%	6.0%			
School Age (5-18)	20.5%	20.0%	20.8%			
Family Forming (19-44)	27.5%	29.0%	31.5%			
Mature Families (45-64)	29.6%	28.6%	27.9%			
Retirement Age (65+)	16.0%	16.3%	13.8%			
Median Age 2010	42.4 yrs.	41 yrs.	38.9 yrs.			
TOTAL	100%	100%	100%			

Source: U.S. Bureau of the Census 2010

Another key demographic for understanding growth and development patterns is the composition of households. The proportion of households in Buchanan Township that consist of married couples, 61.3 percent, is significantly higher than the rate for Berrien County, 47.8 percent, and the State of Michigan, 49.8 percent. The percentage female headed households comprise of total family households in the Township (12.4 percent) is lower than the County (12.9 percent) and the State (12.5 percent). At the same time, however, the average household size for both renter and owner-occupied households in the Township was 2.63 persons, slightly larger than the 2.43 persons in Berrien County or the 2.53 persons in Michigan. And the percentage of families with children under 18 years of age living at home in the Township was 37.6%, a significantly larger percentage than similar figures for Berrien County (28.4%) or the State of Michigan (29.8%).

What does all of this mean? Figure 1 above illustrates the breakdown of the Township's population by gender and 5-year age cohorts. The "baby boomer" generation consists of persons born after World War II between the years of 1944 and 1964. This cohort is evident in this figure and, as most communities in the Midwest, Buchanan Township will face land use and housing challenges as the residential, shopping and recreational needs of this large cohort matures further.

This mirrors the rest of Berrien County, Michigan and the Midwest in general. Buchanan Township is a community of mature married families with older children, as well as persons of the retirement age. An older population has significant implications in the Township. If older

residents are to remain in the community, alternatives to the single-family house will have to be closely examined. While there is a greater percentage of families with children in the Township than elsewhere in the area, the majority of households are without children and this has implications for the schools. The school district is typically a catalyst for housing among families with children, and schools need enrollment to remain viable. With ample housing choices, including affordable housing available to the upcoming younger families, schools would continue to receive the enrollment. The mature families in the Township will soon become the "empty nester" households. Making alternative housing available to this group, more single-family detached housing (still the dwelling of choice for families with school age children) would also be available for the younger families. This housing would likely be in a more walkable setting and located near the City of Buchanan.

General Housing Characteristics

In 2010, there were 1,640 housing units in the Township an increase of 86 since 2000. A dwelling unit could be an individual house, a mobile home, or a single apartment in an apartment house. Table 3 describes the tenancy and occupancy of the Township's housing in 2010. Of the 1,640 dwelling units, 1,268 units (73.5%) were owner occupied, 83 units (7.9%) were renter occupied, and the remaining 289 units (18.6%) were vacant. Higher owner occupancy is generally desirable as it suggests a stable population base. Buchanan Township has a very high owner occupancy rate with relatively few rental units for the size of the Township's population. This is expected in a rural township, especially with a mature to aging household population. Apartments and other rental housing tend to be located in urbanized areas where water and sewer, and other services, are available. The 289 vacant units are broken down as: 225 for seasonal, recreational, or occasional use, 21 for rent, 33 for sale, 5 rented or sold but not occupied, and 5 of another vacant status. In comparison, Berrien County has an owner-occupied rate of 58.6 percent, a renter occupied rate of 23.4 percent, and a vacancy rate of 18.0 percent. The State as a whole has an owner-occupied rate of 61.1 percent, a renter occupied rate of 22.9 percent, and a vacancy rate of 16.0 percent. Compared to figures from 2000, all three units of government reflect a slight decline in owneroccupied units, an increase in rental units and a marked increase in the percentage of vacant units.

TABLE 3: HOUSING UNITS (2010)						
Buchanan Township Berrien County State of Michigan						
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	1,640	100%	76,922	100%	4,531,231	100%
Owner Occupied	1,286	78.4%	45,063	58.6%	2,769,474	61.1%
Renter Occupied	83	5.0%	17,991	23.4%	1,037,147	22.9%
Vacant	289	17.6%	13,868	18.0%	724,610	16.0%

Source: U.S. Bureau of the Census, 2010 ACS

Growth in Housing

Table 4 shows the increase in total occupied dwelling units between 1990 and 2010 for Buchanan Township and adjacent communities. During this period, the number of occupied dwelling units

in Buchanan Township increased by 12.30 percent with the greatest share of that growth occurring from 1990 to 2000. Interestingly, during the same period the total population increased only 3.56 percent. This is a common national trend as the average number of occupants per house decreases, as illustrated in Table 5. Weesaw and Oronoko Townships saw a decline in population while experiencing an increase in the number of occupied housing units.

The increase in occupied housing units followed the same area wide pattern as did the growth in population, with the highest in Niles Township, followed by Buchanan, Bertrand, Weesaw, and Oronoko. The two cities of Niles and Buchanan experienced a decrease in both total population as well as occupied housing units, but the average household size increased slightly.

TABLE 4: OCCUPIED HOUSING UNITS - 1990-2010

Community	<u>1990</u>	2000	2010	% Change 1990 - 2010	% Change 2000 - 2010
Buchanan City	1,990	1,915	1,713	-13.91%	-10.55%
Buchanan Township	1,203	1,307	1,351	+12.30%	+3.37%
Bertrand Township	828	903	1,014	+22.46%	+12.29%
Oronoko Township	3,193	3,295	3,433	+7.52%	+4.19%
Niles Township	4,745	5,252	5,523	+16.40%	+5.16%
City of Niles	5,177	5,094	4,691	-9.39%	-7.91%
Weesaw Township	745	798	845	+13.42%	+5.59%

Source: U.S. Bureau of the Census 2010, ACS

Average Household Size

TABLE 5: AVERAGE HOUSEHOLD SIZE - 1990-2010 (persons per household)

Community	<u>1990</u>	<u>2000</u>	<u>2010</u>	% Change 1990 - 2010	% Change 2000 - 2010
Buchanan City	2.5	2.41	2.60	4.05%	7.94%
Buchanan Township	2.82	2.66	2.61	-7.53%	-1.97%
Bertrand Township	2.69	2.64	2.62	-2.59%	-0.75%
Oronoko Township	3.08	2.98	2.68	-13.06%	-10.14%
Niles Township	2.71	2.52	2.56	-5.37%	1.77%
City of Niles	2.37	2.35	2.47	4.34%	5.23%
Weesaw Township	2.84	2.56	2.29	-19.33%	-10.50%

Source: U.S. Bureau of the Census 2010, ACS

By way of comparison, in Berrien County the average household size in 2010 was 2.43 persons and in Michigan overall, households averaged 2.60 persons.

Residential Building Permits

Table 6 details housing construction in Buchanan Township over the recent past. From 1997 to 2012, an average of over 16 homes were constructed annually. The rate of construction appears

high when compared to the growth of population. However, when one looks at the number of lakes in the Township, it appears likely that a good percentage of the new housing is vacation or seasonal housing.

Furthermore, the effect of the recession is readily apparent in the later years of this table. Whereas the number of homes permitted from 1997 to 2007 was nearly 20 per year, since 2008 when the recession officially began, new home building permits have averaged only about 6 per year.

TABLE 6: NEW HOUSING CONSTRUCTION PERMITS (2010-2018)				
<u>Year</u>	<u>Construction</u>			
2010	9			
2011	7			
2012	2			
2013	4			
2014	4			
2015	12			
2016	9			
2017	14			
2018	11			

Source: Buchanan Township 2019

Population Projections

The projection of population for a community over an extended period of time is subject to many variables, such as state-wide, regional and national population trends, in- and out-migration as well as the national and regional economy. The most significant factor affecting the permanent local population growth or decline is the availability of employment within a reasonable commuting distance. A reasonable method of projecting population growth involves taking recent trends in housing construction and projecting this construction activity into the future to determine the number of households. But this can yield misleading results when the rate of new home construction activity is as variable as it has been recently. For example, based upon the 2.61 persons per household reported in the 2010 census, and the average of 16 new residential building permits annually from 1997 through 2011, future population can be approximated as 3,941 persons in 2020 and 4,359 in 2030. On the other hand, using the average of 6 homes per year which has been the average since 2008, the 2020 population would increase to only about 3,679 and the 2030 population would be about 3,836. Lastly, it must be pointed out that this approach to population projection assumes that each new home is an addition to the housing stock and is not offset by any demolition of existing homes. It further assumes that all new home construction results in a yearround home, ignoring construction of seasonal homes. Most likely, the actual growth achieved will fall somewhere in the range described by these two approaches.

With the addition of more housing, land will need to be appropriated accordingly. The size of the parcels can vary from a half acre to as much as five acres. Putting this into perspective, using halfacre parcels as an example, between 156 and 418 acres over the next eighteen years would need

residential status. Of course, all parcels will not be a half-acre in size. There will be a range, and the land consumed will increase as the parcel size is increased particularly since a good percentage will continue to be vacation homes. The future population growth in Buchanan Township will be impacted by the goals and objectives of the Master Plan, the resources and constraints of the Township and the areas of Buchanan Township that are suitable for development and trends in the southwest Michigan marketplace. The decisions made by Buchanan Township regarding the plan will ultimately manage population growth.

Housing Maintenance.

With the slowing in the rate of new housing development, Township residents will increasingly face issues related to housing maintenance. As Figure 2 illustrates, over 60% of the housing stock in the Township is 30-years-old, or older. Older homes require renovation or repair, and in the near future a significant portion of the housing stock will require some form of maintenance.

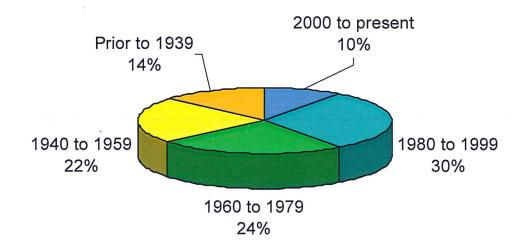


Figure 2. Buchanan Township Age of Housing/Year Built

CHAPTER 3 TRANSPORTATION

Transportation Analysis

Intensive land uses such as residential and commercial development require access to major roadways carrying larger volumes of traffic while industrial development requires accessibility and proximity to sufficiently constructed all-weather roads to accommodate the associated truck traffic. Therefore, to appropriately plan for future land uses within the Township, it is necessary to categorize and analyze the transportation and road systems within Buchanan Township. Roads also provide locations for public utilities such as water, sewer, gas, electric, and telephone lines. The road system is of vital importance for the overall well-being of the Township and its residents.

Road Classifications

The Federal Highway Administration (FHWA) has developed the National Functional Classification System (NFCS) to classify all highways, streets, and roads according to their function. This system is recognized as the unofficial road classification system by transportation engineers and planners around the country. The various roads in the Township are illustrated on the Road Classification map on page 15. The NFCS designation is also responsible for determining those roads which are eligible for federal funding assistance.

County Primary

Nearly 34 county primary roads are under the jurisdiction of the Berrien County Road Commission. The country primary roads in Buchanan Township are reflected as minor arterials and include S. Red Bud and E. Front/Niles-Buchanan Roads. County primary roads are generally paved and provide the primary means of travel within and through the Township. County primary roads generally accommodate local traffic with speeds of between 45-55 mph.

County Secondary

The County Road Commission is also responsible for the maintenance of 35.25 miles of secondary roads located in Buchanan Township. Their principle function is to collect traffic from nearby local and subdivision streets and link them to major collectors, such as county primary roads and state highways. Speed limits are generally limited to 35 mph in residential areas and 55 mph elsewhere. Rights-of-way are typically greater than subdivision streets but less than primary or state highway rights-of-way. Of the two roads in Buchanan Township, there are two classifications: Major Collectors and minor collectors. Major collectors in the Township include N. Main Street, N. Red Bud Trail, River Street, Bakertown, Walton Road, Glendora Road, Warren Woods Road, West Front Street; Galien Buchanan, and Range Line. Minor collectors include Madron Lake, and Garr Roads.

Subdivision

Subdivision or local roads provide access for residents between and within residential developments and neighboring areas in addition to connecting to County secondary and primary roads.

Traffic Count Analysis

Traffic volume counts are a numeric tabulation based upon usage of a particular segment of roadway. Traffic volume counts are tools used to determine if roads are meeting or exceeding their designated capacity. The Berrien County Road Commission maintains traffic volume counts for primary County roads, the Michigan Department of Transportation (MDOT) maintains data for state highways and interstates and the Southwestern Michigan Commission maintains traffic volume data for the Niles/Buchanan Transportation Study area which includes roadways within Buchanan Township. These 24-hour traffic counts, commonly referred to as Average Daily Trips (ADT), can help identify where volumes may be approaching or exceeding the design capacity of the road. Traffic counts are not consistently collected for major and local streets under a municipality's or County's jurisdiction but when taken do provide a "snapshot" of the current capacity and efficiency of the road and trends in vehicle travel.

County Roads

According to the Southwest Michigan Planning Commission, traffic counts for County are conducted periodically. East Front Street turns into Niles-Buchanan Road east of the City of Buchanan and is classified as a "minor arterial" and is among the heaviest traveled, experiencing approximately 4462 vehicles per day as measured at Schirmer Parkway in 2012. Even greater volumes are found on Niles-Buchanan Road in the vicinity of the Park & Ride lot, which registered about 7756 vehicles per day in 2012. Red Bud Trail, which provides a direct route between residential development in the southern part of the Township and the City of Buchanan and with the City of Berrien Springs to the north, handled approximately 3,326 vehicles per day in N. Redbud Trail in 2014 and 5,960 vehicles per day in 2009. Secondary thoroughfares within the Township include River Street which turns into Walton Road which provides direct access to U.S. 31 with approximately 3,787 vehicles per day recorded in 2012. These roadways are in the southern third of the Township and are generally impacted by the close proximity of U.S. 31 and the City of Niles. North of the city, traffic volumes substantially decrease serving primarily local traffic and those traveling north to Berrien Springs. Glendora Road is the main east/west road in the northern portion of the Township carried over 1,162 vehicles per day in 2011. These traffic counts suggest that all roads are within their design capacity, although with increasing volumes the community may experience greater levels of congestion on key arterials during the morning and afternoon rush periods.

Support for Complete Streets

The goals and objectives of this plan support the promotion of high-quality transportation infrastructure and non-motorized trails. This Plan further supports enacting complete streets policy, in the form of a Township Resolution or Zoning Ordinance amendments. Complete streets are roadways planned, designed and constructed to allow access to all legal users safely and efficiently, without any one user taking priority over another. Complete streets can result in increased safety for non-motorized users, improved public health, a cleaner environment, mobility equity and enhanced quality of life through increased modal choices and more inviting streets.

While Buchanan Township relies on the Berrien County Road Commission for local public road infrastructure and private developers for neighborhood street development, it can support policies that enhance safe and efficient travel for all roadway users. Michigan law encourages the Michigan Department of Transportation to give additional consideration to enhancement grant applicants with complete streets policies. The Michigan Planning Enabling Act has also been amended to stipulate that transportation improvements be respectful of the surrounding context, further ensuring that more equitable and attractive streets become reality.

The Township's objective will be to work jointly with surrounding communities and developers to promote healthy lifestyles for people of all abilities through the development of a non-motorized network. Suggested design elements may include sidewalks on both sides of a roadway or street; adequate lighting; pedestrian signals and signage; bike lanes; multi-use trails; and other features. Even though most of Buchanan Township is rural in character, these elements are feasible in certain parts of the Township where more intense residential development may be proposed.

Some features may be accomplished through simple road restriping and the addition of signage. Other projects may be more involved and may only be practicable when coordinated with major roadway reconstruction. The Township should work with neighboring communities, developers, the road commission, and other pertinent agencies in implementation of complete streets policy.

Buchanan Dial- A-Ride.

Buchanan Dial- A-Ride is a curb to curb shared ride transportation service that provides service to the residents of the City of Buchanan and Buchanan Township. Same day curb-to-curb service is available for residents who need to travel with individual fares varying by jurisdiction.

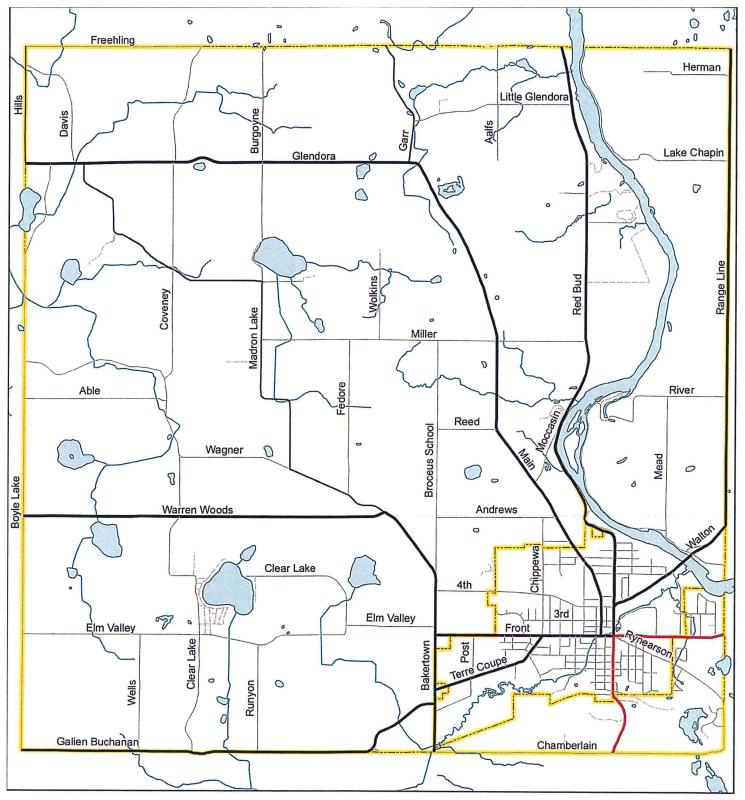
Rail Transportation

One railroad line traverses the Township through the southeast corner of the Township running between the City of Niles and Buchanan to the east and west. This rail line is part of the proposed high-speed rail system. The line currently accommodates passenger service operated by Amtrak between the cities of Detroit and Chicago. A high-speed rail corridor has been designated between Chicago and Detroit and passes through Buchanan Township on route to a stop in the City of Niles. This access will provide a potential one-hour commute to Chicago from Niles. This access may result in increased commuter use and require additional housing in the Niles (Buchanan Township) area, as the rail commute to Chicago becomes more attractive.

Air Service

The Jerry Tyler Memorial Airport located at 2018 Lake Street in the City of Niles is the closest airport to the Township. According to the City of Niles, the airport is a "General Aviation Airport", owned and operated by the City of Niles. The airport serves general aviation needs in the Michiana area. Situated on the northeast side of the city at 2018 Lake St., the airport features a NW/SE 4,100 foot paved runway and a NE/SW 3,300 paved runway. Approximately 35 aircraft are based at the airport. The airport provides both corporate and recreational flyers with a conveniently located facility."

The closest airport with commercial passenger service is the South Bend International Airport (SBN) in South Bend, Indiana which offers services from 4 carriers that provide daily non-stop flights to 11 cities. In 2007, SBN completed construction of a 1,100-foot extension to the north/south runway for a total of 7,100 feet. In 2010, a new airport terminal was constructed with a 45,000 square foot concourse with 9 gates, and accessory facilities including a lounge, gift shop, children's room, business center and free Wi-Fi. The airport also houses the eastern terminus of the South Shore Line, and is one of the few multi-modal transportation facilities in America providing air, interstate bus and interstate rail service from one terminal. Currently approval is pending to make SBN a port of entry for airfreight and foreign flights by the U.S. Customs.



Buchanan Township

Berrien County, Michigan

Road Classification

Legend

National Functional Classification

Minor Arterials

Major Collectors

— Minor Collectors

--- Local Roads

---- Uncoded / Not a Public Road

Williams & Works

Data Source: Michigan CGI

CHAPTER 4 EXISTING LAND USES

General Overview

Located in the southeast corner of Berrien County, Buchanan Township is near the City of Niles which serves as the industrial and economic center of the region. The predominant land use in the Township is vacant, wooded, or agricultural land. The topography of the area is varied with relatively flat areas in the southern section of the Township and rolling topography in the central and northern sections of the Township. Existing areas of vegetation, numerous lakes and ponds, the St. Joseph River and its tributaries, large amounts of agricultural land uses and a lack of intensive uses all add to the overall rural character of the community.

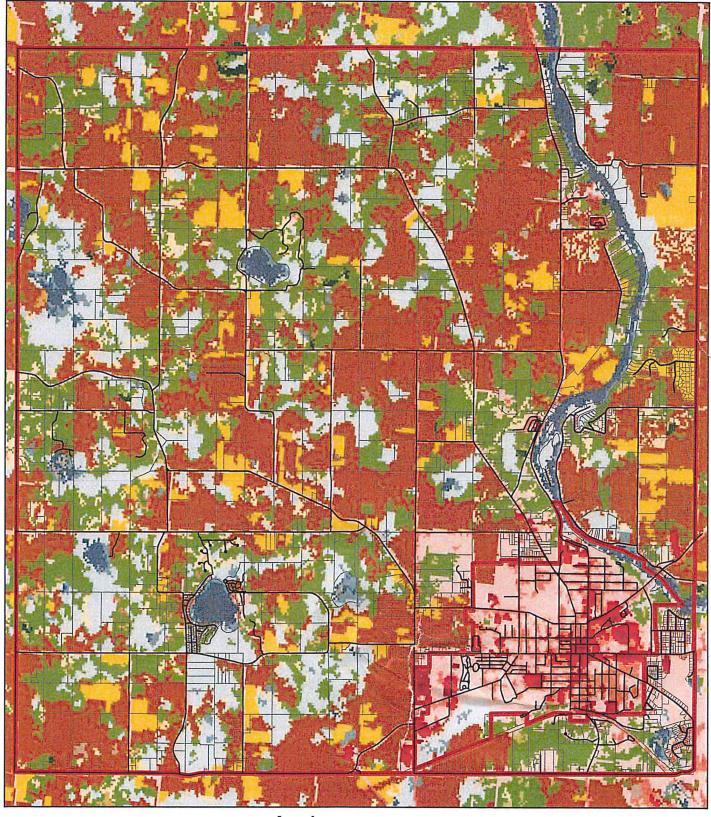
Land Use Classifications

The following section outlines in more detail the location of particular land use and their characteristics within Buchanan Township. Existing land uses are developed from the US Geological Survey (USGS) through Berrien County. The land use data and the existing Land Cover map on page 18 was created by MLRC using 2006 satellite imagery and refined using land classification algorithms and previous land cover datasets.* For the purpose of this revised Master Plan, the existing land uses are divided into the following MLRC categories.

- Open Water All areas of open water, generally with less than 25% cover or vegetation or soil, including the St. Joseph River and several natural lakes, such as Clear Lake and Madron Lake.
- Developed, Open Space Includes areas with a mixture of some constructed materials, but mostly vegetation in the form of lawn grasses. Impervious surfaces account for less than 20% of total cover. These areas most commonly include large-lot single-family housing units, parks, golf courses, and vegetation planted in developed settings for recreation, erosion control, or aesthetic purposes.
- ♦ Developed, Low Intensity -Includes areas with a mixture of constructed materials and vegetation. Impervious surfaces account for 20 − 49% of total cover. These areas most commonly include single-family housing units.
- ♦ Developed, Medium Intensity Includes areas with a mixture of constructed materials and vegetation. Impervious surfaces account for 50 − 79% of the total cover. These areas most commonly include single-family housing units.
- ♦ Developed, High Intensity Includes highly developed areas where people reside or work in high numbers. Examples include apartment complexes, row houses and commercial or industrial uses. Impervious surfaces account for 80% or more of the total cover.
- Barren Land (Rock/Sand/Clay) Barren areas of bedrock, desert pavement, scarps, talus, slides, volcanic material, glacial debris, sand dunes, strip mines, gravel pits and other

^{*}The Multi-Resolution Land Characterization (MRLC) consortium is a group of federal agencies that coordinate and generate consistent and relevant land cover information at the national scale for a wide variety of environmental, land management, and modeling applications. See http://www.mrlc.gov.

- accumulations of earthen material. Generally, vegetation accounts for less than 15% of total cover.
- ♦ Deciduous Forest Areas dominated by trees generally greater than 5 meters tall, and greater than 20% of total vegetation cover. More than 75% of the tree species shed foliage simultaneously in response to seasonal change.
- Evergreen Forest Areas dominated by trees generally greater than 5 meters tall, and greater than 20% of total vegetation cover. More than 75% of the tree species maintain their leaves all year. Canopy is never without green foliage.
- ♦ Mixed Forest Areas dominated by trees generally greater than 5 meters tall, and greater than 20% of total vegetation cover. Neither deciduous nor evergreen species are greater than 75% of total tree cover.
- ♦ Shrub/Scrub Areas dominated by shrubs; less than 5 meters tall with shrub canopy typically greater than 20% of total vegetation. This class includes true shrubs, young trees in an early successional stage or trees stunted from environmental conditions.
- Grassland/Herbaceous Areas dominated by grammanoid (i.e., grassy) or herbaceous vegetation, generally greater than 80% of total vegetation. These areas are not subject to intensive management such as tilling, but can be utilized for grazing.
- ♦ Pasture/Hay Areas of grasses, legumes, or grass-legume mixtures planted for livestock grazing or the production of seed or hay crops, typically on a perennial cycle. Pasture/hay vegetation accounts for greater than 20% of total vegetation.
- ♦ Cultivated Crops Areas used for the production of annual crops, such as corn, soybeans, vegetables, tobacco, and cotton, and also perennial woody crops such as orchards and vineyards. Crop vegetation accounts for greater than 20% of total vegetation. This class also includes all land being actively tilled.
- Woody Wetlands Areas where forest or shrub land vegetation accounts for greater than 20% of vegetative cover and the soil or substrate is periodically saturated with or covered with water.
- ♦ Emergent Herbaceous Wetlands Areas where perennial herbaceous vegetation accounts for greater than 80% of vegetative cover and the soil or substrate is periodically saturated with or covered with water.



Buchanan Township

Land Cover - 2006

Legend Open Water Consolidated Shore Pasture/Hay Developed, Open Space Cultivated Crops Deciduous Forest Developed, Low Intensity Evergeen Forest Woody Wetlands Developed, Medium Intensity Mixed Forest Emergent Herbaccous Wetlands Developed, High Intensity Shrub/Scrub Barren Land (Rock/Sand/Clay) Grasslands/Herbaccous Data Source: Berrien County Michigan CGI and the USGS



Soil Survey.

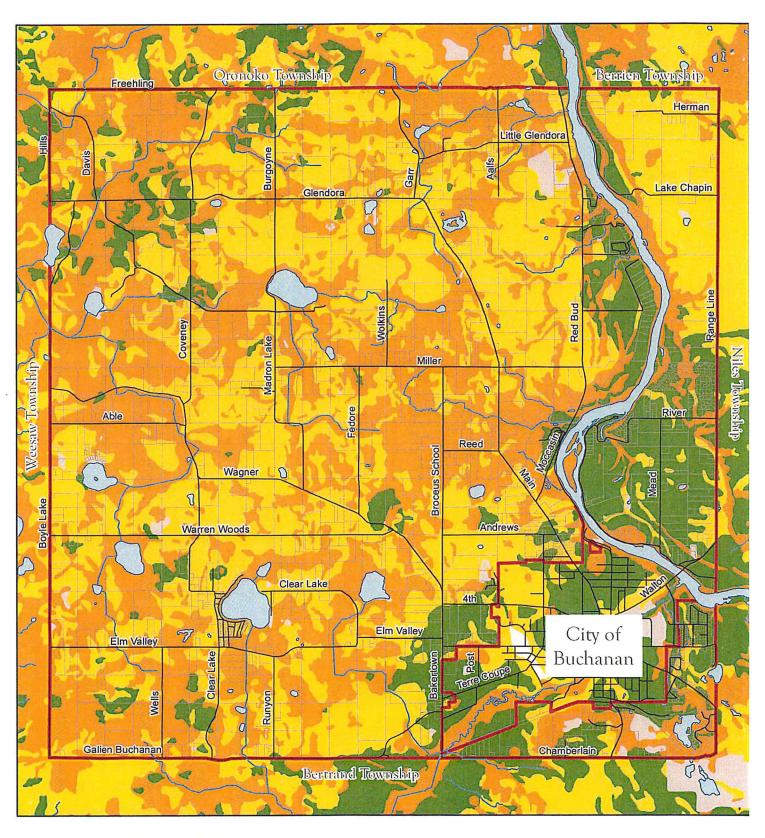
The Soil Survey of Berrien County, Michigan, developed by the USDA Soil Conservation Service and updated in 1991, provides a detailed evaluation of the soil capabilities and characteristics for those soil associations found in Buchanan Township and in Berrien County in general. This Plan will not directly reiterate the information found in the soil survey. It will attempt to place the information in context for decision makers in Buchanan Township.

Soils with some limitations for septic systems are illustrated in the Septic Suitability Map on page 24.

Surface Water.

The dominate water feature in Buchanan Township is the St. Joseph River. The St. Joseph River originates in Hillsdale County and meanders south and west dipping into Indiana before turning north into Berrien County, completing its 210 mile journey to Lake Michigan in the City that bears its name. The River is located in the northeast quarter of Buchanan Township also forming the northeast boundary of the City of Buchanan. The identity of Buchanan Township is closely tied to the St. Joseph River's proximity within the Township.

In addition to the River, there are numerous kettle holes, swamps, and lakes located throughout the Township. More specifically, there are at least 30 ponds and lakes of various sizes located within Buchanan Township. The largest of which include Clear Lake, Madron Lake, Weaver Lake, Wagner Lake and Yellow Lake.



Buchanan Township

Berrien County, Michigan

Soil Limitations on Septic System Absorption Fields

Not rated Not limited Somewhat Limited Very limited



CHAPTER 5 COMMUNITY SERVICES

Public Schools

The Buchanan Community School System operates two elementary schools, a middle school, and a high school. They are:

Moccasin Elementary School (pre-K to 2nd grade) 410 Moccasin Street, Buchanan, MI 49107

Ottawa Elementary School (grades 3 and 4) 109 Ottawa Street, Buchanan, MI 49107

Buchanan Middle School (grades 5 to 7) 610 West 4th Street, Buchanan, MI 49107

Buchanan High School (grades 8 – 12) 401 West Chicago Street, Buchanan, MI 49107

Buchanan Township Offices

The Township maintains an office building at 15235 Main Street serving the primary administrative and public service activities of the Township. The facility houses the offices of the Township Supervisor, Clerk, Deputy Clerk, Administrative Assistant, Treasurer, Deputy Treasurer, Zoning Administrator, Building Inspector and Assessor.

Public Safety Services

The Township Fire Department operates on a volunteer basis covering the 36 square miles of Buchanan Township. The department maintains five emergency vehicles and two boats at its facility located at 15301 Main Street. The department is administered by a Fire Chief under the direction of the Township Supervisor and Township Board.

Police and Law Enforcement services in the Township are provided by the Berrien County Sheriff's Department and ambulance service is provided by the Southwest Michigan Community Ambulance Service (SMCAS). SMCAS is a non-profit, municipally owned and operated advanced life support ambulance service serving the residents and visitors of the greater Niles and Buchanan area in southwest Michigan.

Public Water and Sanitary Sewer Availability

There are currently sanitary sewer services and facilities in Buchanan Township located directly adjacent to and around the perimeter of the City of Buchanan. The Joint Water/Sewer Board

between the City and Township for provision of city water and sewer services to adjacent township areas. The Board includes two City representatives, two Township representatives, and one "at large" member. Currently, sanitary sewer service extends approximately 2,100 feet along Bakertown Road and to the landfill on Mayflower Road. No other area within the Township is currently serviced by sanitary sewer.

Sanitary Landfill.

Berrien County is home to 2 solid waste landfills including the Southeast Berrien County Landfill located at 1540 Mayflower Road, immediately east of Buchanan Township. The landfill offers a wide range of services for both residential and commercial customers including, residential and commercial waste disposal, recycling services and roll-off container services.

Telephone, Broadband and Natural Gas Service

Complete telephone service, via various land-line systems and wireless carriers, is available in the Township. There are two cellular telephone towers in the Township and DSL internet is available throughout the Township and Broadband internet service is available in most areas of the Township. In addition, in those areas where service is provided, SEMCO Energy provides the Township's residents with natural gas for heating, cooking, and hot water.

Cultural and Recreational Resources

Fernwood Botanical Gardens is a membership-based botanical garden which includes an arboretum, prairie restoration, and gardens and Sims Educational Center. The Nature Center was constructed as an office building in 1973-74 and converted to its present use in 1989. The Mary Plym Visitors Center also opened in 1989. Fernwood's mission is to enrich the lives of all people by stimulating the appreciation of nature, exemplifying harmony between people, plants, gardens, and wildlife, while using the distinctive natural and cultivated habitats.

The Mud Lake Bog property, located north of Elm Valley Road was formerly used as the township dump. After the Southeast Berrien County Landfill was opened, a group of residents petitioned the township to purchase the property and preserve the bog. In 1980 the property was purchased and a committee formed to supervise the cleanup. Fernwood Botanical Gardens personnel agreed to oversee the cleanup and development of the Bog preserve.

The original committee, along with personnel from Fernwood, and many other volunteers were responsible for cleaning the bog and installing the board walks and other amenities. In later years, boy scouts have done repair work to the bog to help them with advancement.

In 1987 an award was presented to the Bog Committee by the Greater Michigan Foundation for their work on the Mud Lake Bog Nature Preserve. A rare complete bog, located on Elm Valley Road, the preserve is used and visited by classes from Michigan and Illinois schools and colleges for study.

The bog is open to the public at no charge. There is a boardwalk winding through the bog along with an observation tower and picnic tables with a shelter. There are many rare and endangered plants, birds and other wildlife.

Buchanan District Library. Located on Front Street in the City of Buchanan, the Buchanan District Library owns approximately 45,000 items. These include print materials in regular, large print, magazine and newspaper; audio books in cassette, MP3, CD and Playaway; films in VHS and DVD; video games in various platforms. The Library participates in the Southwest Michigan Digital Library where e-Books, audio books, music and movies are available to download. The Library also participates in "MeLCat" the statewide union catalog and resource sharing project to share materials among libraries in Michigan.

Senior Center. Located at 810 Rynearson Street in the City of Buchanan, the Buchanan Senior Center provides social, recreational and health programming for the area's senior citizens. The Senior Center is supported by a voted millage levied by Berrien County and its services are available to all residents of the area.

Boat Launches. There are two public boat launch ramps in the Township. The MDNR offers a boat launch on the St. Joseph River on E. River Road. In addition, the Township maintains a boat launch on Madron Lake.

Numerous Campground Facilities. Buchanan Township is home to several camping opportunities. All are privately owned and operated but provide an important recreational opportunity for residents and visitors alike.

Bear Cave Resort is an RV park located on the St. Joseph River with a swimming pool, recreation area, lodge and recreation facilities. The site is promoted as having the only naturally formed caves in the State of Michigan and a Conference Tree, used by the Potawatomi Indian braves as a lookout point to see approaching enemies coming down the river.

Fuller's Resort and Campground is an 80-acre facility located on Clear Lake. It offers log cabin cottages, full service and primitive campsites with about 400 feet of beach on the lake. The facility offers guests a place to relax and enjoy the area's natural features.

Life Action Family Camp is a part of the Life Action facility located on 175 acres on Clear Lake. The facility offers a broad range of services and is promoted as a family-oriented, religious facility where one can escape the daily routine and reconnect with their family and meet their spiritual needs.

Red Bud MX is a nationally-known motocross racing park located in the Township on Red Bud Road. Sometimes referred to as Red Bud Track and Trail, the facility offers a variety of off-road tracks for motocross racing, practice and leisure enjoyment. Periodically, the facility sponsors regional events bringing tourists and motocross enthusiasts to the area for camping and to enjoy this popular spectator sport.

CHAPTER 6. DEVELOPMENT GOALS

In crafting a Land Use Plan, one of the primary components is the formulation of a community's goals. Establishing goals determines the direction toward which the community's planning efforts should be directed. The development goals are a necessary component of the planning process as they provide the framework within which the plan is developed and the basis for determining future courses of action regarding the physical development of the County.

First and foremost, the goals are translated into the Future Land Use Map. As such, their primary use is in guiding the Township's land use decisions. This, of course, means that the goals are important to private property owners and developers; providing guidance as to how the Township will approach land use decisions. Indeed, changes to the zoning district map should generally not be approved if they are in conflict with the Future Land Use Plan Map.

A second use of the goals is in guiding the Township in making decisions in regard to Township activities, especially capital investments. For example, if one area of the Township is to be preserved for farming and open space, and another area dedicated to residential development, then the Township's decisions on where to invest in building a new playground or park should reflect the future need for a playground in the more populated area. Likewise, provisions such as open space zoning should focus on those areas that the Township plans for agricultural preservation.

A final use of the goals is to guide future programs and projects of the Township. For instance, if a goal, which is very important to the local community, is to expand employment opportunities, then not only would the Future Land Use Map identify areas for the expansion of business and industry, but there might be an objective to create a local economic development organization.

At a very minimum, the goals are applied to a Future Land Use Map, which is a legal foundation for the exercise of zoning authority. Beyond this bare minimum, the contents of the Master Plan, and the use of the goals depends entirely on the desires of the local community.

The purpose of this Chapter is to describe the land use and development goals of Buchanan Township. These goals are based on the community's opinions as expressed in the Public Visioning Workshop and a Community Survey undertaken when the plan was originally prepared in 2002*, as well as upon the preceding analysis of the community's resources and development trends.

Rural Character

The primary and over-riding goal of the community is the **preservation of rural character**. This goal received the highest priority in the Community Survey, with support from over 88 percent of respondents. This goal was also the highest priority of those who participated in the Public Visioning Workshop. Thus, it is the desire to preserve the Township's rural character that underlies many of the other land use and development goals.

Although survey input is more than ten years old, the Planning Commission believes the policies embraced by the survey respondents remain reflective of broad community attitudes and perspectives.

The importance of rural character necessitates that the Planning Commission describe what it is that rural character means. This term is used widely and can convey several different meanings. In the context of Buchanan Township, rural character means low population density, and the quality of life factors that results from a low population density. These factors include lack of traffic, lack of crowding, open spaces and natural resources, shopping and jobs located in the City of Buchanan and other cities, and quietness and serenity.

Agriculture and Open Spaces

Agriculture is an important land use throughout the Township. However, due to topography and drainage, active agricultural production is not as extensive as it is in other townships. Equally as important to the landscape and land use patterns of Buchanan Township are the extensive woodlands, pastureland, the many small lakes, and the St. Joseph River.

A fundamental aspect to preserving rural character is the protection, preservation and enhancement of the agricultural, woodland, and open space uses of the majority of the land in the Township. This Plan pursues the goal of preserving agriculture and open space by discouraging development in agricultural and open space areas.

The Michigan Right to Farm Act limits local regulation of legitimate commercial agriculture and it protects farmers from nuisance complaints related to generally accepted agricultural activities. While farming is considered to be a valuable land use for the purpose of this Plan, agriculture is no more or less important than woodlands and open space uses. The primary consideration is to maintain a low population density by discouraging the conversion of agricultural and open space lands for development. At the same time, the Township may work with farm operations to enable ancillary agricultural activities, such as Agri-tourism or tasting rooms, which expand the range profit centers for farmers while maintaining a low-intensity and rural atmosphere.

Residential

The population of the Township will likely experience relatively modest population growth over the next 15 years. Based on recent trends, the Township could see over 400 acres of new residential development by 2030 (assuming 2-acre lots on average).

With the goal of preserving rural character, the residential development goal is to have more dense residential development – lots under one acre in size, and duplexes and multi-family development – located in and adjacent to the City of Buchanan. Additional residential developments should be encouraged to be located near the existing residential.

Until a recent amendment to the Zoning Ordinance, single-family housing was allowed throughout the Township on lots one acre or larger in size. However, to preserve the rural character, the Zoning Ordinance was amended to increase this minimum lot size to two acres in the Agricultural District, which comprises the vast majority of the land area in the Township. The intent of this increase was to reduce the potential overall density that is permitted, as well as permit a more effective use of open space design techniques. In adopting the increase in lot area, the Township encountered very little objection as most residents supported the intent.

The Open Preservation Development amendments to the Michigan Planning Enabling Act were intended to encourage the preservation of open space by requiring 50% of a residential development to remain in open space while allowing a developer to reduce lot area and frontage to result in the same development yield as would otherwise be permitted. The Township may evaluate alternative techniques to further encourage this form of development, especially in areas with important natural features that may be protected.

Commerce

One of the most noticeable trends in the previous 50 years, is the change in Americans' shopping habits. Commercial strip development and shopping malls are being supplanted by traditional downtown and central business districts. Downtown Buchanan remains the commercial hub of the area for neighborhood retail needs, but regional shopping can be done in a number of other locales, including St. Joseph, MI, and South Bend, IN, or even Chicago IL. Modest suburban commercial development is also found east of Buchanan on Niles-Buchanan Road.

In order to preserve the Township's rural character, it is the goal of this Plan for new commercial development to be located in the City of Buchanan when it can be accommodated there, and in the areas of the Township immediately adjacent to the City, when necessary. If commercial development meets a need in the Township, it should be of a service or low-key retail nature.

Industry

Industrial land use is a function of four primary factors: available land, available infrastructure, access to markets, and access to labor. There are subsets of each of these such as access to markets which include rail as well as trucks and access to labor which includes quality schools and a quality living environment. Nevertheless, these four are the major ones.

Industry also means employment opportunities for residents. To the extent it is feasible, this Plan supports the expansion of industry within current location(s) and provides for such opportunities. Especially, continued economic development efforts targeted at the industrial park are to be encouraged. To support the goal of preserving rural character, the industrial development goal of this Plan is to locate all new industry in the existing industrially zoned areas. If additional industrial land is required, it should be located in or adjacent to the City of Buchanan.

A small node of specialized industrial and heavy commercial uses is found on Walton Road immediately east of the River. Although well located in terms of commercial traffic access to US-31, this location is not ideal for further expansion as it is surrounded by low density residential uses. Yet the Township is supportive of these business activities and will seek to accommodate the uses, perhaps with a specialized zoning amendment that enable it to remain and flourish, without promoting an expansion of otherwise non-compatible uses and activities.

Intergovernmental Cooperation

The City of Buchanan lies within the borders of Buchanan Township. The City's future will have an absolute impact on the future of the Township. The quality of the City's housing stock, the vitality of its central business district, and the sustainability of its industrial base will directly impact the Township. It is also a gateway to the Township for people driving west on Niles-Buchanan Road. Indeed, many of the preceding goals called for locating more intense land uses within or adjacent to the City. A vital City is in the Township's best interest. Therefore, land use compatibility is incorporated into this Plan, one of the bases for fostering inter-governmental cooperation.

Overall, the Plan will seek to support City development by planning for compatible land uses wherever the Township abuts the City or other adjoining jurisdictions. This is consistent with past practices and the Township is committed to working to assure cooperation with neighboring jurisdictions whenever possible.

CHAPTER 7 FUTURE LAND USE PLAN

This Chapter of the Plan presents the Master Land Use Plan for Buchanan Township for the next fifteen years. Included in this Chapter is the Future Land Use Map which graphically displays this Master Land Use Plan.

Agriculture and Open Space

The Master Land Use Plan calls for the majority of land within the Township to remain in agriculture, woodlands, or open space. This land use category includes all of the Township with the exceptions of the City, certain areas adjacent to the City planned for more intense development, and several existing and emerging residential areas.

The extension of utilities such as water and sewer lines, encourages the development of higher density lots within agriculture and open space areas. By removing the physical constraints of needing a sufficient area for the location of a well and septic system, developers are provided the opportunity to maximize the yield of buildable lots within a particular parcel in areas traditionally reserved for lower density residential land uses. The availability of public utilities thus facilitates the suburbanization of the community and the erosion of the community's rural character.

This Plan recognizes that residential development will continue to occur in agriculture and open space areas as lots are divided in accordance within the constraints of the Township Zoning Ordinance and State Land Division Act. However, it is the intent of this plan to promote the efficient use of land in such a way as to encourage effective site planning, minimize residential sprawl, maintain suitably sized parcels for farming and agricultural activities and minimize the conflicts which arise from residential land owners locating in areas previously restricted to agricultural activities and uses.

Maintaining lower density land use through strict zoning and land division requirements, preventing the extension of utility services to agriculture and open space planned areas, and the encouragement of innovative and unique site planning for rural residential land development that results in the maintenance of large useable agricultural parcels (such as open space or cluster housing developments), are a means to an end for the Township to ensure the preservation of rural character and agricultural farm lands for the current and future residents of Buchanan Township.

Residential Development

To the degree that there is likely to be substantial development in Buchanan Township in the next fifteen years, it will most likely be residential development. This Master Land Use Plan calls for four types of residential land use categories.

The first category is *Suburban residential*. This category includes those areas that are adjacent to and near the City of Buchanan. Generally, these areas have already been developed on smaller, suburban-scale lots, usually less than an acre in size. The intent of this category is to protect and enhance these residential areas. Construction of housing on vacant lots in these areas is generally encouraged as is improvement of undeveloped tracts of land for residential uses. Neighborhoods

in this district should be scaled for family housing and include amenities to enable safe and convenient travel by motorists, pedestrians and bicyclists. In selected areas, small concentration of community services uses, such as professional offices or convenience commercial uses may be appropriate.

The second category is the *Suburban growth* area. While the intent of this Master Land Use Plan is to encourage more dense residential development approximately one-half acre in size, and duplexes and multi-family development – to be located within the City of Buchanan, this Master Land Use Plan recognizes that additional land for such uses might be needed. The purpose of the urban growth area is to identify areas where it might be appropriate to one day extend the City's infrastructure to facilitate more dense development patterns that can generally be accommodated in other areas in the Township. It is in these areas where the alternative housing choices for mature households would be developed.

A third category is *lake residential* development. This category represents the often dense development around inland lakes. Lake residential development has its own set of characteristics. For example, it is common to have the designated front and rear yards reversed, with the rear yard fronting on the street. There is also the need to address water craft storage, length of docks, and marine engine repair facilities, uses not typically associated with residential development.

Clear Lake and Madron Lake are planned for lake residential development much of which is already existing. However, it must be stressed that not all land shown in this category should or is intended to have access to the lakes. Lake residential is likely to contact conventional residential development along with residential development reflecting the influence of the land. Furthermore, the very small lot development of the past is discouraged. Clustering of dwellings on parcels could result in preservation of land adjacent to lakes and may entail the installation of community water and/or wastewater systems scaled to serve a small pocket of the area near the lake. Around the undeveloped portions of the lake, residential densities should not exceed two units per acre.

The final residential category is *rural residential*. This category includes several areas that have been developed for residential or seasonal recreational use. The purpose of this category is to protect and enhance the existing development in these areas. Construction of housing on vacant lots in these areas is generally acceptable. As well, the development of undeveloped tracts of land for residential uses is generally acceptable. New development should be accommodated on larger lot sizes, generally two acres or larger in size. Note that much of the land in this category is planned near the St. Joseph River. Topography in these areas makes for superior residential development sites. However, high density is not encouraged.

Commercial Development

This Plan calls for all new commercial development to be accommodated within the City of Buchanan to the extent that is possible. The Township desires to discourage sprawl and strip commercial development that threatens the viability of existing commercial areas.

However, should the need arise for additional area for commercial development outside of the boundaries of the City of Buchanan, such development should occur east of the City along Niles Buchanan Road. However, some of this area is currently used for single family residential development. Therefore, it could be termed an area of traditional land use. Any commercial development would need to recognize the limitations of lot size and parking. Therefore, limited commercial office, or mixed use is recommended.

Industrial Development

This Plan calls for new industrial development to be located in the existing industrial park area. The Township currently has sufficient land zoned for industrial development, southwest of the City of Buchanan. This area is proximate to the railroad and could have utilities when they are needed. The linkage to US-31 US-12 also increases the development opportunities in this area.

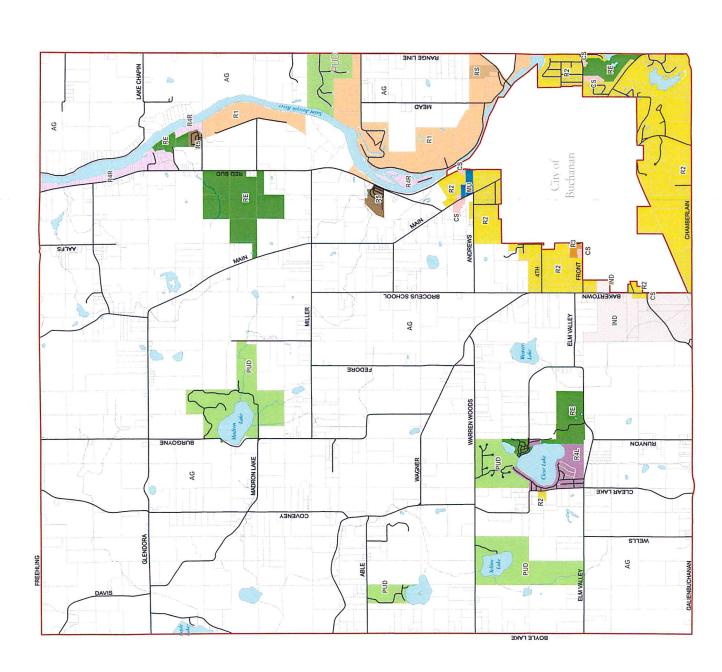
Rural Salvage

A small node of specialized industrial and heavy commercial uses is found on Walton Road immediately east of the River. Although well located in terms of commercial traffic access to US-31, this location is not ideal for further expansion as it is surrounded by low density residential uses. Yet the Township is supportive of these business activities and will seek to accommodate the uses, perhaps with a specialized zoning amendment that enable it to remain and flourish, without promoting an expansion of otherwise non-compatible uses and activities.

It is not envisioned that there will be additional industrial land during the life span of this Master Land Use Plan. However, should the need for such arise, then land immediately adjacent to the existing industrially zoned areas should be considered for inclusion.

Municipal District (MU)

This district is reserved for the Buchanan Township municipal facilities which include the Fire Department and Township Hall.



Zoning Map of Buchanan Township

Effective: May 29, 2018

Legend

AG, Agricultural District

R1, Low Density (Rural) Residential District

R2, Medium Density (Suburban) Residential District

R3, Multiple Family Residential District

R4L, Lakefront Residential

R4R, Riverfront Residential

R5, Manufactured Housing Community

R5, Manufactured Housing Com

RE, Recreational District

CS, Commercial/Service District

IND, Industrial District

RS, Rural Salvage

MU, Municipal District

PUD, Planned Unit Development

The undersigned hereby certify this map as the official adopted zoning map of Buchanan Township.

Malinda Cole-Crocker Township Supervisor

Sheila Reitz Township Clerk

Future Land Use





williams&works

Zoning Plan

Section 33, (2), (d), of the Michigan Planning Enabling Act (Act 33 of 2008) requires that Master Plans adopted after September 1, 2008 include a Zoning Plan to explain how the future land use categories in this Plan relate to the zoning districts incorporated in the Township's Zoning Ordinance. The following table relates the more general future land use categories with the zoning districts and discusses features and factors to be considered in reviewing requests to rezone lands in the Township consistent with this plan.

1. Future Land Use Categories	2. Supporting and Compatible Zoning Districts	3. Potentially Compatible Zoning Districts*	4. Evaluation Factors and Features*
Agriculture and Open Space	Agricultural	Planned Unit Development	PUD rezoning may be appropriate in any portion of the Township if the
	Recreational		rorm of development is consistent with the intent of the district. The
			Zoning Ordinance will govern decisions to undertake a PUD
			rezoning.
			In those portions of the Agriculture
		R-1 Low Density Residential, R4L Lakefront Residential	and Open Space future land use designation that are immediately
			adjacent to areas planned as Rural
			Residential or Lake Residential, a
			rezoning to R-1, or R4L may be
			appropriate if such an extension
			represents a logical addition to
			existing zoning and features or
			measures are in place or proposed to
			minimize the potential for unplanned
			expansion of more intense uses
Rural Residential	R-1 Low Density Residential,	Planned Unit Development	PUD rezoning may be appropriate in
	R4R and Recreational		any portion of the Township if the
			form of development is consistent
			with the intent of the district. The

Zoning Ordinance will govern decisions to undertake a PUD rezoning.	PUD rezoning may be appropriate in any portion of the Township if the form of development is consistent with the intent of the district. The Zoning Ordinance will govern decisions to undertake a PUD rezoning.	PUD rezoning may be appropriate in any portion of the Township if the form of development is consistent with the intent of the district. The Zoning Ordinance will govern decisions to undertake a PUD rezoning.	In areas immediately adjacent to the City of Buchanan where municipal utility could be extended, higher density residential patterns could be considered, if otherwise compatible with surrounding uses.	PUD rezoning may be appropriate in any portion of the Township if the form of development is consistent with the intent of the district. The Zoning Ordinance will govern
-	Planned Unit Development	Planned Unit Development	R-3 Multiple Family Residential, R5 Manufactured Housing	Planned Unit Development
	R4L Lakefront Residential, RE - Recreational, R-1 Low Density Residential and Agricultural	R-1 Low Density Residential R-2 Medium Density Residential		R-2 Medium Density Residential; R-3 Multiple Family Residential and R-5 Manufactured Housing
	Lake Residential	Suburban Growth Area		Suburban Residential

decisions to undertake a PUD rezoning. Vice In areas immediately adjacent to the City of Buchanan where municipal wastewater and water service could be made available, neighborhoodscale professional offices or convenience businesses located on heavily traveled roadways may be contemplated if appropriate features or measures are in place or proposed to minimize the potential for unplanned expansion of more intense uses features	Higher density residential development may be appropriate in areas planned for commercial land uses when effective buffers can be provided between potentially incompatible uses resulting in a high amenity, attractive development	
CS – Commercial Service	R-2 Medium Density Residential; R-3 Multiple Family Residential	CS Commercial Service
	CS - Commercial Service	IND Industrial
	Commercial	Industrial

		undermine the industrial character of
		the area.
		In other areas of the Township
		planned for Industrial uses and which
		include intense land uses or uses with
		potential off-site impacts, the
		Township may consider alternate or
		new zoning designations.
Rural Salvage (RS)		For existing salvage operation, not
		suitable for expansion to other
		operations in the future
Municipal District (MU)		Reserved specifically the Buchanan
		Township use only

* In considering a request to rezone property in Buchanan Township, the Planning Commission shall consider the future land use the proposed rezoning is, or may be, consistent with this plan together with an evaluation of the specific request. If the future land consistent with this Master Plan. If the proposed zoning district is listed as potentially compatible (Column 3) with the future land use category, the Planning Commission and Township Board will refer to the evaluation factors and features presented in Column use category in Column 1 matches with the listed compatible zoning district in Column 2, the rezoning request may be considered uses that might be permitted within the requested zoning district, whether there may be other locations in the community that are 4 to guide a decision on the request. In addition, the Township will also evaluate the proposed rezoning to consider whether the map and the future land use descriptive narrative of this plan. The foregoing table shall be used to evaluate the degree to which better suited to accommodate such uses and any potential detrimental impact on the surrounding property that could result from site may be reasonably used as it is currently zoned, whether the proposed site is an appropriate location any and all of the land the proposed rezoning.

Nothing in this Zoning Plan will preclude the Planning Commission and Township Board from considering amendments to this In all cases, this Zoning Plan shall be applied as a guideline for the Planning Commission and Township Board subject to the appropriate application of the discretionary authority permitted by statutory authority, case law and good planning practice. Master Plan to better serve the public interests of the community.

CHAPTER 8 PLAN IMPLEMENTATION

Crafting the proper legislative "tools" with which to "make the plan happen" is a logical and necessary extension of the planning process. Without the tools, the efforts in developing the Plan will have little benefit. It's like making a shopping list without having any money to make the purchases.

Zoning legislation is the primary "tool" with which to make the Plan happen. A Zoning Ordinance should be prepared which reflects the policies in the Plan. For example, if the Plan emphasizes preservation of agriculture, then the Zoning Ordinance should enact provisions which are intended to preserve farmland. Similarly, for those communities who wish to promote economic development, the Zoning Ordinance should contain provisions which advance industrial and commercial development. Zoning is to the Plan what money is to the shopping list.

Effective administration of the Zoning Ordinance is absolutely critical to achievement of any of the Plan's goals and objectives. Zoning administration consists of the following components.

- Preparing the appropriate land use management regulations.
- Applying the regulations to the zoning map.
- Using the regulations, such as site plan review and special use permits, with discretion.
- Making changes on the zoning map to reflect the objectives of the Plan.
- Granting variances which recognize legitimate practical difficulty without undermining the integrity of the Zoning Ordinance
- Inspecting proposed development for compliance with the regulations.

These responsibilities are divided among the Township Board of Trustees, the Planning Commission, the Zoning Board of Appeals, and the Building Inspector/Zoning Administrator. It takes a "buy in" by all four bodies for the Zoning Ordinance to effectively achieve the goals of the Plan. If even one entity lacks an understanding of the relationship between the Plan and the Zoning Ordinance serious mistakes can be made, not only defeating the purpose of the Plan, but also putting the Township at risk for legal challenges.

The understanding of the relationship between the Plan and the Zoning Ordinance can be achieved through training and continuing education. Legislation affecting land use is introduced by lawmakers at state and national levels every year. Some of these initiatives eventually are made into laws. Awareness of these legislative changes and judicial opinions are critical to effective zoning administration. Continuing education for current board and commissions as well as basic training for new members is vital to the success of any Plan.