

# PENN TOWNSHIP LAND USE PLAN



## **PENN TOWNSHIP PLANNING COMMISSION**

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## LAND USE PLAN – PENN TOWNSHIP

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## INTRODUCTION

A land use plan allows local residents and government officials within and outside the community the opportunity to learn where the community is and where it's going. The planner does not presume to know more about a community than the residents and their representatives, but he is able to gather information from many sources and compile it in a useful way. In fact, the planning process relies heavily on community input, and at this point the plan is divided into four sections:

Data Collection – Information about the community is compiled from observations, census data, maps and interviews with officials from government agencies.

Community Input – A questionnaire is sent out to sample a typical cross section of community residents and their results are analyzed in order to create a community goal statement.

Development Plan – Taking into account the existing community situation, community input, and sound planning principles, several alternative plans are being presented and the plan deemed most in tune with the community needs will be advocated.

Implementation – Several methods of achieving the goals and policies set forth in this plan are presented. It must be noted that the comprehensive planning process is an ongoing process and that a land use plan cannot cover all the

contingencies that might occur over a 20-year period. Re-evaluation must be made from the plan in accordance with sound planning principles.

Penn Township consists of 36 square mile sections, is located near the Center of Cass County in Southwest Michigan and is traversed by M-60 running East-West. Diamond Lake, the largest lake in the county, is located partially in the Southwest corner of Penn Township. Except for residents on the section mile roads, the bulk of the populace live along Diamond Lake, in the Village of Vandalia and along Donnell Lake just to the Southeast of Vandalia.

# Data Collection



## DAT/

### I. Population

The 1970 census reported over 1, 000 housing units in Penn Township. The number of occupied households, however, was 585 to correspond with the reported 1775 population at a rate of 3.03 persons per household. This implies over 450 units are vacant at least for part of the year. According to the census, 388 of these units are on city or suburban lots. The balance of these units is on larger sized lots. Hypothesizing that occasional or seasonal use in a recreational region would be on the smaller lots as opposed to larger

farm sized lots, we have assumed a total of 388 dwelling units that are utilized as seasonal residences. This seems to correlate with the number of units with plumbing and bathing facilities excluding the year round facilities,  $970 - 585 = 385$ . For the purpose of this report we will assume that the 1970 population of Penn Township was as follows:

|            | <u>Households</u> |   | <u>pph</u>  |               |
|------------|-------------------|---|-------------|---------------|
| Year round | 585               | x | 3.03        | = 1775        |
| Occasional | <u>388</u>        | x | <u>3.03</u> | = <u>1177</u> |
| Total      | 973               | x | 3.03        | = 2952        |

The percentage of occasional residents is close to 40% in Penn Township as opposed to 10% for the balance of Cass County.

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Population projections are traditionally nebulous, but the difficulty in making an accurate projection in this case is intensified by the fact that anyone who owns a home in Penn Township and visits it occasionally could change his status to year-round resident. This is especially true of some of the older weekend and seasonal residents who may live elsewhere now, but plan to spend their retirement days in Penn Township. Rather than deciding on an arbitrary number of households, which will switch status annually, we will generally determine the acreages for future land uses on the basis of total population including both year-round and occasional residents.

Recent growth in Penn Township has occurred in the following manner:

(U.S. Department of Commerce Bureau of Census)

|             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|
| <u>1930</u> | <u>1940</u> | <u>1950</u> | <u>1960</u> | <u>1970</u> |
| 1059        | 1115        | 1164        | 1522        | 1775        |



In the decade from 1930 to 1940, the growth rate was 5.2% but from 1940 to 1950, the population increased by only 4.4%. Penn Township's greatest surge in population was in the fifties when a gain of close to 31% was experienced. The sixties saw a decline in growth rate as the population increased by 16.6%. No data is available for 1974 at this time and the present population will have to be determined based on a projection of the 1970 population.

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The Cass County Planning Department is using a population projection prepared by the State Resource Planning Program – Michigan Department of Commerce – based on the 1950 census.

The study projected the 1970 population of Penn Township to be 1,500 (which was 275 low in reality) and called for a 26% increase in population from 1970-2000. Cass County retained the 26% figure for the future and applied it to 1,775 instead of 1,500. Their projection for Penn Township for the year 2000 is 2,236. This is equivalent to an 8% increase over each of the next three decades, but a decrease in growth rate compared to the two decades from 1950-1970. During the same 30-year period Cass County's population is projected to increase 46%. Three factors, which may have caused a lower projection for Penn Township, are: 1. Large open areas more conducive to agricultural uses than residential, 2. Limited areas just adjacent to the lakes that can be developed, and 3. Lack of public sewer and water that is required for more intensive development.

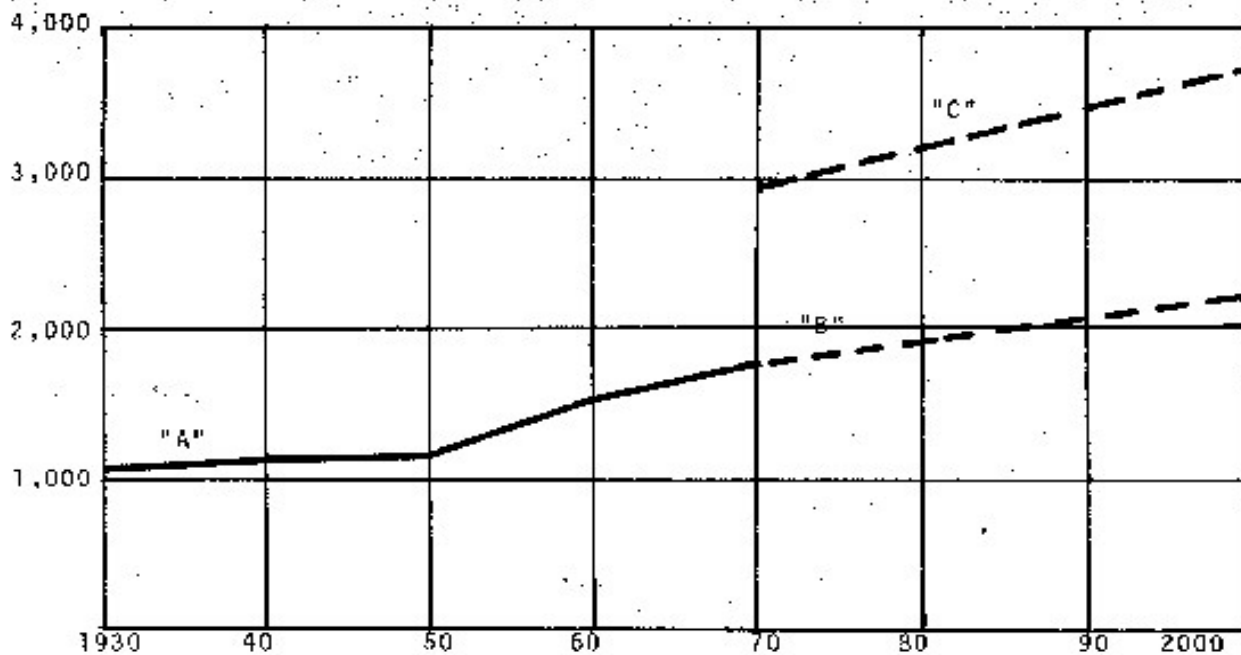
Projecting the total year round and seasonal residents at 26% over the 30-year period (1970-2000) we arrive at a township population of 3,720 in the year 2000. The following is a projection of population in Penn Township from 1970 to 2000 in 5-year intervals.

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|            | <u>1970</u> | <u>1975</u> | <u>1980</u> | <u>1985</u> | <u>1990</u> | <u>1995</u> | <u>2000</u> |
|------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| year-round | 1775        | 1852        | 1929        | 2006        | 2083        | 2160        | 2236        |
| occasional | 3377        | 1228        | 1279        | 1330        | 1381        | 1432        | 1484        |
| total      | 2952        | 3080        | 3208        | 3336        | 3464        | 3592        | 3720        |

Because of the uncertainty of the future, it is generally wise to project the future population within a certain range, since various unknown factors can affect the amount of new development. Such factors are the economic situation, finance situation, and the amount of energy available. The range used must be wide enough to allow for some degree of fluctuation due to the aforementioned factors, but not so wide that it loses its impact through allinclusiveness. 15% has been chosen as a plausible range for the population projection:





### POPULATION

- A - HISTORICAL POPULATION GROWTH, FULL TIME RESIDENTS
- B - POPULATION PROJECTION, FULL TIME RESIDENTS
- C - POPULATION PROJECTION, PART TIME RESIDENTS

**PENN TOWNSHIP**

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**GOVE ASSOCIATES INC.**  
KALAMAZOO, MICHIGAN

ENGINEERS  
PLANNERS  
SURVEYORS

Date: 9-27-74

ICK:

Sheet No:

Scale:

ADDD:

of

DP:

Map No. 6224F

Penn Township is not homogeneous. It accommodates people of different races, income levels and life styles. Agriculture is very important to the community and takes up large land areas although less than 10% of the township workers make their living by farming. Growing residential communities around Diamond Lake and Donnell Lake provide resort living to both year-round and part-time residents. The Village of Vandalia with a population over 400 is predominately Negro having been settled in the 195h century.

The 4<sup>th</sup> count summary tape from the 1970 U.S. census includes no information on part-time (weekend, occasional or seasonal) residents, but is none-the-less useful to help form a valid picture of the community. Except for a small number of people who emigrated from Czechoslovakia in the 60's, the residents are all native-born Americans, whose national origins are from Northern European countries and Canada. From 1965 to 1970, almost 70% of the year-round residents remained in the same house while, another 15% moved to Penn Township from somewhere in Cass County.

A median age in the low 30's for Penn Township residents is slightly higher than the national median age. For people over 25 years of age, the median years of school completed in 1970 was 11.1. Median family income was approximately \$7,000. Of the 77 families with incomes below the poverty

level, 29% were receiving income from earnings, 46% were on social security or other retirement and 25% were receiving public assistance or welfare payments.

Those people who live outside of Penn Township but maintain their second home in the Township are generally older than the Township median age and have achieved higher educational and income levels. The discrepancies in social status can be clearly seen in the breakdown of housing values in the Township. The median housing value for the Township is about \$11,000 with values going up to \$50,000 as reported in the 4<sup>th</sup> count census data. The median housing value for Negroes on the other hand is about \$7,500 with values ranging from less than \$5,000 to \$15,000. It is essential in the comprehensive planning process to be aware of social and economic differences within the planning area, so that all segments of the population receive equal benefits from planning.

### III. Economic Situation

Penn Township's tax base is mainly dependent on the expensive home along Donnell Lake and Diamond Lake. The large amounts of agricultural lands also contribute to the tax base. The state equalized valuation (SEV) for Penn Township in 1973 was \$1,984,874 for real property (land and buildings) and \$1,018,800 for personal property. The total SEV was \$14,003,674. The two school districts within Penn Township – Cassopolis and Marcellus require 38.50 mills and 41.70 mills respectively for their property taxes. The

amounts that the various uses contribute to the state equalized valuation are as follows:

| <u>Use</u>                           | <u>% of Total</u> |
|--------------------------------------|-------------------|
| Residential                          | 73.6              |
| Agricultural      22.3    Commercial | 3.0               |
| Industrial                           | 1.1               |

Because of limited commercial and industrial development, the township does not have enough jobs available to support all its residents. Of the 500 + workers living in Penn Township, over 1/3 work outside Cass County, while the balance work somewhere in the county. There is no available data to determine how many work in the Township itself. The distance people must travel to work is indicated by the fact that 85% of Penn Township workers use an automobile to get to work. The occupations of Penn Township residents break down as follows:

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| <u>OCCUPATION</u>                 | <u>PERCENT OF TOTAL</u> |
|-----------------------------------|-------------------------|
| Professional workers              | 5.7                     |
| Managers and administrators       | 10.4                    |
| Sales workers                     | 3.2                     |
| Clinical workers                  | 12.8                    |
| Craftsmen/foremen/kindred workers | 13.4                    |
| Operatives except transport       | 18.2                    |
| Transport equipment operative     | 4.2                     |
| Non-farm laborers                 | 5.3                     |
| Farmers/managers                  | 6.9                     |
| Farm laborers                     | 2.2                     |
| Service workers                   | 15.8                    |
| Private household                 | 1.8                     |

For people over 16, the work status occurs as follows:

| Status             | %    |
|--------------------|------|
| In labor force     | 43.9 |
| Enrolled in school | 6.5  |
| Over 65            | 23.1 |
| Other              | 26.5 |

No accurate unemployment figures for Penn Township are available. MESC reports that Cass County's unemployment rate in June 1974 was 14.5%.

Source: U.S. Department of Commerce, Bureau of Census, 1970.

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By 1995, it is projected that there will be 385 more year-round residents than there were in 1970. This does not include the number of part-time residents who could become year-round at any time. Assuming some degree of switch over, 3.03 persons per household, and one worker per household, it appears that around 150 new residents will be working in and around Penn Township by 1995. Penn Township's future plans must take this influx into account to insure continued economic stability for the Township.

#### IV. Existing Soils and Topography

The soils of Penn Township are basically of three types – sandy loam, volinia loam soils and soils with a loamy surface. All three Types are suitable for agriculture. The two criteria as to whether a given piece of land is suitable for a particular use are the amount of slope and its capacity to drain. According to the Cass County Planning Commission soils map, the Township can be divided into four major slope and drainage types – all deep and well drained and a fifth type poorly drained:



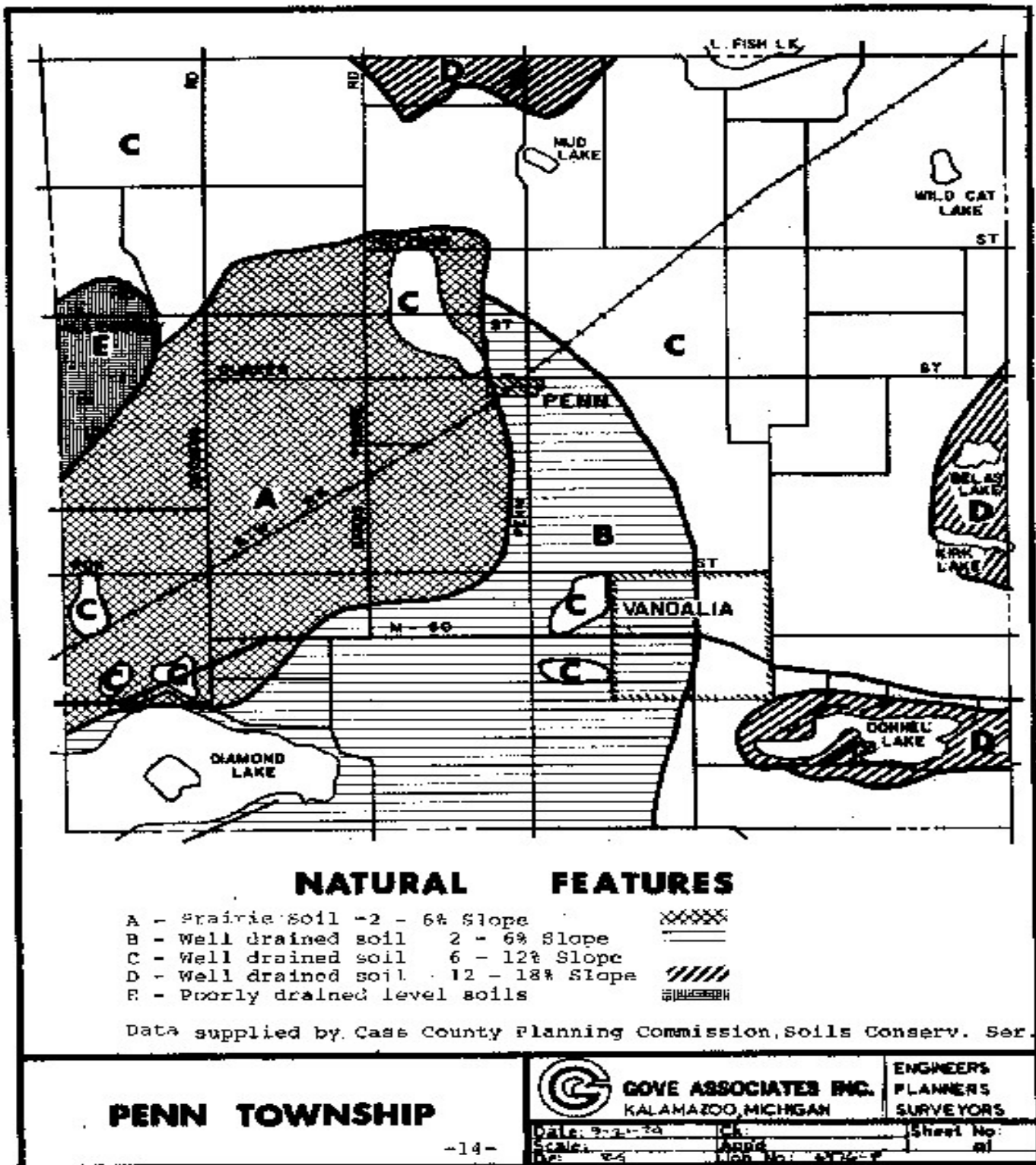
- A) Level to undulating prairie soils (2-6%) found generally in the Western part of the Township.
- B) Level to undulating soils (2-6%) found generally in the center of the Township and at Diamond Lake.
- C) Undulating to rolling soils (6-12%) generally found at the Northern and Eastern sides of the Township.

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- D) Rolling to steep (12-18%) found along Donnell Lake and a few other places. (See accompanying map).
- E) Deep, poorly drained, level soils found on old lakes and stream flood plains.

In general all the basic uses of land, (agricultural, residential, commercial and industrial) occur with the least problems in areas of low to moderate slope (1 to 6%). Higher slopes are extremely detrimental to intensive agricultural development or to a large industrial development while residential and small commercial developments can be worked into the higher slope areas. The accompanying map uses the county soils map data along with more detailed S.C.S. (Soils Conservation Service) data in the areas of Diamond Lake, Penn, Donnell Lake and Vandalia.





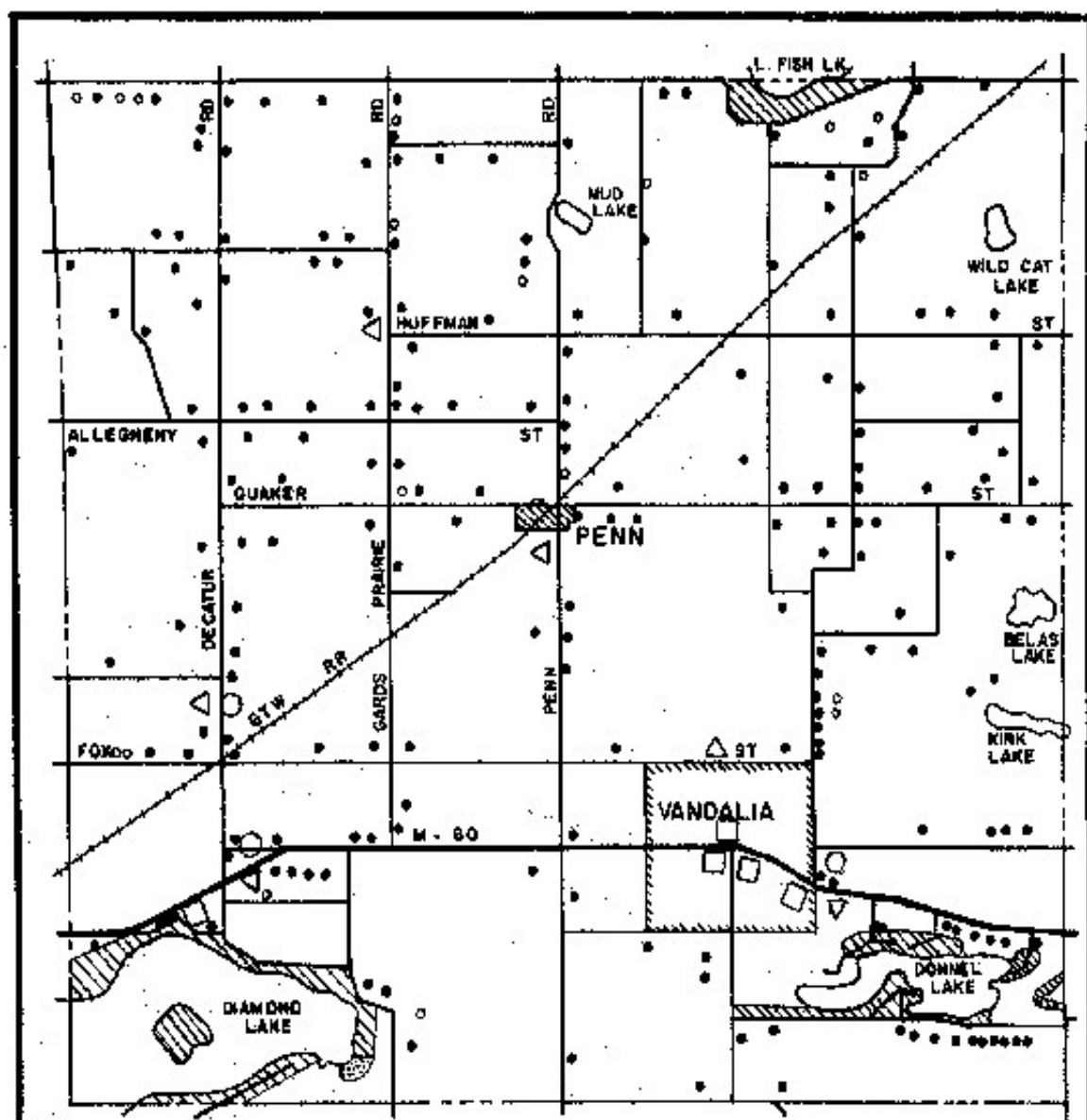
The land use pattern of Penn Township is comprised of mixed land uses, but their relative proportions tend to make the area distinct. In Penn Township's case, large amounts of land are utilized for agricultural uses while smaller yet significant amounts of land are in single-family usage. Minimal amounts of commercial and industrial uses are also in evidence with spot commercial along M-60 and industrial uses sprinkled throughout the Township. The accompanying chart, which indicates acreage per use for each section, can be totaled for the following results:

| <u>Land Use</u>             | <u>Total Acreage</u> | <u>Percent</u> |
|-----------------------------|----------------------|----------------|
| Residential                 | 1,988                | 8.6%           |
| single-family               | 1458                 |                |
| mobile home                 | 52                   |                |
| farmstead                   | 465                  |                |
| multi-family                | 16                   |                |
| vacant                      | 17                   |                |
| Roadways                    | 614                  | 2.7            |
| R.R.                        | 45                   | 0.2            |
| Public/semi private         | 34                   | 0.1            |
| Industrial                  | 50                   | 0.2            |
| Commercial                  | 39                   | 0.2            |
| State property              | 174                  | 0.8            |
| Water                       | 1,168                | 5.1            |
| Untilled land and wood lots | 5,520                | 24.0           |
| Agriculture                 | <u>13,392</u>        | <u>58.1</u>    |
|                             | 23,040               | 100.0          |

Land Use Considerations – The land use pattern of Penn Township is relatively un-congested at this time so that one land use generally doesn't infringe on another. Given Penn Township's growth potential, however, it is



|    |   |     |    |    |    |     |     |   |    |     |    |    |    |     |  |     |
|----|---|-----|----|----|----|-----|-----|---|----|-----|----|----|----|-----|--|-----|
| 1  |   | 15  |    | 20 |    | 387 | 14  | 7 | 8  |     |    |    |    | 189 |  | 640 |
| 2  |   | 49  | 3  | 10 |    | 165 | 37  | 3 | 26 |     |    |    |    | 347 |  |     |
| 3  | 6 | 2   |    | 10 |    | 236 | 31  |   | 12 |     |    |    |    | 343 |  |     |
| 4  |   | 5   | 2  | 5  |    | 190 |     |   | 18 |     |    |    |    | 420 |  |     |
| 5  |   | 3   |    | 25 |    | 120 |     |   | 15 |     |    |    |    | 477 |  |     |
| 6  |   | 2   | 3  | 20 |    | 118 |     |   | 15 |     | 1  |    |    | 481 |  |     |
| 7  | 1 | 2   |    | 15 |    | 153 |     |   | 20 |     |    |    |    | 449 |  |     |
| 8  | 1 | 2   |    | 25 |    | 35  |     |   | 15 |     |    |    |    | 562 |  |     |
| 9  |   | 4   | 1  | 25 |    | 38  |     |   | 22 |     |    |    |    | 550 |  |     |
| 10 | 1 | 1   |    | 10 |    | 290 |     | 4 | 16 |     |    |    |    | 318 |  |     |
| 11 |   | 2   |    | 15 |    | 333 |     | 5 | 27 |     |    |    |    | 258 |  |     |
| 12 |   | 5   |    | 5  |    | 350 | 1   |   | 15 |     |    |    |    | 265 |  |     |
| 13 |   | 5   |    | 10 |    | 257 | 14  |   | 18 | 73  |    |    |    | 263 |  |     |
| 14 | 1 | 7   |    | 25 |    | 212 |     | 1 | 29 |     |    |    |    | 365 |  |     |
| 15 |   | 6   | 1  | 10 |    | 343 |     | 4 | 12 |     |    |    |    | 264 |  |     |
| 16 |   | 61  | 3  | 15 |    | 51  |     | 4 | 21 |     |    |    |    | 483 |  |     |
| 17 |   | 3   |    | 25 |    | 11  |     |   | 20 |     | 3  |    | 2  | 578 |  |     |
| 18 |   | 3   | 1  |    |    | 216 |     |   | 8  |     |    |    |    | 412 |  |     |
| 19 |   | 3   | 2  | 10 |    | 99  |     |   | 17 |     |    | 5  | 1  | 503 |  |     |
| 20 |   | 3   | 10 | 20 |    |     |     | 7 | 12 |     |    | 40 |    | 548 |  |     |
| 21 |   | 1   |    | 15 |    | 36  |     | 3 | 12 |     |    |    |    | 573 |  |     |
| 22 |   | 2   |    | 10 |    | 290 |     |   | 7  |     | 5  |    |    | 326 |  |     |
| 23 |   | 7   | 3  | 20 |    | 261 |     |   | 15 |     |    |    |    | 334 |  |     |
| 24 |   | 3   |    |    |    | 235 | 98  |   | 8  | 101 |    |    |    | 195 |  |     |
| 25 |   | 11  |    | 30 |    | 62  |     |   | 22 |     |    |    |    | 515 |  |     |
| 26 |   | 285 | 1  | 10 |    | 85  |     |   | 25 |     | 3  |    | 1  | 230 |  |     |
| 27 |   | 279 |    | 10 |    | 113 |     |   | 21 |     |    |    | 1  | 216 |  |     |
| 28 |   | 2   |    | 15 |    | 79  |     |   | 22 |     |    |    |    | 532 |  |     |
| 29 |   | 5   |    | 20 |    | 54  |     |   | 35 |     | 14 | 5  |    | 506 |  |     |
| 30 |   | 1   |    | 5  |    | 70  | 2   | 7 | 22 |     | 8  |    | 20 | 505 |  |     |
| 31 |   | 169 | 1  |    |    |     | 454 |   | 4  |     |    |    | 11 | 1   |  |     |
| 32 |   | 132 |    | 5  | 16 | 41  | 261 |   | 19 |     |    |    |    | 166 |  |     |
| 33 |   |     | 1  | 5  |    | 78  |     |   | 6  |     |    |    |    | 550 |  |     |
| 34 | 5 | 3   |    | 5  |    | 165 |     |   | 16 |     |    |    |    | 426 |  |     |
| 35 |   | 147 |    | 5  |    | 220 | 90  |   | 21 |     |    |    |    | 157 |  |     |
| 36 | 2 | 229 |    | 15 |    | 127 | 166 |   | 13 |     |    |    | 3  | 85  |  |     |



## LAND USE

House  
Multiple Family  
Residential  
Mobile Home  
Mobile Home Park

Industrial  
Commercial  
School

**PENN TOWNSHIP**



**GOVE ASSOCIATES INC.**  
KALAMAZOO, MICHIGAN

**ENGINEERS  
PLANNERS  
SURVEYORS**

Date: 7-2-78 CK:  
Scale: Appd:  
Proj: ES Job No: 4516-F

Sheet No  
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# Community Input





## COMMUNITY INPUT

VI. Questionnaire – In order to plan effectively it is necessary not only to study the nature of a community, but also to be in tune with community feelings and values. To facilitate this end, a questionnaire was designed which allowed a large number of Penn Township residents, to state their concerns. The questionnaire, which is shown in this report, was distributed to one of 12 residents in the Township. Seventy-five questionnaires were returned. From the results, we assembled the following “Community Goal

Statement for Penn Township”. The compilation of the individual answers on the questionnaires is summarized below:

1. Reasons for Moving to Penn Township

|                       |   |     |
|-----------------------|---|-----|
| Recreational Location | - | 37% |
| Work Location         | - | 33% |
| Hometown              | - | 18% |
| Other                 | - | 12% |

2. Likes

Location, access, security, friends and privacy.

Dislikes

Costs, unemployment, lack of activities, weather and lack of services.

3. Do you want agricultural industry maintained?

83% yes

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4. Why should agricultural industry be maintained? Economy, environment, production, way of life

5. Are you concerned about pollution from untreated sewage?

79% yes

6. How would you prefer Penn Township to develop? All

replies - 1<sup>st</sup> Agricultural

2<sup>nd</sup> Residential

3<sup>rd</sup> Recreational

4<sup>th</sup> Industrial

5<sup>th</sup> Commercial

Age less than 34 1<sup>st</sup> - Agricultural

2<sup>nd</sup> - Residential/Recreational Income  
more than \$12,000 - 1<sup>st</sup> Agricultural  
- 2<sup>nd</sup> Residential  
- 3<sup>rd</sup> Recreational/Industrial

7. How should mobile homes be treated as a residential use?

1. Allow mobile homes only in mobile home parks
2. Allow mobile homes under severe restrictions
3. Allow mobile homes on large lots.

8. Do you support any citizen organizations for the improvement of your Township?

All replies - 33% yes

Income over \$12,000 - 42% yes Age less  
than 34 years - 22% yes

9. Are there any reasons why you dislike this Location?

All replies - 51% yes

Income over \$12,000 - 41% yes

Education – 13

years or more -

36% no -20-

### ATTITUDE SURVEY QUESTIONNAIRE

1. How long have you lived at your present location? \_\_\_\_\_
2. Where did you live before? \_\_\_\_\_
3. Why did you move here?      Recreation      Work      Home  
                                         Location      Location      Town  
                                         \_\_\_\_\_      \_\_\_\_\_      \_\_\_\_\_
4. Would you move here again having lived here & knowing the area? \_\_\_\_\_  
Why? \_\_\_\_\_
5. Are there any reasons why you dislike this location? \_\_\_\_\_
6. Would you like to see expanded recreational opportunities in Penn Township? \_\_\_\_\_  
If so, what type? \_\_\_\_\_
7. What is your education level? \_\_\_\_\_ years
8. What is your approximate age? \_\_\_\_\_ years

9. How do you feel about agricultural areas in Penn Township? \_\_\_\_\_
10. Are you concerned about pollution of the Township by untreated sewage? \_\_\_\_\_  
 Yes \_\_\_\_\_ No \_\_\_\_\_ If yes, why? \_\_\_\_\_
11. Would you care to indicate in which income range you belong? If so, please choose.
- |                         |                          |                          |
|-------------------------|--------------------------|--------------------------|
| _____ Less than \$3,200 | _____ Less than \$10,000 | _____ Less than \$20,000 |
| _____ Less than \$6,000 | _____ Less than \$12,000 | _____ Less than \$25,000 |
| _____ Less than \$8,000 | _____ Less than \$15,000 | _____ More than \$25,000 |
12. How would you prefer to see Penn Township develop in the future? Residential \_\_\_\_\_  
 Industrial \_\_\_\_\_  
 Commercial \_\_\_\_\_  
 Agricultural \_\_\_\_\_  
 Recreational \_\_\_\_\_
13. How do you feel mobile homes should be treated as a residential use?
- no control on mobile homes \_\_\_\_\_
- allow mobile homes in one area \_\_\_\_\_
- allow mobile homes only in mobile home parks \_\_\_\_\_
- allow mobile homes in parks & subdivisions \_\_\_\_\_
- allow mobile homes on large lots \_\_\_\_\_
- allow mobile homes under severe restrictions \_\_\_\_\_
- other \_\_\_\_\_
14. Do you support any citizen organizations for the improvement of your Township?
- \_\_\_\_\_ 15.
- Do you have any further comments about the future development of Penn Township?
- \_\_\_\_\_

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VII. Community Goal Statement for Penn Township

GOAL – CONTINUE DEVELOPMENT WITHIN THE  
 TOWNSHIP WITH IGHEST PRIORITY GIVEN TO THE  
 PRESERVATION OF AGRICULTURAL LANDS.

People, regardless of their length of residency in the Township, their age, amount of education or income indicate overwhelmingly their main concern is to preserve agricultural lands and to increase the amount of agricultural production. The four basis reasons behind this feeling are: 1) the land has economic value in terms of

food production, 2) the amount of farm land provides an attractive open space, 3) the land is engaged in a productive use, and 4) the land utilized in an agricultural manner represents a way of life indigenous to the region.

Policy – Restrict all future development to those lands that are deemed non-essential to agricultural productivity.

GOAL – ESTABLISH RESIDENTIAL NEIGHBORHOODS THAT FACILITATE ACCESS TO NEEDED SERVICES WHILE MAINTAINING A RELATIVE SENSE OF PRIVACY.

Citizens of Penn Township reside in the area because of the available recreational potential along with work opportunities. They have access to community facilities, shopping, work, etc. but still retain the “get-away-from-it all” feeling that one has in a resort area. Increasing amount of the residential development must be carefully planned to retain this feeling and the prime agricultural lands.

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### Policies

1. Restrict residential development to the non-essential agricultural landscape.
2. Maintain a high quality residential environment in Penn Township.
3. Restrict mobile home development to mobile home park districts. 4.

Allow multiple-family dwellings in those areas, where the size and density of such dwellings does not impair the natural beauty of the area, or conflict with adjacent land use.

GOAL – ESTABLISH NEIGHBORHOOD AND COMMUNITY COMMERCIAL CENTERS WHICH ARE EASILY ACCESSIBLE TO ALL RESIDENTS.

The problems relating to shopping seem to be minimal for existing residents and the establishment of new commercial centers is the lowest priority for desirable future development. None-the-less as the population increases, new centers – both for the neighborhood and the community – will need to be established. It will be useful to provide neighborhood commercial centers within walking or short driving distance and community centers within easy commuting distance.

#### Policies

1. Restrict neighborhood commercial development to such a location that can serve the households in the immediate vicinity.

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2. Restrict community commercial development to such locations that will conveniently serve large numbers of township residents.

GOAL – ESTABLISH INDUSTRIAL PARKS WHICH WOULD BE BENEFICIAL TO THE AESTHETIC AND ECOLOGICAL SETTING OF THE TOWNSHIP.

An expanding industrial base does not seem especially important to most segments of the population within the Township in spite of its ability to gain more tax money. The desire of many residents to have residential development increase must be followed up by jobs for those people who are not seasonal or retired.

Because of the recreational orientation of the residents of Penn Township, any industry, which did locate there, would have to give assurances that there would be compliance with local, state and federal codes.

## Policies

1. Restrict industrial development to those areas of limited agricultural, recreational or residential value.
2. Encourage industrial development of those types that are low in pollution.

GOALS – ENCOURAGE DEVELOPMENT OF RECREATION AREAS ALONG LAKES AND STREAMS, OR OTHERWISE SIGNIFICANT SITES IN THE TOWNSHIP.

People in the Township have expressed interest in further recreational

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development comprised of new parks, facilities for children, and family entertainment facilities. Since almost 40% of the Township residents moved to the Township for its “recreation location”, their desire for further recreational development is understandable.

## Policies

Reserve those lands deemed suitable for recreational development.

GOALS – PROVIDE CITIZENS WITH THE BASIC SERVICES AND AMENITIES TO ALLOW FOR THEIR CONVENIENCE AND COMFORT.

The residents of any community would expect such amenities as the availability of utilities, the maintenance of roads and existence of vital community facilities. The residents of Penn Township are no exception and have expressed concern in this regard. A special problem is the use of septic tanks in the more concentrated areas of Vandalia and the lake developments to the South of the Township. The use of septic tanks is not a good practice in areas of relatively high population concentration, but the problem intensifies when the use of septic tank occurs near

valuable bodies of water. The people of Penn Township are rightly concerned about late pollution.

### Policies

1. Provide needed services to the residents of Penn Township to protect the environment.
2. Provide the maintenance of roads and other transportation facilities.
3. Provide community facilities that will allow for the health, education and safety of Penn Township residents.



# **Development Plan**



DEVELOPMENT PLAN – The subsequent chapters of the plan present proposals concerning the various types of future land use: industrial, residential, community facilities, recreation and open space, utilities, and transportation. A guiding planning principle in this case will be that no new development takes place in areas that cannot be eventually served by public sewer and water since a concentrated development without such public facilities would tend to pollute both the ground water and any nearby surface water. Also this principle will serve the people's desire to maintain prime agricultural lands since much of this land tends to be some distance from the populated areas of Diamond Lake and Vandalia Village/Donnell Lake that may eventually be served by public sewer and water.

VIII. Industrial – Penn Township has a small amount of industry at this time, but a continually growing population will necessitate some degree of industrial growth. Township residents desire, however, that whatever industrial development does occur be carefully controlled. By specifying those areas that can be utilized for industrial growth in the land use plan and subsequently in the zoning ordinance, the Township will be able to limit industrial growth to those specified areas and designate what types of industry (light, medium, heavy) can develop in a particular zone. If no areas were designated in the plan or the zoning ordinance, industries might be able to develop anywhere in the Township with no control exerted as to number or type. Four areas were considered for industrial growth all with suitable soils and slopes.

I. In the vicinity of the Village of Penn. II.

West of the Village of Vandalia.

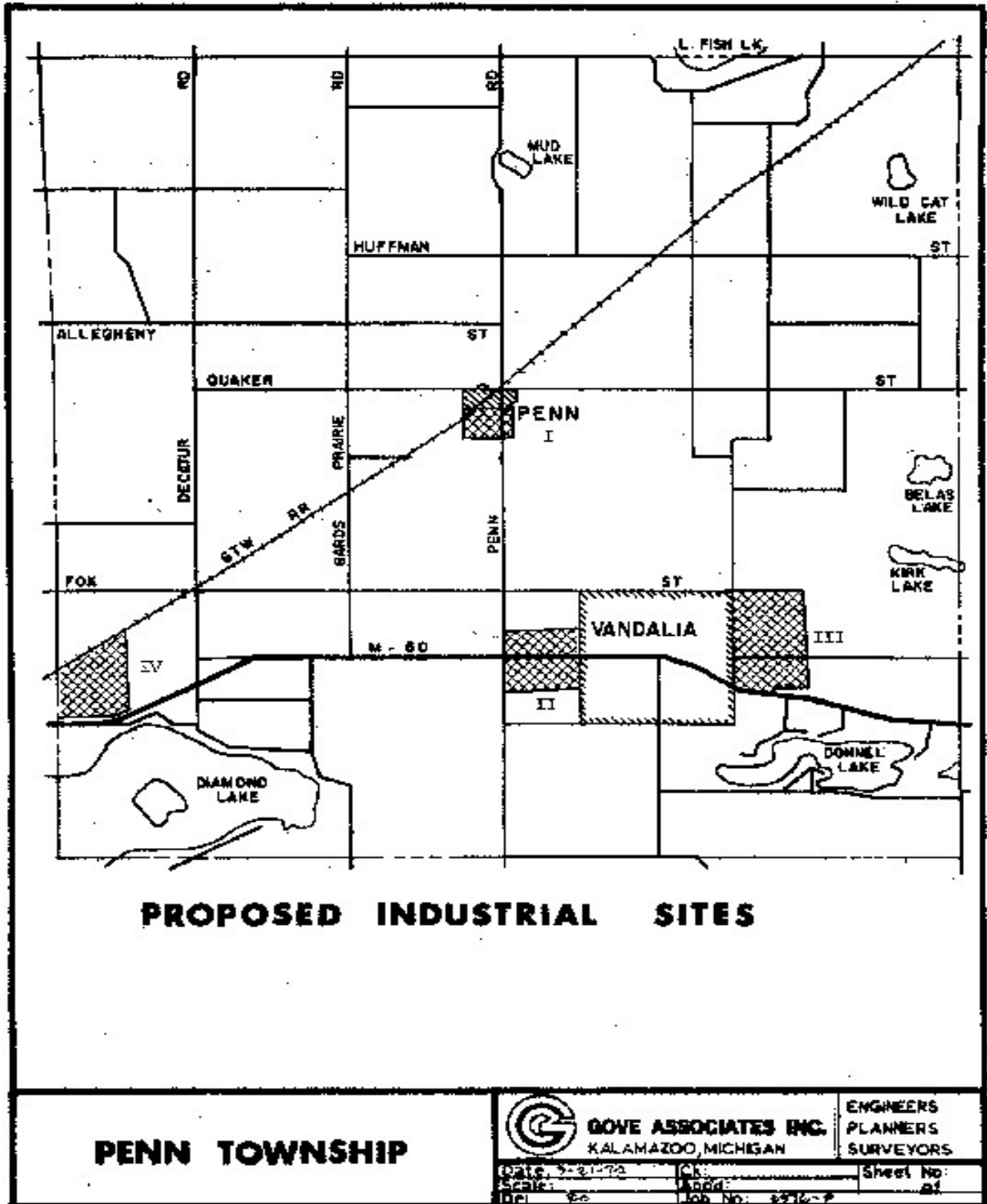
III. East of the Village of Vandalia.

IV. North of M-60 near the West Township Boundary.

#### Locational Criteria

The availability of the following criteria were considered in determining the placement of industrial areas:

1. Suitable soils and slopes
2. Good transportation routes and access
3. Restricted conflicts with adjacent uses – buffer zones required
4. Availability of utilities
5. Availability of raw materials, labor force



Area I – This area was considered because of existing industry in the area, the cross roads and the railroad. It is limited as a possibility because the access roads would not be suitable for heavy truck traffic and the area is too far away from the populated region in the Southern part of the Township that will eventually receive the benefits of public sewer and water.

Area II – This area has the advantages of access along M-60 and separation from the housing in Vandalia while being close enough to the populated area of Vandalia Village/Donnell Lake to eventually be served by sewer and water when such a system develops. Its disadvantage is that good agricultural land would be committed to industrial development.

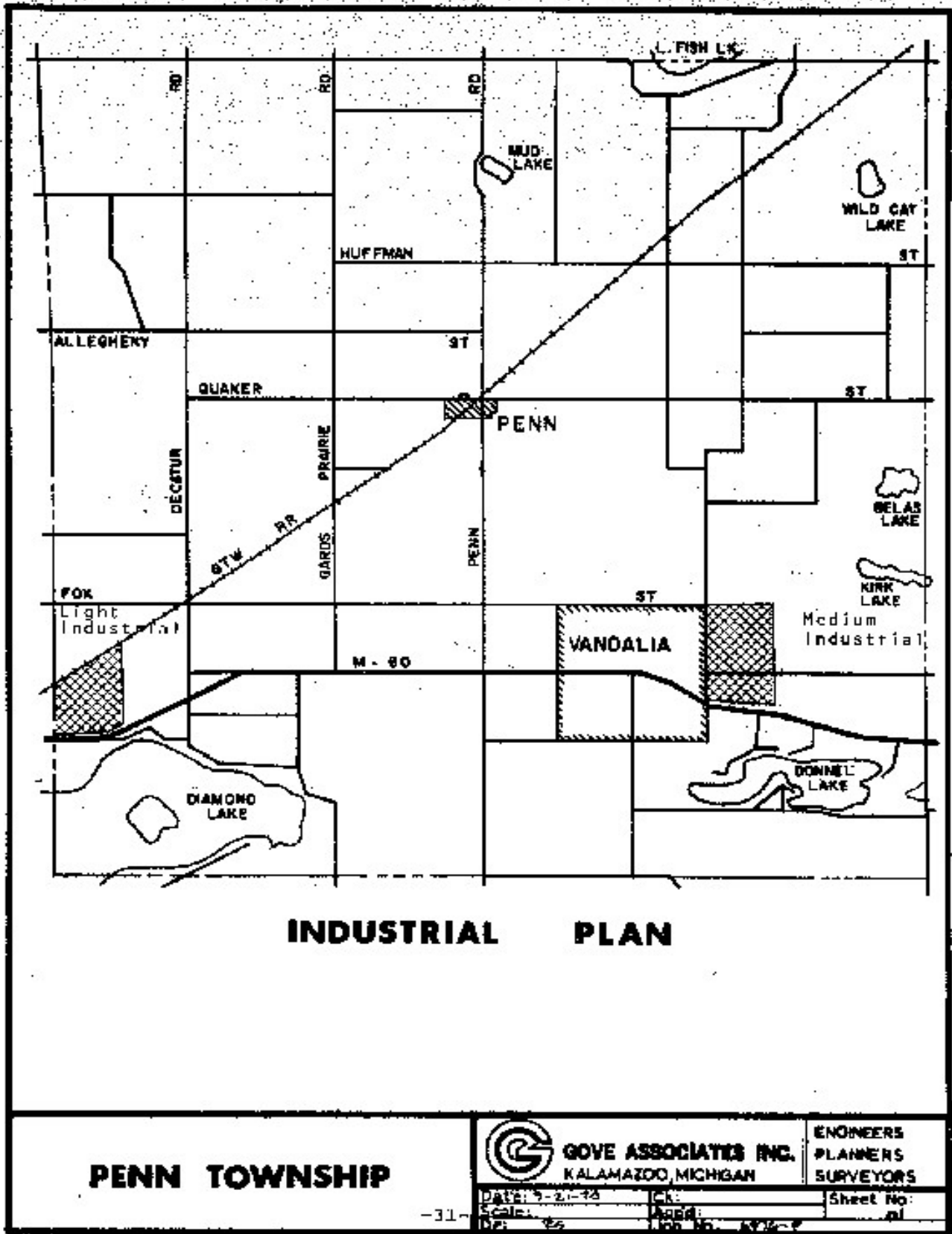
Area III – This area also has the advantages of access along M-60, separation from the residential population of Vandalia and proximity to a Vandalia/Village Donnell Lake utility service area. The disadvantage is that Black Street divides the site and that fact along with the proximity of the school, limits the amount of development that can occur near the State Highway.

Area IV – This area has the advantages of excellent transportation, both M-60 and the Grand Trunk Western Railroad, and its location is such that it could be served by either a Diamond Lake or Cassopolis sewer system. The

disadvantage is its proximity to the residential property along Diamond Lake and the potential agricultural productivity of the land.

#### Proposed Industrial Location

Area IV was chosen because of its transportation advantages. To minimize problems due to its proximity to developed residential properties, the area has been deemed light industrial and a buffer zone consisting of a small commercial area and an open space strip will be designated to the North of M-60. Because of a need for a medium industrial zone to allow for a wider range of industrial possibilities, one of the Vandalia sites has to be designated as medium industrial. The area West of Vandalia was rejected because of its agricultural potential, with the site East of Vandalia designated medium industrial.

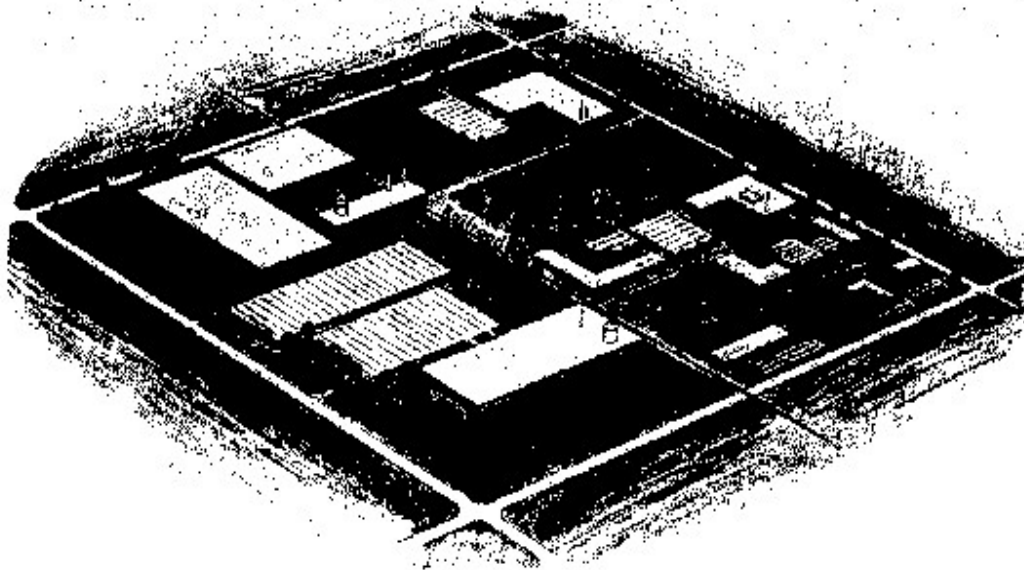




The amount of industry needed by a community has been traditionally determined at 12 acres/1000 residents. The implication for Penn Township is that 50 acres will be necessary by the year 2000. The existing land use survey already shows approximately 50 acres of land in industrial use or in the immediate vicinity of such a use at the present. It must be noted, however, that in order to utilize the industrial parks concept, large amounts of land have to be set aside to accommodate a planning period of 50 years. For this reason, the amount of land designated industrial is rather large, but necessary so to allow the Township control over future industrial development anywhere in the Township.

Industrial Park Concept – The industrial park concept has been proposed for Penn Township because it is an effective way of controlling industrial development and provides a means for insuring high aesthetic standards within the Township. The parks will be carefully planned to provide attractive landscaping and a lack of congestion. A road fronting on the main

highway will be designed within the park to allow access to the industrial buildings, but these buildings must be setback sufficiently from the road. An industrial park development also increases the ease in which services can be provided, since the buildings will be concentrated in the vicinity of the access road.



A PLANNED INDUSTRIAL AREA OFFERING A VARIETY OF PLANT SITE SITUATIONS FOR MODERN INDUSTRY.

FEATURES OF A PLANNED INDUSTRIAL PARK

GOVE ASSOCIATES, INC.  
KALAMAZOO, MICHIGAN

- \* RESTRICTIVE CONVENANTS FOR CHARACTERISTICS
- \* LANDSCAPING AREAS
- \* GENEROUS OPEN SPACES
- \* ROOM FOR EXPANSION
- \* LOWER UTILITY COSTS THROUGH GROUPING OF INDUSTRIES
- \* SUFFICIENT OFF-STREET EMPLOYEE AND VISITOR PARKING
- \* IMPROVED EMPLOYEE MORALE AND EFFICIENCY BECAUSE OF ATTRACTIVE PLANT LAYOUT AND OTHER AMENITIES
- \* CONTROLLED USE OF LAND
- \* OPTIMUM PUBLIC RELATIONS AND ACCEPTANCE (A GOOD NEIGHBOR)



## IX. Residential/Commercial

The Cass County Planning Department has designated four possible ways in which the County might grow. Each growth pattern has certain implications for Penn Township. The first pattern is the “trends” plan that calls for a continuation of existing growth patterns. The second pattern is “the lineal plan” which has development occurring along major roadways between major population centers. The third is the “radial plan” in which development occurs along all federal, state and county highways. The fourth pattern or “satellite communities plan” concentrates development into already existing urban areas.

Four residential/commercial models for growth in Penn Township have been considered and are each shown in this land use plan. These potential growth plans bear a similarity to the Cass County proposals, but are given here in more detail. 1. A scatteration plan in which haphazard development occurs; 2. A lineal pattern between Cassopolis and Vandalia; 3. Development adjacent to existing lake development; and 4. Development removed from the lake areas, yet still conceivably serviceable by sanitary sewer should it occur in the lake areas.

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### Criteria

The criteria considered in determining placement of residential neighborhoods are:

1. Suitability of soils and slopes
2. Availability of utilities
3. Availability of community services (police, fire, etc.)
4. Availability of amenities

Further standards must be adhered to in the development of new neighborhoods:

1. Residential areas should be developed in an attractive manner.
2. No low-density residential areas should occur along major thoroughfares, but with access to local streets off the main highway.
3. Various types of residential neighborhoods should be established as low, medium and high-density developments.
4. High-density neighborhoods should be close to major highways with adequate parking and open space provided.

#### Amount of Proposed Residential

The numbers of new households planned for, from 1970 to 2000 is as follows:

|              | <u>1975</u> | <u>1980</u> | <u>1985</u> | <u>1990</u> | <u>1995</u> | <u>2000</u> |
|--------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Low estimate | 39          | 78          | 117         | 155         | 194         | 233         |
| Medium est.  | 42          | 84          | 126         | 168         | 210         | 252         |
| High est.    | 45          | 90          | 135         | 181         | 226         | 271         |

250 new households are being used in this report for planning purposes; and the following ranges of densities are being used.

Low-density 2-4 households/acre

Medium density 4-7 households/acre

## High-density 7-10 households/acre

The following chart shows the acreage needed for residential use at various densities if all 250 units were of one type.

| <u>Density DU/ACRE</u> | <u>Acres Needed</u> |
|------------------------|---------------------|
| 3                      | 83                  |
| 5.5                    | 45                  |
| 8.5                    | 29                  |

It is obvious from this breakdown that a relatively small number of acres will be needed to take care of Penn Township's housing needs over the next 20-25 years. The range will be from 29 to 83 acres depending on the amounts of various housing types. Eighty-three acres is just over 1/8 of a square mile.

### Amount of Proposed Commercial

The standard amount of land reserved for neighborhood commercial is from one to two acres per thousand residents. In Penn Township this standard would imply that no more than a few acres will be needed. It

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is important that these areas be placed within walking or easy driving distances of new population concentrations to allow the residents to access to such convenience stores as drug stores, grocery stores and laundromats.

### Evaluation of Land Use Alternatives

1) The advantage of the Scatteration Plan is that allows people to live where they want. The main and overwhelming disadvantage is the virtual impossibility of providing services, utilities, and amenities over such a diverse and extensive area.

2) The Linear Plan allows residents easy access to main roads, but this benefit is also a disadvantage. With all the major functions along a main highway, traffic problems may become rampant, causing congestion and unsafe conditions with people continually pulling off and onto the main highway. Problems also occur with regard to utility service to a linear development since the main line would have to extend through the entire area. With large sized utility lines this can becomes disproportionately expensive.

3) New development adjacent to the lakes has two advantages. First-sanitary sewer service would be less expensive if a collection system were to be designed for the lake areas.

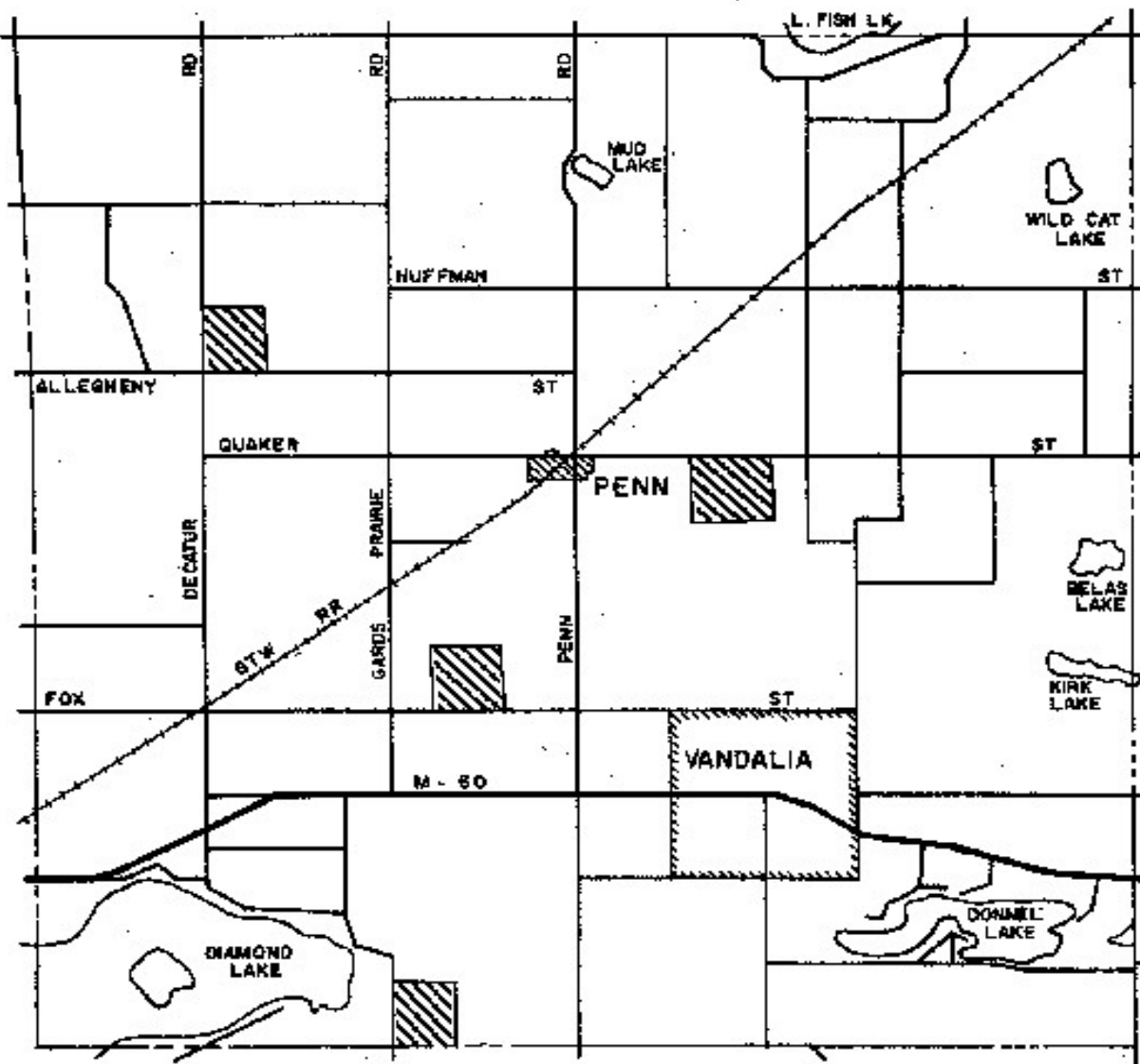
-38-

Second-designating higher uses such as residential in the vicinity of the lakes will protect lake residents against less desirable uses. These advantages however, must be weighed against the disadvantage resultant of a greater population concentration.

4) New development removed from lake areas may be accomplished by designating intermediate lands a open space and allowing only agriculture to occur in those zones. Although this plan may initially prevent more intensive development along the



lake, it may prove unenforceable to the point that the Township will be able to exert little control over what kinds of development occur adjacent to the lakes. Other considerations are: the greater expense of installing sewer and water service; and the food farmland that would have to be utilized in areas away from the lakes.



## POTENTIAL RESIDENTIAL PLAN

SCATTERATION MODEL

**PENN TOWNSHIP**

-40-



**GOVE ASSOCIATES INC.**  
KALAMAZOO, MICHIGAN

**ENGINEERS  
PLANNERS  
SURVEYORS**

DATE: 4-21-23

CK:

Sheet No:

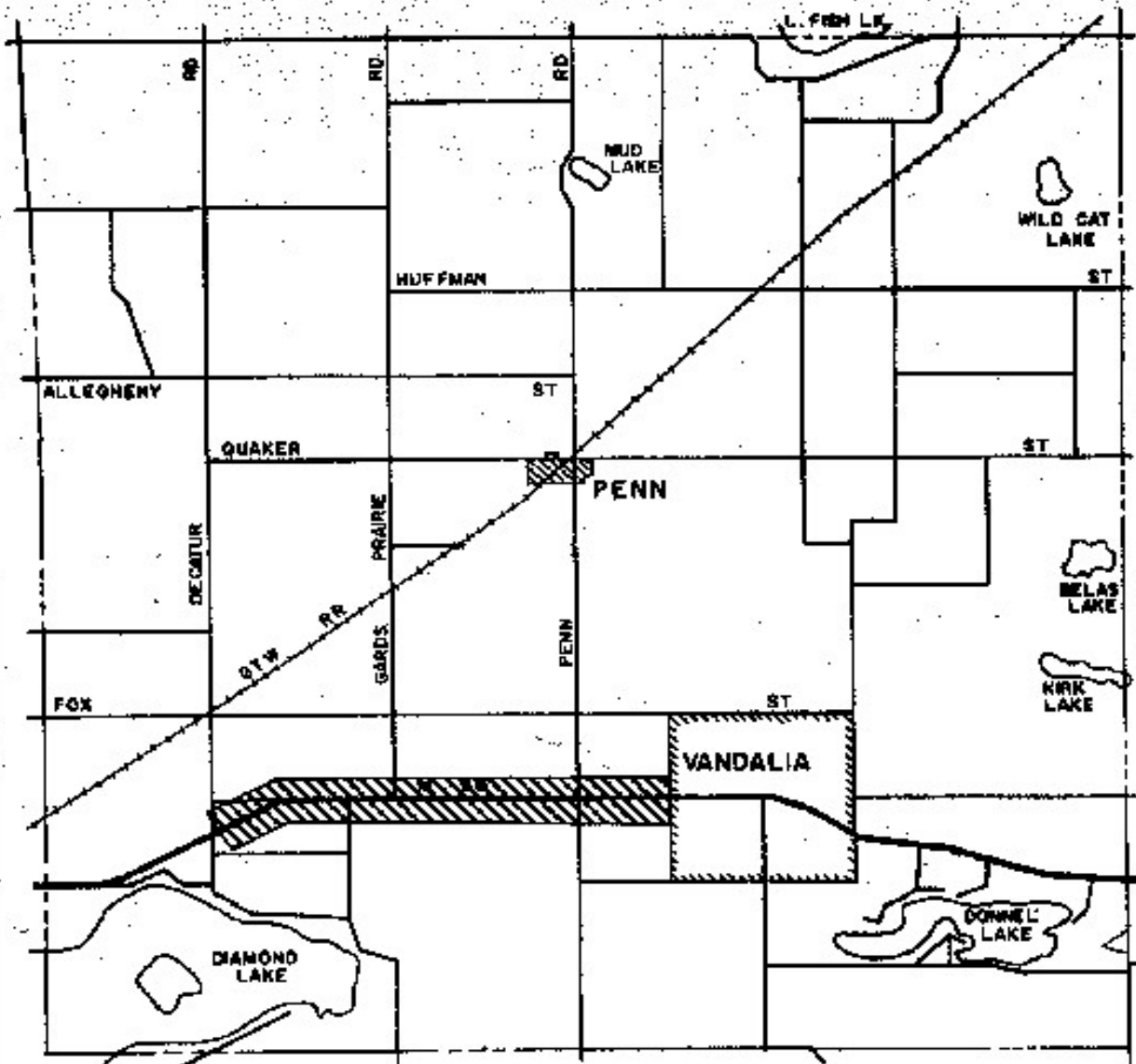
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BY: ES

FILE NO: 2023-0000



## POTENTIAL RESIDENTIAL PLAN

LINEAR MODEL

**PENN TOWNSHIP**

-41-



**GOVE ASSOCIATES INC.**  
KALAMAZOO, MICHIGAN

**ENGINEERS  
PLANNERS  
SURVEYORS**

Date: 7-20-74

Scale:

1" = 100'

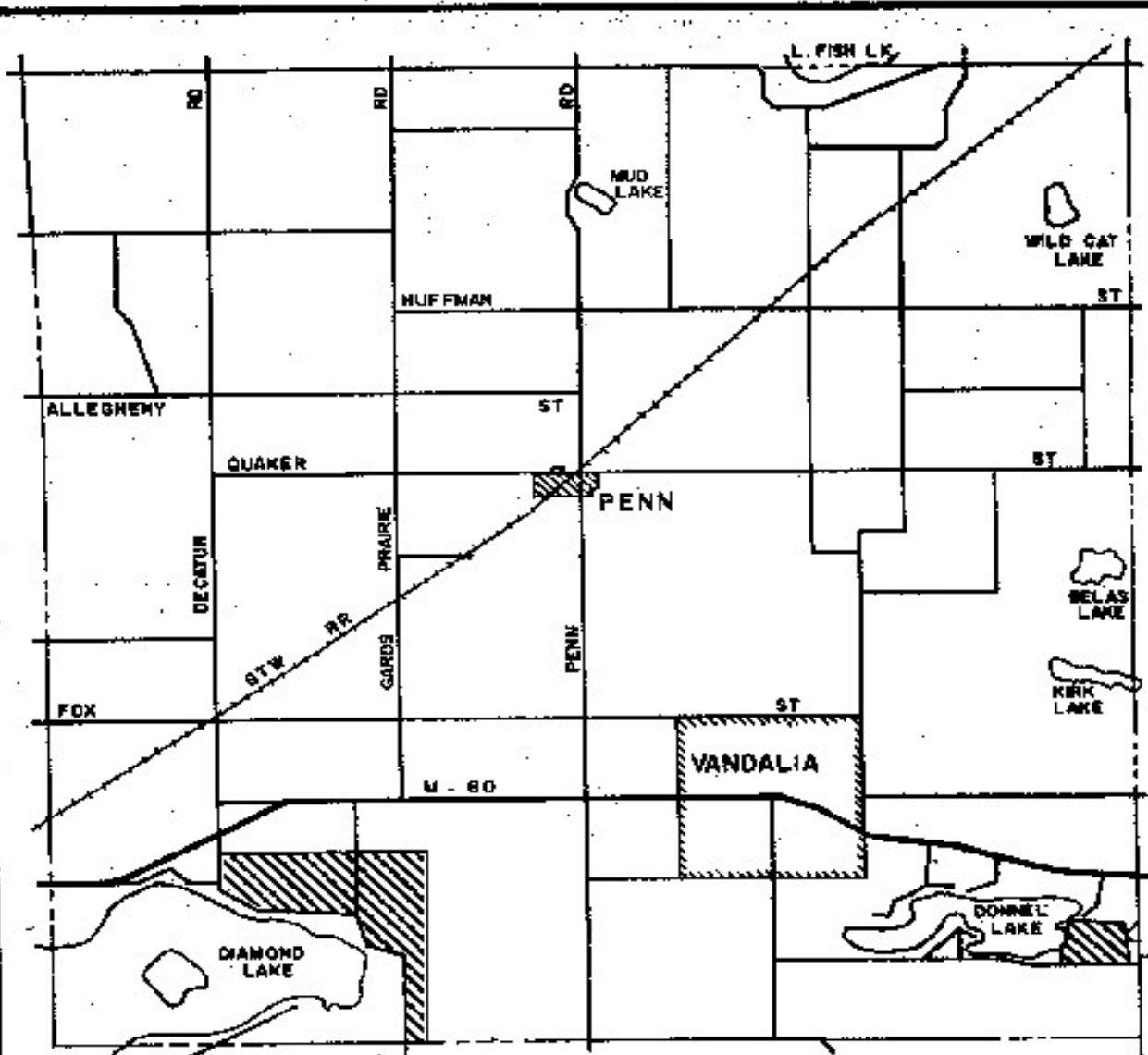
City:

State:

Job No. 41-101-P

Sheet No:

41



## POTENTIAL RESIDENTIAL PLAN

FOR NEW DEVELOPMENT  
ADJACENT TO LAKES

**PENN TOWNSHIP**

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**GOVE ASSOCIATES INC.**  
KALAMAZOO, MICHIGAN

**ENGINEERS  
PLANNERS  
SURVEYORS**

DATE: 5-21-74

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SCALE:

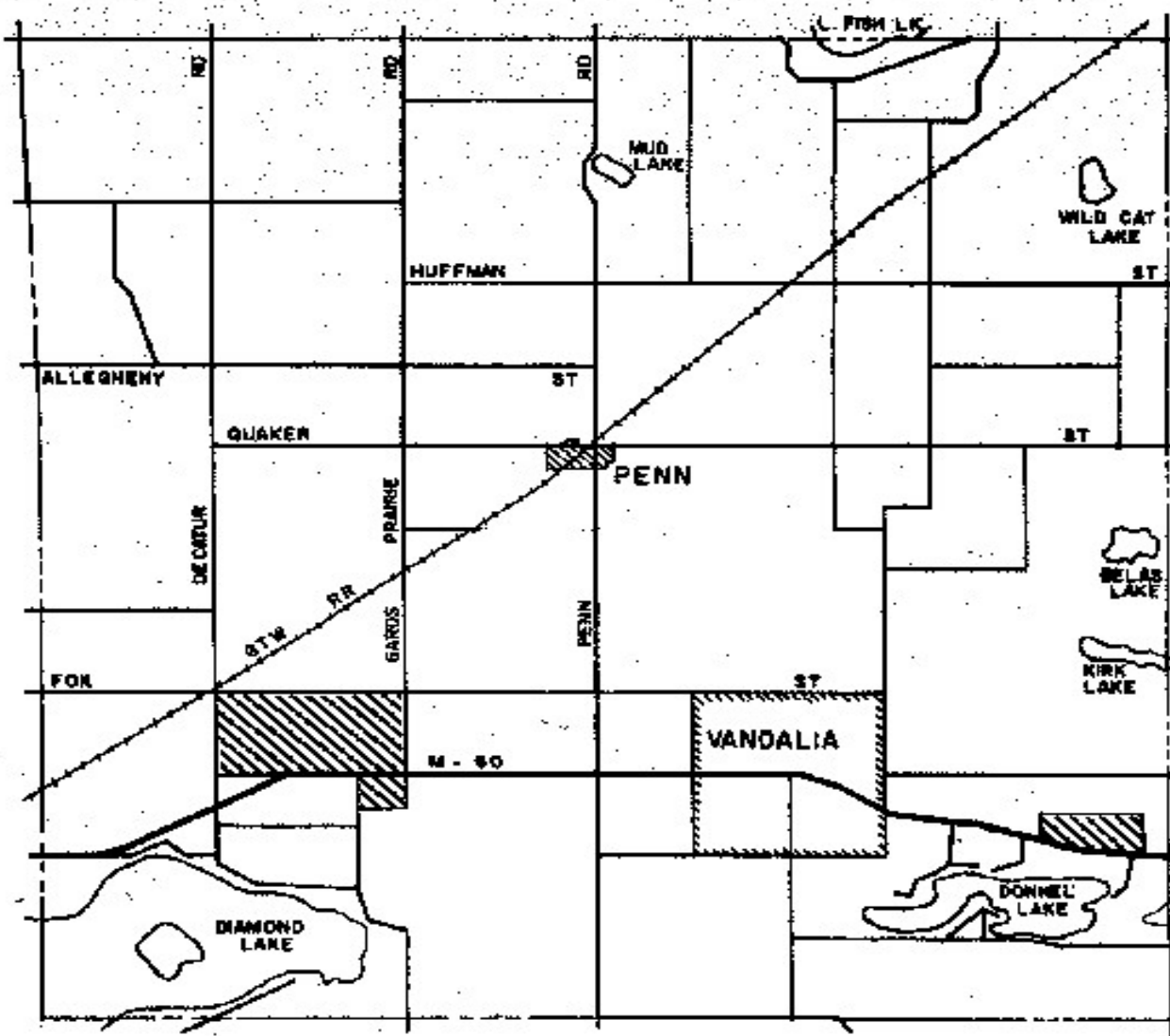
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FILE NO: 4274-P



## POTENTIAL RESIDENTIAL PLAN

FOR NEW DEVELOPMENT  
REMOVED FROM LAKES

**PENN TOWNSHIP**



**GOVE ASSOCIATES INC.**  
KALAMAZOO, MICHIGAN

ENGINEERS  
PLANNERS  
SURVEYORS

Date: 5-21-73  
Scale: 1" = 400'  
Map No. 2245

Sheet No. 01

### Proposed Residential and Commercial Plan

The proposed plan designates for residential usage some new areas in addition to those areas already developed. Low-density development (single-family) has been proposed adjacent to lakefront subdivisions to allow high quality housing near the lake and to prevent the intrusion of less desirable uses. Medium-density has been proposed along Decatur Road in the vicinity of the existing mobile home park. Although this area is over a mile from the lake, it may prove feasible to serve it with public utilities. High-density (multi-family) has been proposed in the triangle bounded by Decatur Road, Geneva Street and M-60. This spot is advantageous because:

1. It can be served by sanitary sewer.
2. It is separated from the single family housing along the lake.
3. It is located along a state highway that can accommodate traffic without it being on existing residential streets.

In this plan more land has been provided for each residential use than is necessary to reach the 250 projected new housing units. This has been done to allow potential developers a reasonable choice since not all

landowners whose properties have been designated a certain use will necessarily want to develop their lands within the planning period.

The following indicates a possible mixture of acreage of land needed for each housing type/density.

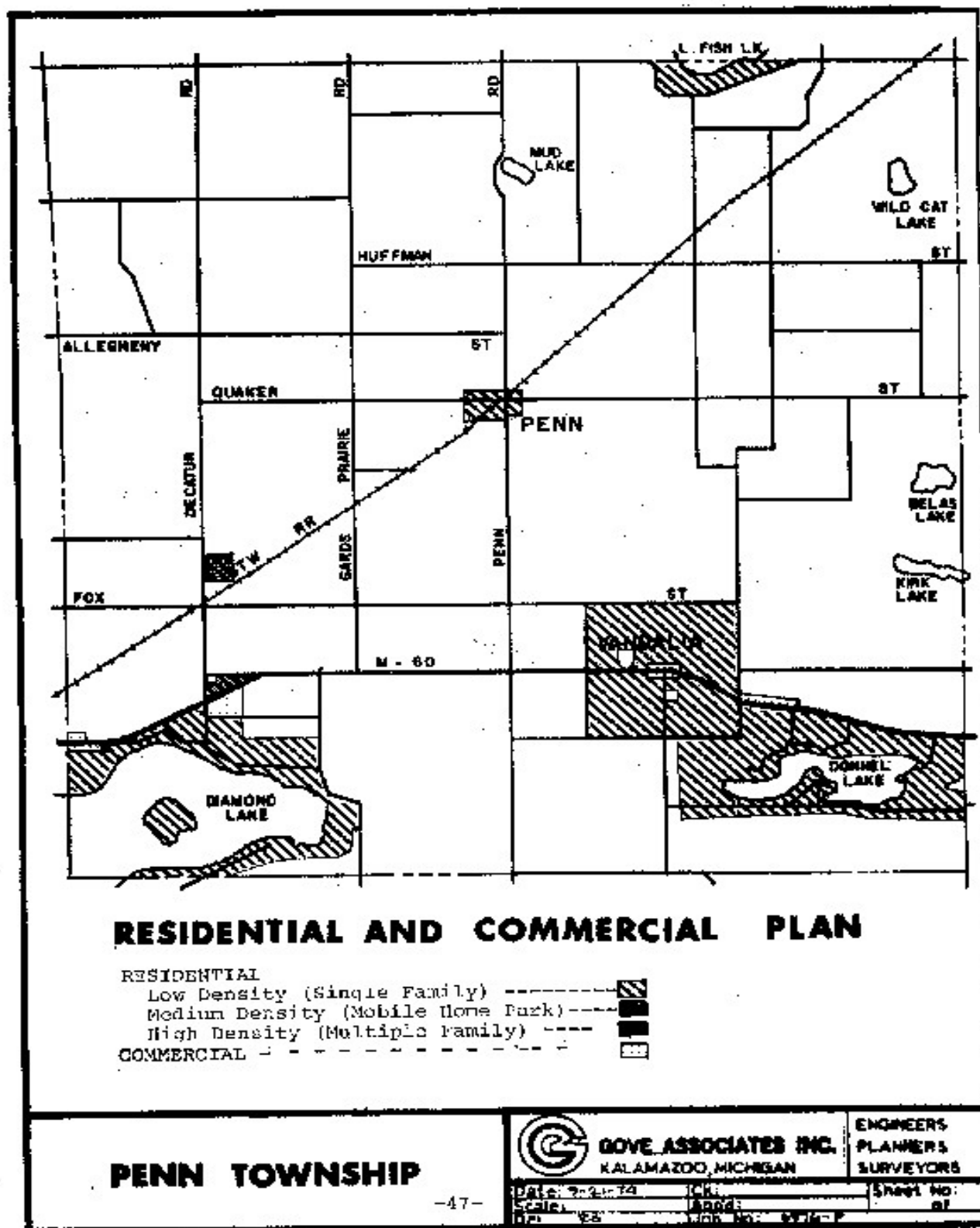
| <u>Density</u> | <u>Unit/Acre</u> | <u>Acres to be Utilized</u> | <u>Units</u> |
|----------------|------------------|-----------------------------|--------------|
| Low            | 2-4              | 50 acres                    | 150          |
| Medium         | 4-7              | 10 acres                    | 60           |
| High           | 7-10             | <u>5 acres</u>              | <u>40</u> .  |
|                |                  | 65 acres                    | 250          |





### Village of Vandalia

The Village of Vandalia has a small commercial strip along M-60 consisting of stores, taverns and a service station. Except For the Township Hall and Fire Station, Vandalia is predominately single-family housing with open areas of undeveloped landscape. The housing in Vandalia generally appears older than the housing throughout the rest of the Township and some of it has become deteriorated. In terms of future land use, we recommend that commercial be maintained along M-60 near the Village center and that single-family housing be allowed on that land which has already been platted. The possibility of developing a recreational area in the Northwest part of the Village by damming up the existing creek should be explored by the Village Council. Also the possibility exists for the development of playground facilities on Township property in the vicinity of the Township Hall. The location of an industrial zone just to the East of Vandalia should be useful in providing the residents of Vandalia the possibility of employment a short distance away. An indept study of the Village of Vandalia is recommended to further explore solutions to both social and physical development problems.



# IX. Community Facilities

Schools – the great majority of Penn Township is within the Cassopolis school system, while a few sections in the Northeast lie within the Marcellus school system. The Cassopolis system also includes parts of LaGrange, Pokagon and Jefferson Townships. Presently the enrollment within these schools is 11% above capacity, with capacity being set by the Cass County Comprehensive Plan based on each student receiving adequate access to educational facilities. In this school system there are six schools serving students from elementary to high school age, two are in Penn Township.

| <u>SCHOOL</u>                                              | <u>GRADE</u> |
|------------------------------------------------------------|--------------|
| Vandalia (East of Village of Vandalia<br>in Penn Township) | K-1          |
| Geneva (in Penn Township)                                  | 2            |
| Squires                                                    | 3-6          |
| Red Brick                                                  | 7            |
| Brookside                                                  | 8            |
| Cassopolis High                                            | 9-12         |

Assuming 0.8 elementary school students per household and 0.2 high school students per household, the next 25 years will bring another 100 elementary school students and 25 new high school students into Penn Township. Over a similar time period the whole Cassopolis school system should grow by almost 600. The Cass County Comprehensive

Plan calls for an elementary school West of Cassopolis and a high school to the South of Cassopolis. Because Cassopolis is a rural school system with schools spread throughout various communities, it is not practical for Penn Township to adopt a neighborhood school concept that is traditionally utilized in larger urban areas. Cass County's proposal (assuming the elementary school will be K-8) should serve the needs of Penn Township and the balance of the Cassopolis school system over the next decades.

Police Protection – Penn Township is within the jurisdiction of the Cass County Sheriff's Department, which is located in the County seat, Cassopolis.

Fire Protection – Almost all the populated areas of Penn Township are within the Cassopolis Fire District or the Penn Township Fire District. Fire stations located in Cassopolis and Vandalia can serve areas within a three-mile radius most efficiently. The only areas of the Township not within the three-mile radius are some of the sections North of Penn with lower population densities.

Hospitals – According to the Cass County Comprehensive Plan, County residents do not have adequate hospital facilities. Presently there is a hospital in Dowagiac, and a county medical facility and a privately owned medical clinic in Cassopolis. The Cass County Plan

recommends the construction of a centrally located facility to serve county residents. This facility when built will serve the residents of Penn Township.

Diamond Lake and Donnell Lake are two focal points with respect to recreational activities in the Township. Many residents own homes which front directly on the lakes while others living on the back lots of lake subdivisions can utilize those lake front lots deeded as private parks. A public fishing site has also been provided at each lake to allow access to those residents who live elsewhere in the Township. In addition to the recreation potential of Diamond and Donnell Lakes, the State of Michigan owns property near the Eastern boundary of the Township in the vicinity of Belas and Kirk Lakes. A public boat landing now exists on the Northeast bank of Kirk Lake. Just outside Penn Township to the Southeast, the Michigan State Department of Natural Resources is planning to develop a 600-acre nature preserve for hiking, camping, and nature study. The park may eventually be dedicated to the County.

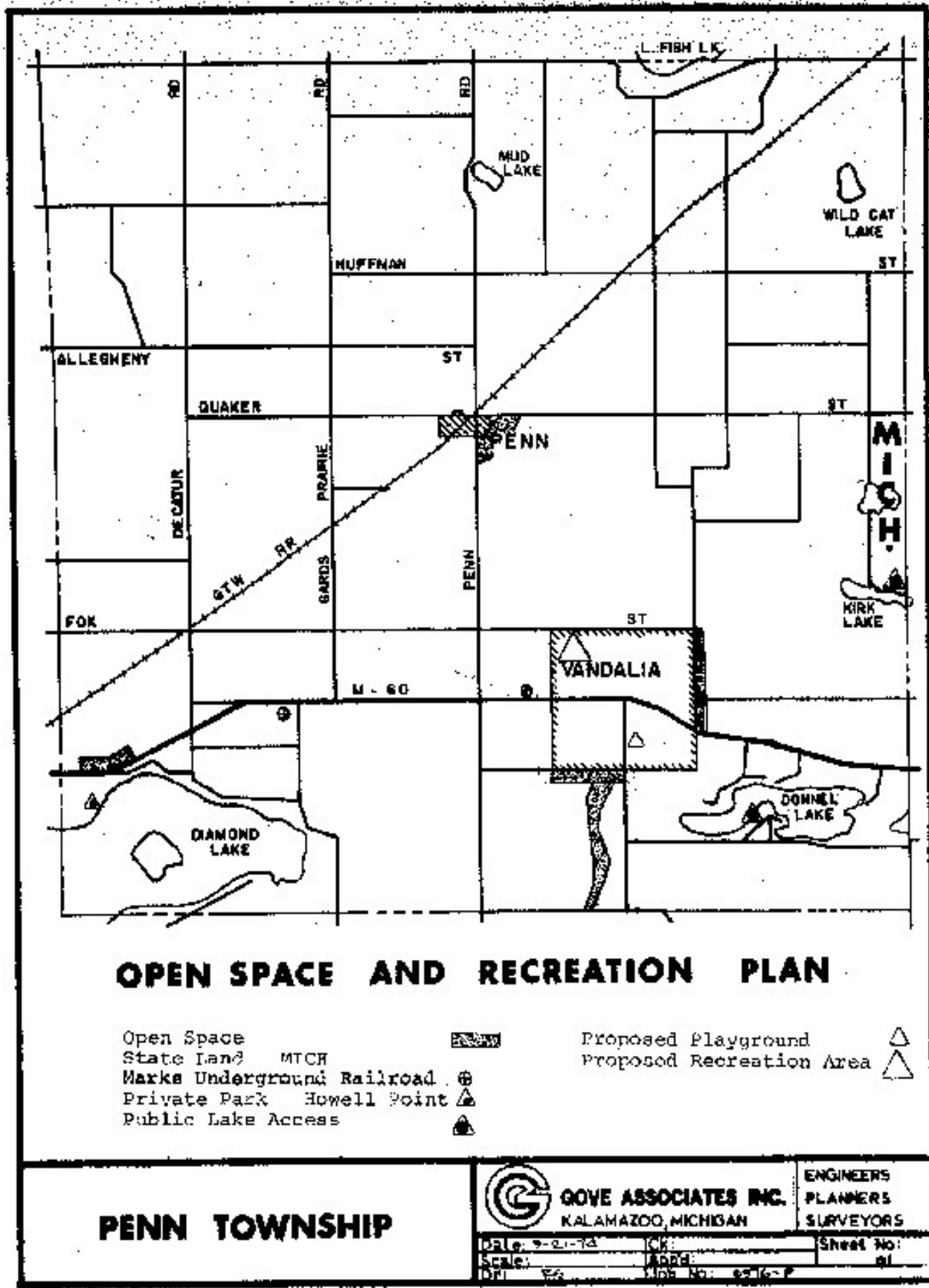
Vandalia is the only existing population cluster in the Township without immediate access to recreational facilities. We propose that the Village of Vandalia study the possibility of creating a lake in the Northwest part of the Village by reconstructing a dam on the existing creek. This area was the old millpond area at one time; its reuse may be historically significant to the area. Such a lake could serve as a

basis for more intensive recreational activity in the Village. We also propose that the Township consider utilizing some of its property in

Vandalia as an outdoor recreational center for Vandalia residents with facilities provided for various athletic activities.

Two historical markers commemorating the underground railroad exist in the Township. One stands at a small roadside park just West of Vandalia on M-60, the other in front of the church at the corner of M-60 and Crooked Creek Road.

Open space should be utilized most effectively as a narrow buffer zone to prevent a lower use from infringing on a higher use (i.e. a several hundred foot strip between residential and industrial uses). The greater the width of such a zone, however, the more unenforceable its preservation becomes, since it is difficult to restrict the development of a large parcel of land.



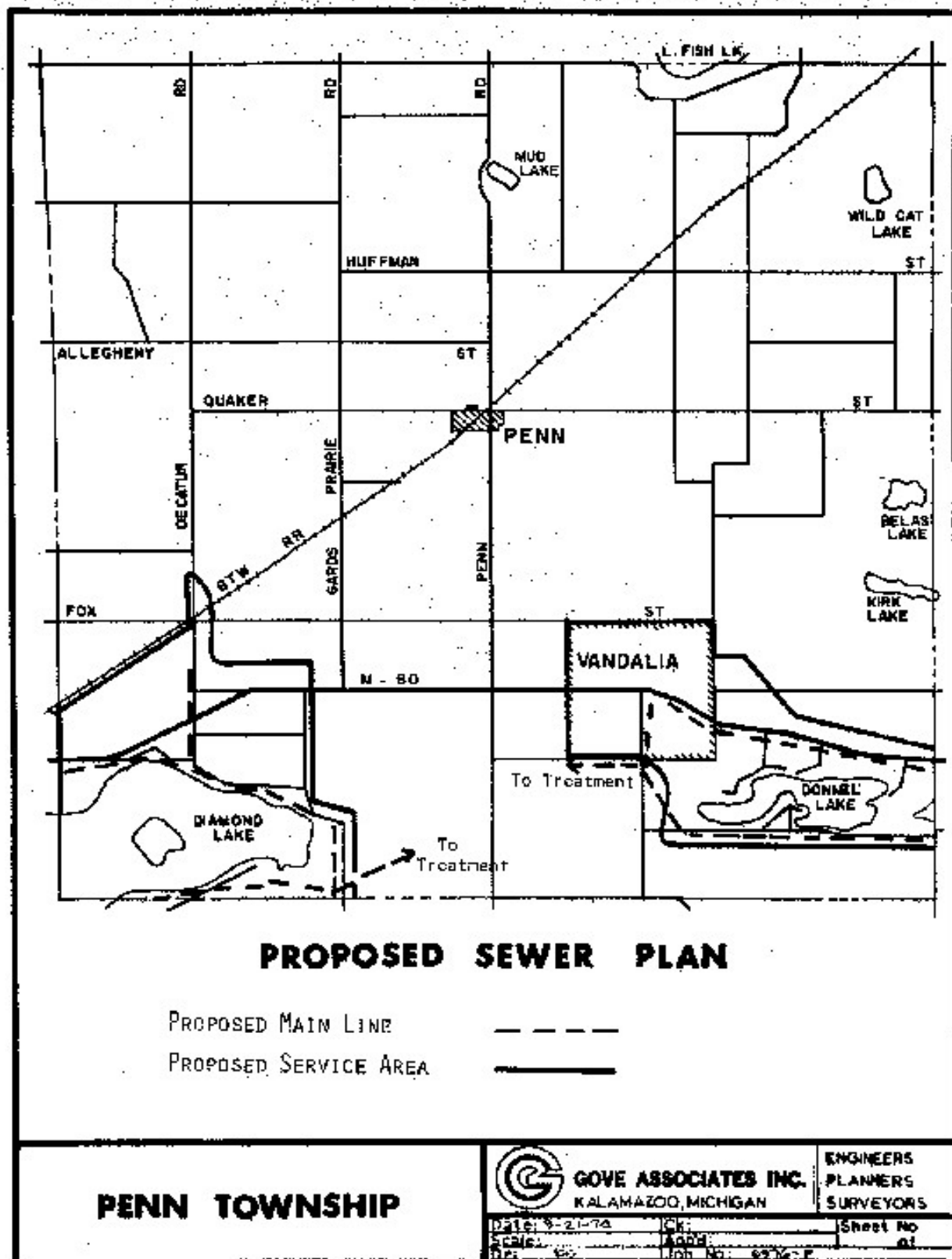


At the present time there is no public sewer or water in Penn Township, with septic tanks and private wells providing these utilities. A plan for public sewer and water in the Diamond Lake area and the Vandalia/Donnell Lake area was considered by the “Cass County, Michigan – Comprehensive Area-Wide Plan for Water and Services 1967.” Sewer and water lines would completely encircle Diamond Lake, while the Vandalia/Donnell Lake Area would be fully served by sanitary sewer facilities and partially served by water lines. A current preliminary report is now being prepared on the Diamond Lake Area for sanitary sewer feasibility. Although a study would have to be made to assure the feasibility of serving the other areas, it is important that public sewer and water be implemented to prevent the further pollution of Diamond Lake and Donnell Lake. The waters of Penn Township are a precious commodity and people have built some beautiful homes along the scenic lakefronts. Residents should see the construction of these facilities as a means of preserving the value of their property investments in Penn Township although the cost of such projects could range up to \$2,500 to \$4,500 per home. Much of this cost, however, could be diverted from the lake front residents through grants-in-aid.

Several possibilities for wastewater treatment and disposal have been considered prior to this time:

1. Local treatment facility or facilities.
2. Centralized treatment plan to serve Penn Township and other Cass County communities.
3. Treatment in South Bend (20 miles from Penn Township)

Whether a wastewater collection system in Penn Township were to have its own treatment facility or would pipe its sewage to a larger plant is dependent on local treatment costs, piping costs to other areas, and the quality of treatment locally and elsewhere. These questions are the subject of the preliminary feasibility studies now under consideration by the area Townships.



### XIII. Transportation

The Cass County Comprehensive Plan has presented a transportation plan that proposes new road construction, so that primary thoroughfares bypass the population while passing through the County. Penn Township is affected by a proposed revision of M-60's route and by the connection of Decatur and Crooked Creek Roads. The plan calls for M-60 to turn to the Southwest just North of Donnell Lake by-passing the Village of Vandalia, then proceeding South of Diamond Lake and Cassopolis, rejoining existing M-60 West of Cassopolis. The plan also proposes a shift in alignment for Decatur Road at Quaker Road with the new road eventually joining crooked Creek Road and proceeding South.

There are certainly advantages in having state highways and county roads bypassing population centers, since travelers can proceed unobstructed through the county. Most population centers in the vicinity of Penn Township, however, are relatively small and do not seriously encumber the movement of traffic. The projections for growth indicate no future problem in Penn Township's Transportation System. The Cass County Transportation Plan as it affects Penn Township is included here, however, the implementation of this plan rests with Cass County Road Commission.



**Implementation**







## IMPLEMENTATION

### XIV. Community Participation and Enforcement

Once this plan has been adopted by the Penn Township Planning Commission, there will be several means of implementation:

1. Zoning
2. Subdivision Control Ordinance
3. Other Ordinances
4. Programs for Public Works
5. Community Support

Zoning – The zoning ordinance is a powerful vehicle in facilitating the transition of a land use concept to reality. By incorporating a zoning ordinance that corresponds with the land use plan and enforcing it without variance (exception), Penn Township’s leaders and citizens will find that their community can be protected from undesirable development or the juxtaposition of incompatible land uses. Such an ordinance can protect the highly valued agricultural lands of Penn Township from unnecessary encroachment and maintain residential neighborhoods in such areas that can be served by utilities and amenities. The zoning ordinance does not only provide for the location of new developments, but specifies the manner in which development must occur (i.e. industrial park development). The land use plan for a community is important as a document that indicates

the present state of the community, and comprehensively charts a future course, while the zoning ordinance insures the orderly growth sought after in the plan.

Subdivision Control Ordinance – Although the Michigan State Subdivision Control Act of 1967, Public Act 288, spells out the specifications for subdivision design and procedures for plat approval, it is necessary for a Township to adopt a subdivision control ordinance to specify further those requirements indigenous to that particular community and to establish the framework for suitable township review of any preliminary or final plat. The subdivision ordinance can exert control over lot sizes, street right-of-ways, circulation patterns, easements, storm drainage specifications and provision for utilities. In conjunction with the zoning ordinance, the subdivision control ordinance can become a useful means of insuring orderly growth in tune with the public health, safety, and welfare.

Other Ordinances – The community can adopt other types of ordinances to implement the land use plan such as one that could require industries to utilize only treatment plants either municipal or private, in the disposal of their wastes. The community also enforces county, state and federal laws and ordinances where applicable i.e. state pollution control.

Programs for Public Works – Certain items of concern in the land use plan will be difficult for the township to finance on its own.

Fortunately, grants are available that would permit government agencies to take over at least part of the burden in financing various types of projects.

For example, the Michigan State Department of Natural Resources finances certain local recreational projects such as public boat launches on the basis of the state paying 90%, local paying 10%. In addition, the public sewer and water systems for Diamond Lake and the Donnell Lake/Vandalia area might be financed through the Cass County Department of Public Works.

Community Support – No plan can totally succeed without the support of the Local residents. In the next 20 years the number of year-round and part-time residents will increase from under 3000 to close to 4000. It is essential that all citizens, whether they live in Penn Township year-round or only on weekends, participate in the planning process. The support needed is not merely a rubber-stamping of the intent and details of the Land Use Plan, but continue communication with local officials, either on an individual basis

or through the formation of citizen committees and interest groups.

### Actions

1. Identify by study committee those land parcels from tax records that are deemed essential to continued Agricultural development and those that are not.
  2. Enact a zoning ordinance in conjunction with the land use plan, which will specify those areas to be used for the particular uses – agricultural, single-family residential, mobile home residential, multiple-family residential, commercial, industrial and recreational.
  3. Include within the zoning ordinance: minimum lot sizes, amount of open lot space required for multiple uses, the maximum height of buildings allowed for a particular use, specifications for industrial park development, planned unit development provisions, and site plan review procedures.
  4. Stipulate within the zoning ordinance maximum densities per square mile by zoning district to promote the creation of reasonable development patterns.
- 62-
5. Enforce the zoning ordinance without variance to limit future development to designated zones.

6. Adopt a subdivision control ordinance to maintain a high quality environment.
7. Encourage the designing of attractive neighborhood and community commercial centers with adequate numbers of parking spaces provided.
8. Draft an ordinance requiring all industry to connect to or develop municipal level water and sewer facilities.
9. Make application for Bureau of Recreation and Department of Natural Resources grant-in-aid monies for recreation development in Penn Township.
10. Utilize public hearings as a means of educating the public concerning relevant issues and also as a means of obtaining public opinion.
11. Finance a public sewer and water system in the Diamond Lake and Donnell Lake/Vandalia areas through the Cass County Department of Public Works.

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12. Encourage pride in the family farm tradition established in Penn Township.
13. Support community social activities to promote understanding and compatibility between the agricultural and non-agricultural sectors of the Township.

