

Hope Township

Barry County, Michigan



LAND USE PLAN

2012 Update

Approved by the Planning Commission June 21, 2012
Adopted by the Township Board July 9, 2012

**HOPE TOWNSHIP
BARRY COUNTY, MICHIGAN
PLANNING COMMISSION RESOLUTION**

At a regular meeting of the Hope Township Planning Commission held on June 21, 2012, at the Hope Township Hall, the following Resolution was offered for adoption by Commission Member Tonkin, supported by Commission Member Homister:

**A RESOLUTION RECOMMENDING ADOPTION OF THE
UPDATED HOPE TOWNSHIP MASTER PLAN**

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

WHEREAS, the Planning Commission prepared an updated Master Plan, titled the Hope Township Land Use Plan, and submitted such plan to the Township Board for review and comment; and

WHEREAS, the Hope Township Board received and reviewed the proposed Master Plan update prepared by the Planning Commission and authorized distribution of the updated 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 June 21, 2012 to consider public comment on the proposed Master Plan update, and to further review and comment on the proposed Master Plan; and

WHEREAS, the Planning Commission finds that the proposed Master Plan update 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:

The Hope Township Planning Commission hereby approves the proposed Master Plan update, including all of the chapters, figures, descriptive matters, maps and tables contained therein, and recommends adoption of said plan to the Township Board.

YEAS: Homister, Norton, Tonkin

NAYS: None

ABSENT Pashby, Peck

RESOLUTION DECLARED ADOPTED.

CERTIFICATION

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

Dated: June 22, 2012

By: Arlene Tonkin

Arlene Tonkin
Planning Commission Secretary

HOPE TOWNSHIP
BARRY COUNTY, MICHIGAN
(Resolution No. 2012-16)

At a regular meeting of the Hope Township Board held on July 9, 2012, at the Township Hall, the following Resolution was offered for adoption by Board Member Tankin and was seconded by Board Member Jackson.

A RESOLUTION ADOPTING THE PROPOSED
HOPE 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, titled the Hope Township Land Use Plan, and submitted such plan to the Township Board for review and comment; and

WHEREAS, the Hope 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 June 21, 2012 to consider public comment on the proposed 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 June 21, 2012 and recommended approval of the proposed Master Plan to the Township Board; and

WHEREAS, the Township Board finds that the proposed 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 2012 Master Plan.* The Hope Township Board hereby approves and adopts the proposed 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 planner. 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 Hope 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: Messelink, Tankin, Jackson, Peake, Albert

NAYS: none

ABSENT/ABSTAIN: none

RESOLUTION DECLARED ADOPTED.

CERTIFICATION

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

Date: July 9, 2012

Deborah Jackson
Deborah Jackson, Township Clerk

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The Hope Township Land Use Plan was originally adopted in 1982, and subsequently updated in 1991, 1998, 2008 and 2012.

SECTION I - PURPOSE

Prior to the adoption of this update, Hope Township had been implementing the Land Use Plan updated in 2008. Constant social, economic and other changes justify periodic review and maintenance of a land use plan, so the plan reflects current trends, objectives and challenges. In addition, the Michigan Planning Enabling Act, being Act 33 of 2008, as amended, stipulates that a master plan be reviewed at least once every five years and revised accordingly as needed. This Land Use Plan is intended to serve as Hope Township's "Master Plan" for purposes of the Michigan Planning Enabling Act.

Land use planning is the process of guiding the future growth and development of a community. Generally, a document known as the land use plan is prepared, which addresses the various factors relating to the growth of a community. Through the processes of land use planning, it is intended that a community can preserve, promote, protect, and improve public health, safety, and general welfare.

Zoning is one of the instruments, along with capital improvements programming and the administration of local subdivision regulations and other ordinances, which implements the goals and policies of a plan. The enactment and administration of the zoning ordinance are legislative and administrative processes conducted by local units of government relating to the implementation of the goals and policies of the plan.

The Hope Township Planning and Zoning Board was created on December 8, 1980 under the authority of PA 184 of 1943. The repealed Township Zoning Act was the enabling statute for creation of a township zoning ordinance. That version included the 2001, 2003, 2004, and 2005 amendments. This act has been replaced by the Michigan Zoning Enabling Act of 2006. The Planning Commission has been charged with updating the Land Use Plan to project and guide the future development of Hope Township. The Land Use Plan takes into consideration environmental influences, existing infrastructure such as roads, sewer, parks and cemeteries.

SECTION II - GENERAL DESCRIPTION OF HOPE TOWNSHIP

Hope Township is located about an equal amount of driving time from the metropolitan centers of Kalamazoo, Grand Rapids, Lansing and Battle Creek. The county-seat of Hastings is located geographically in the approximate center of Barry County. The township is viewed and managed as a bedroom community. It has one state highway (M-43 Hwy.) that traverses the township in a north and south direction. This route allows easy commuting for necessary travel. There is one township sponsored and supported park located on Cloverdale Lake. There are two cemeteries in the township that are maintained and supported by the township. Hope Township also has numerous lakes with limited public access sites.

There are a number of cities around Hope Township which are exerting an influence and placing pressure upon the resources of the township. These pressures include growth from people seeking recreation facilities such as fishing, boating, hunting, and camping. Rural development is also a concern as people look to relocate from the surrounding metropolitan areas into the scenic, rural areas of the Township.

SECTION III - POPULATION PATTERN

Hope Township had moderate growth in population in the post WWII era. Improvement

of M-43 fostered a new exodus from the surrounding cities of Kalamazoo, Battle Creek, Grand Rapids, Hastings, and even Lansing. People were seeking a better place to live outside of the urban areas typical of the times and searching for property to build homes and develop “hobby farms” as well as some limited investment into working family farms. Others were attracted by the numerous lakes and water courses available for fishing, swimming, boating and hunting. There is also convenient access to Yankee Springs State Recreation Area which is partially located in the northwestern quadrant of Hope Township and is part of approximately 50,000 acres of recreational area for public use and enjoyment. These interests have led to requests for more land to be used for housing communities; and many of the established summer homes have been either remodeled or torn down and completely rebuilt on the area lakes.

The following table depicts population change in Hope Township between 1970 and 2010, according to the US Census. Between 1970 and 2010, Hope Township’s population increased by 1,456 people, or by about 82%.

Hope Township Population Change

1970	1980	1990	2000	2010
1,783	2,599	2,930	3,307	3,239

Between 2000 and 2010, the Township’s population declined by 68 people or by approximately 2%. Some of the population loss may be attributed to a shift in housing ownership from year-round residents to seasonal residents, as the lakefront areas of the community are known for their summer use. Moreover, Census figures likely do not account for the swell in seasonal summer residents, and such seasonal residents may potentially skew some Census counts. Nevertheless, many communities in Michigan, and the State overall, have experienced population decline over the last decade, which is primarily attributed to the recent economic downturn.

Despite a modest population decline during the same period, the table below illustrates that an additional 201 housing units were added to the Township in the past decade. Total housing units increased from 1,659 units to 1,860 units, or by about 12%, according to the Census. Paradoxically, as the number of total dwelling units increased, the number of vacant units also increased, by 41%. This is likely in part because of the state of the economy and the national “foreclosure crisis” of the late 2000s. However, the number of vacant/seasonal units in the Township increased by 27.9% between 2000 and 2010, from 340 units to 435 units; and the percentage of the Township’s total housing stock that seasonal dwellings comprise increased from 20.5% to 23.4%. This may reinforce the notion that Hope Township is increasingly a seasonal community.

Housing Characteristics

	2000	2010	% Change
Total housing units	1,659	1,860	12.1%
Occupied housing units	1,252	1,286	2.7%
Vacant housing units	407 (8%)	574 (30.9%)	41%
Vacant / seasonal units	340 (20.5%)	435 (23.4%)	27.9%

SECTION IV - DRAINAGE, FLOOD PLAINS, NATIONAL FLOOD INSURANCE

A. Drainage Patterns in Hope Township and the Effect of Glaciers

Hope Township is in an area where the leading edge of the glacier that carved Saginaw Bay rammed into the side of the glacier that carved Lake Michigan, according to geologists. These glaciers moved back and then forward many times, creating ridges (called moraines). These ridges are made of sand, gravel, dirt, and rocks that the glacier pushed along with the ice. These ridges have created the major drainage patterns that exist in the Township today. The entire drainage of the Township is to the north, northeast, or east into the Thornapple-Grand River System.

Many of the lakes in Hope Township, such as Wall, Perch, and Head Lakes, are called kettles. The lakes were reportedly caused by large chunks of ice breaking off glaciers and being buried under the sand and gravel. When these chunks of ice melted, large bowl-shaped depressions were left and many of them filled with water, creating the lakes we have today.

B. Drainage Systems of Hope Township

The five major drainage systems of Hope Township are shown on Map 1. Water from all five systems eventually flows into the Thornapple-Grand River system.

The longest drainage system in Hope Township enters the Township from Barry Township north of Delton. Marshes and springs along the Delton Drain carry water successively into Mud, Jones, Wilkinson, Cloverdale, and Long Lakes. Through a small dam at the northeast end of Long Lake, water moves by stream to Tillotson Lake. A large marsh is drained into this system by means of the Hine and Zerbal Drains. Water flows from Tillotson Lake to the east branch of Fall Creek through the Shultz Drain and streams.

Water flows through a marsh into Wall Lake from Barry Township. Through a dam at the east end of Wall Lake, water flows through the Wall Lake and Shallow Lake Drains into Shallow Lake and from there by stream to Little Cedar and Big Cedar Lakes, into the mill pond, and into Cedar Creek, which flows east into Baltimore Township.

Water flows from Lake 21 by marsh and stream to Gesler, Horseshoe, Bawker, Larabee, Cox, and Zigler Lakes. From there it flows into the east branch of Fall Creek, exiting the Township from Section 1. Additional water enters this system from the Howe, Shultz, and Phillips Drains.

Water which flows from Guernsey, Head, and Pine Lakes through marshes and springs enters Glass Creek, flowing north into Rutland Charter Township from Section 5.

The Pierce-Collins, Harrison-Collins, Bowker, and Collins Drains drain a large marsh in Sections 3, 4, 5, 8, 9, and 10. This water flows north into Rutland Charter Township.

C. Floodplains and the National Flood Insurance Program

A floodplain is an area susceptible to inundation by water as a result of flooding. Floodplains adjoin a water body and typically have a surface elevation lower than the base flood elevation.

The National Flood Insurance Program regulates development in mapped floodplains based on the 100-year flood, which references areas with a 1% annual chance of a flood. Flood

Insurance Rate Maps, which illustrate the 100-year floodplain and associated Special Flood Hazard Area, are used to help determine floodplain boundaries.

In order for flood-prone property to qualify for government-subsidized insurance, a local community must protect the floodway and require that new residential structures built in Special Flood Hazard Areas be elevated to at least the level of the 100-year flood. Hope Township participates in this program, and consequently, a special permitting process is required for development within a floodplain located in the Township.

D. Proper Management of the Floodplains

There are a number of ways to reduce flood hazards and financial loss in floodplains.

1. Management of the Drainage systems: Keep them as open as possible. All of the drainage systems of Hope Township have some areas where the drainage is through marshes, which can silt-up rapidly in times of high water, slowing down the removal of water. The Drain Commissioner of Barry County has 245 miles of drains in addition to the dams, ditches and other projects he must supervise. Therefore, we cannot rely only upon the Drain Commissioner to keep these drains open. At times local citizens have had to organize to clear fallen timber from blocked drains. Such action may be needed in the future as well. Such cooperative efforts can be more effective when done in times of low water, however.

2. Watershed Management: The Army Corps of Engineers and the Soil Conservation Service have many suggestions for caring for the watershed around the drainage systems. Water run-off and soil erosion can be controlled to varying degrees by such land practices as terracing, use of cover crops, contour and strip-cropping, green waterways, reforestation, and building small dams and ponds on hillside drainage ditches. These practices can help slow the rate at which water reaches the drainage area, reducing the height of flooding.

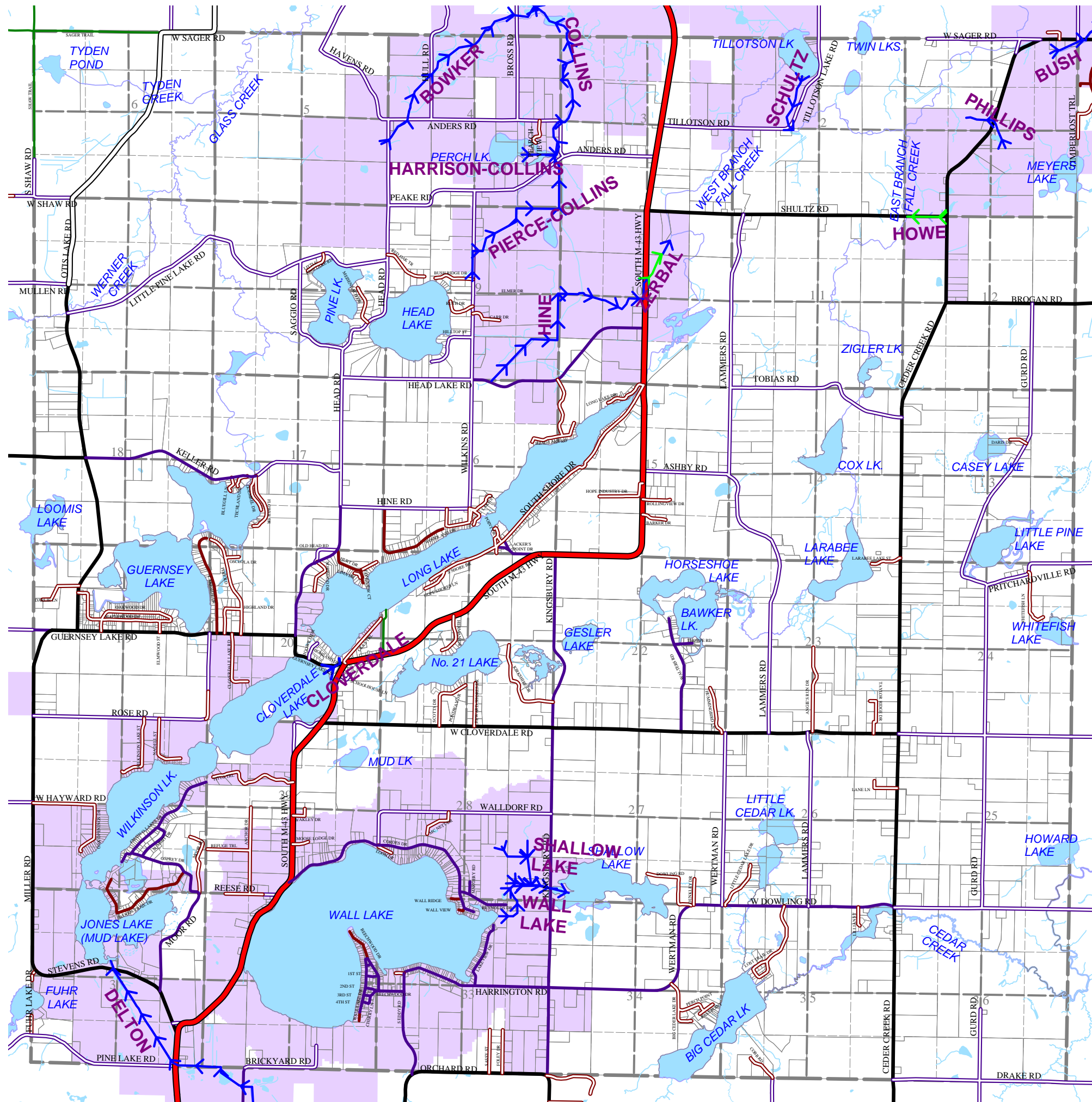
3. An Early Warning System to warn people in low-lying areas of flooding can reduce damage to contents and loss of life. This warning system is in effect through the National Weather Service and the local media; but it does require people to use these services to get the benefits from them.

4. Floodplain Management: Local codes and ordinances are required, under the National Flood Insurance Program, to restrict building in the Base Flood area. The Flood Hazard area is under the jurisdiction of the DEQ, and permits for building and altering the area must be obtained from the DEQ.

There must be an emphasis on local review of elevations of project plans and permit applications before building permits are issued.

5. Condemnation procedures for structures in danger of imminent collapse in flood-prone areas have been improved. Regardless of federal changes, the township in April 1999 adopted a dangerous building ordinance known as Ordinance NO. 34.

6. Wetlands are highly protected areas. In Hope Township, this is particularly important since the wetlands are the means of replenishing the water table from which all water use is drawn. Wetlands can be an important route for contamination to enter the water table, as well. Many State and federal laws protect wetlands.



HOPE TOWNSHIP

BARRY COUNTY, MICHIGAN

MAP 1 - COUNTY DRAINS

Legend



Open Ditch Drain



County Drain Districts



SCALE 1" = 3200FT
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SECTION V - WATER QUALITY, THE SANITARY CODE, AND THE HEALTH DEPARTMENT

A. Ground Water

The source of potable water for Hope Township is from wells tapping the groundwater. This is a very fragile resource, easily contaminated, which can cause serious consequences for health and property values.

When the groundwater moves, it usually moves at a very slow rate. Running water on the surface can purify itself of many contaminants by picking up oxygen and sunlight. Groundwater moves slowly and cannot get the necessary oxygen; it can be difficult and sometimes impossible for groundwater to be cleansed.

In areas where homes are close together and where there has been long use of drain fields and dry wells, and in areas with heavy concentration of farm animals, bacteria-laden soil can add to the local contamination of both surface and groundwater through runoff and seepage through the soil. Runoff of fertilizers can add to the contamination as does the high concentration of homes around a lake. The contamination of lakes can also contaminate the groundwater. High concentration of homes around Long Lake and Wall Lake led to efforts beginning in the 1970s to establish a sewer system for those lakes. Consequently, the Southwest Barry County Sewage Disposal System was established in late 1990 and went online in 1994.

B. Township Programs for Protecting Water Quality

In Hope Township applicants for building permits are required to obtain a Barry - Eaton County Health Department well and septic permit before the building permit is issued.

The health department has in place a program that is mandatory prior to any dwelling or commercial property sales known as T.O.S.T. (Time of Sale or Transfer). The purpose of this program is to protect Public Health, the quality of water resources, and the environment. This program evaluates existing septic systems, requiring that the systems that fail to pass be repaired or replaced as needed to bring them into compliance before a sale or transfer of any parcel.

SECTION VI - AGRICULTURE

Because of the glaciers, there are hundreds of feet of sand, gravel, rocks, and clay on top of the bedrock in this Township. Rocks constantly work up to the top of the soil due to frost action, presenting a hazard to farm equipment. One peculiarity is the pockets of one material (such as sand) that may occur in a field of clay or loam. Poor drainage in parts of fields present additional problems. Therefore, the farmland of this Township is not considered prime agricultural land.

SECTION VII - OTHER RESOURCES

A. Recreation/Tourist Attractions

Recreation is an important resource of Hope Township. In addition to hunting, fishing, and boating, there are a number of private campgrounds. To be licensed as a campground, the operator must receive permits from the Township, the Health Department, and the State.

Although the Township has numerous lakes, three have public access. Hope Township Park, on Cloverdale Lake, has a covered pavilion, privies, and a boat launching area provided for small to intermediate watercraft. Long Lake has launching facilities at a State access site located east of the post office in Cloverdale. Wall Lake has specific access areas that are set aside for the use of the “public”. These launches are designed for small to medium watercraft and are not maintained. Parking also is an issue for these areas because no consideration was given to parking needs as the platted areas were developed. There are private access areas on many other lakes for a fee.

Both the Hastings and Delton schools as well as the Barry County Y.M.C.A. provide recreation facilities for the public through summer recreation and winter enrichment programs as well as allowing the use of their facilities for individual or group use.

Tourist attractions nearby include the Pierce Cedar Creek Institute (the bulk of this facility is located in Baltimore Township; a small portion is in Hope Township), Bernard Museum in Delton, Yankee Springs Recreational Area in the northwest of Hope Township and beyond, the Gun Lake Casino northwest of the township, Charlton Park between Hastings and Nashville which has numerous special events, and the Maple Syrup Festival in Vermontville. Between Delton and Richland are the Gilmore Car Museum and the Kellogg Bird Sanctuary. Bowens Mills to the northwest of Hope Township has special events. The community of Delton has the Rail Fan Festival and the Founders Festival, and the City of Hastings has many events that are promoted by the city each year.

B. Gravel and Sand Extraction

Because of the glacial activity, there is an abundance of sand and gravel in the Township. There are two (2) permitted sand/gravel pit operations in the township. Gravel and Sand Mining is allowed in the A.R. (Agricultural/Residential) District with application and approval for a Special Exception Use Permit.

C. Timber

Timber is a valuable resource in the Township. Landowners are encouraged to upgrade their timber lots by selective cutting and reforestation so as to maintain this resource. The Soil Conservation District offers seedlings at a very reasonable price for the purpose of reforestation.

Trees have great value in promoting health since they help remove pollution from the air as well as adding oxygen.

SECTION VIII - OTHER LAND USES

Commercial activity in Hope Township is limited to some small neighborhood groceries, a hardware store, bait shop, storage facilities, a body shop, repair shops, machine shops, woodworking shops, and home or family businesses. Industrial activity is moderate.

The only licensed salvage yard in Hope Township is Go-Go Auto Parts, located on Kingsbury Road. The only Mobile or Manufactured Home Park in the Township is located at Guernsey Lake.

SECTION IX - PROTECTIVE SERVICES

A. Fire Department

The townships of Hope, Barry and Prairieville formed the BPH Fire Department, which has facilities at the Delton Fire Barn; however, in 2011, Prairieville Township submitted a letter of withdrawal effective March 1, 2012. The new Delton Fire Department is managed by Barry and Hope townships effective March 1, 2012 under a new agreement.

This Fire Department has been kept updated in training and the equipment includes such things as "the Jaws of Life." The fire departments of the county have reciprocal agreements to come to the aid of the others when more help is needed than the community can provide.

Each township in the Fire Department pays the labor bill for fires within its jurisdiction.

B. Ambulance Service

Mercy Ambulance provides ambulance service for Hope Township from its Hastings center.

C. Police

Police protection is supplied by the Michigan State Police post in Hastings/Wayland and the Barry County Sheriff in Hastings.

D. Barry County Central Dispatch E-911

In 1992 a county-wide millage was passed to set-up a county Enhanced 911 dispatch service. Now all emergency calls pass through E-911 in Hastings. Burn permits are accessible by dialing 948-4800, which goes into E-911.

SECTION X - OTHER SERVICES

A. Library

Hope Township participates in the Delton District Library which is located in the community of Delton. This library is well-equipped and well-staffed. It participates in inter-library loan services through the Woodland Cooperative. In 1997 a new library was constructed across from the Delton Upper Elementary School on M-43.

B. Cemeteries

Hope Township has two cemeteries. They are Brush Ridge Cemetery in Section 9 and Cedar Creek Cemetery in Section 36.

The Township Clerk is the record custodian of both cemeteries, which are maintained by the Cemetery Sexton. Lot fees and all matters pertaining to the cemeteries are legislated through the township board or its designated representative. A third addition was added in 1995-1996 to Brush Ridge Cemetery, with an additional adjacent acre purchased in 2007 for a total of 5.6

acres. A 15-acre section was added to Cedar Creek Cemetery in 1997 bring that total acreage to 20.9 acres.

C. Township Hall

Hope Township was once served by a small Township Hall in Cloverdale which has more recently housed a bait shop until 1994. The old Shultz School House then became the township hall. In 1986 a new hall was built with money saved for that purpose, so that neither debt nor interest had to be paid on the new building. This present township hall is on a two acre parcel which also houses the previous township hall. The new hall is used for township meetings and is rented out for use of township residents or property owners. The old hall was declared condemned for use and stands as a landmark.

The new township hall has offices for the Township and provides a central location for citizens to seek information and help. It also provides a central storage facility for Township records, which had previously been stored in homes of the township officers.

SECTION XI - SCHOOL DISTRICTS SERVING THE TOWNSHIP

The two school districts serving the Township are shown on map 2. In general, the southwest and southern part of the Township is served by Delton Kellogg Schools whose schools are all located in the village of Delton just outside of the southwest corner of the Township.

The northeast portion of the Township is served by the Hastings Public Schools whose buildings serving this Township are located in the city of Hastings to the northeast of Hope Township.

Both school districts have large high schools completed in the 1970s.

SECTION XII - UTILITY COMPANIES SERVING HOPE TOWNSHIP

Phone lines in Hope Township are owned by AT&T and Barry County Telephone Company. Phone services are provided by these and various other companies using AT&T-owned lines, such as voyager.net, core.com, hughes.net, etc. Barry County Telephone Company (mei.net) provides internet and wireless internet service to some areas in the township.

Electricity is provided by Consumers Energy and Great Lakes Energy.

Natural gas is provided by Consumers Energy which is operating via franchise agreement.

SECTION XIII - PUBLIC TRANSPORTATION

Commuter and large-carrier air service is available in Kalamazoo, Grand Rapids, and Lansing. Hastings has had an airport since 1947 for private planes.

Railroad service is available in Kalamazoo, Battle Creek, and Grand Rapids.

Bus service is available in Battle Creek, Kalamazoo, and Grand Rapids.

Barry County Transit provides daily service within Hope Township to and from Hastings.

SECTION XIV - WASTE DISPOSAL

A. Garbage

At the beginning of the 1980s there were four sites in Barry County for dumping garbage. Within just a few years these had been reduced to just one that was an approved landfill. This was operated by Hastings Sanitary Service but has now been sold to Waste Management.

At the present time, Hope Township participates with Barry and Johnstown Townships in providing a transfer site located on Osborne Road just west of Cobb Road in Barry Township. This site allows township residents to dispose of large items of refuse and also provides recycling opportunities. Garbage pickup is provided at homes by private haulers. A recycling bin is located on the Township Hall property available to Township residents only.

B. Sewage Wastes

The Southwest Barry County waste water treatment plant is located in Barry Township. The plant was originally designed and constructed to service the developed areas of the lakes in four townships Barry, Johnstown, Prairieville and Hope. The plant is at approximately 50% of its capacity and has a discharge permit issued by the Michigan Department of Natural Resources for 1,000,000 (one million) gallons per day. Inquiries in regards to the sewer and related questions should be directed to the Sewer Authority located in Delton. Map 3 illustrates sewer service areas in the township. The Southwest Barry County Sewage Disposal System provides sewer service for most of the residents at Wall Lake the M-43 corridor north of Wall Lake, Long Lake, and part of Cloverdale Lake.

SECTION XV - HOPE TOWNSHIP'S FINANCIAL STATUS

The Township has consistently operated within its budgets and is completely debt free. Annual financial audit reports are available at the Hope Township hall. There has been steady growth in taxable and assessed valuations of property within the Township.

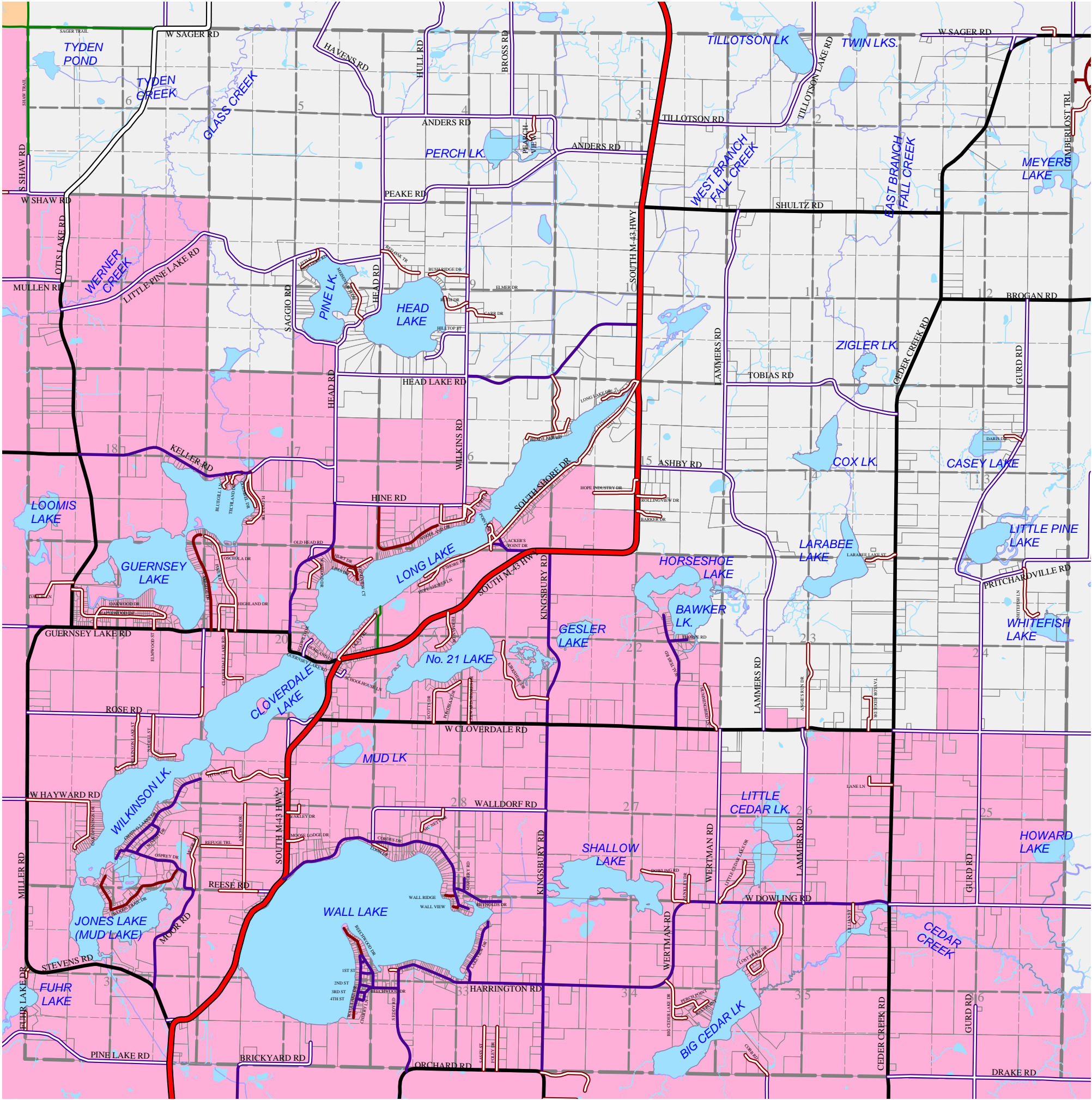
In response to requests by Township residents, the Township Board has through the years established a number of Special Assessment Districts to provide for sewer, lake and road improvements. The full faith and credit of the Township has been used to back the bonds to finance various projects. The Special Assessment Districts have included: Wall Lake street lights, Wall Lake Sewer, Cloverdale-Long Lake Sewer, Wilkinson Lake Improvement, Woodland Drive/Colvin Plat, Woodland Drive/Hinewood Plat, Hurt Drive, Trails End, Woods Trail, Lakeside Drive, Oakwood/Elmwood Drives, South Shore Drive, Keller Road, and Aquatic Plant Control Projects for Wall Lake, Guernsey Lake and Long Lake. All bonds except Cloverdale-Long Lake have been paid in full. The Township Board has established a Public Improvement Revolving Fund to advance any needed funds to the Aquatic Plant Control Projects.

SECTION XVI - ROADS IN HOPE TOWNSHIP

Population growth in Hope Township has been almost entirely of a residential nature. As rural land has been increasingly developed, there has been more demand for paved instead of

gravel roads. The Barry County Road Commission owns and maintains the public roads in Hope Township, with the exception of M-43, a state highway maintained by the Michigan Department of Transportation.

A January 1, 2011 report by the Barry County Road Commission lists Hope Township as having 37.29 miles of paved roads and 34.76 miles of gravel roads for a total of 72.05 miles. Map 4 illustrates roads in the Township and their respective classifications.



HOPE TOWNSHIP

BARRY COUNTY, MICHIGAN

MAP 2 - SCHOOL DISTRICTS

Legend



Hastings Area Schools

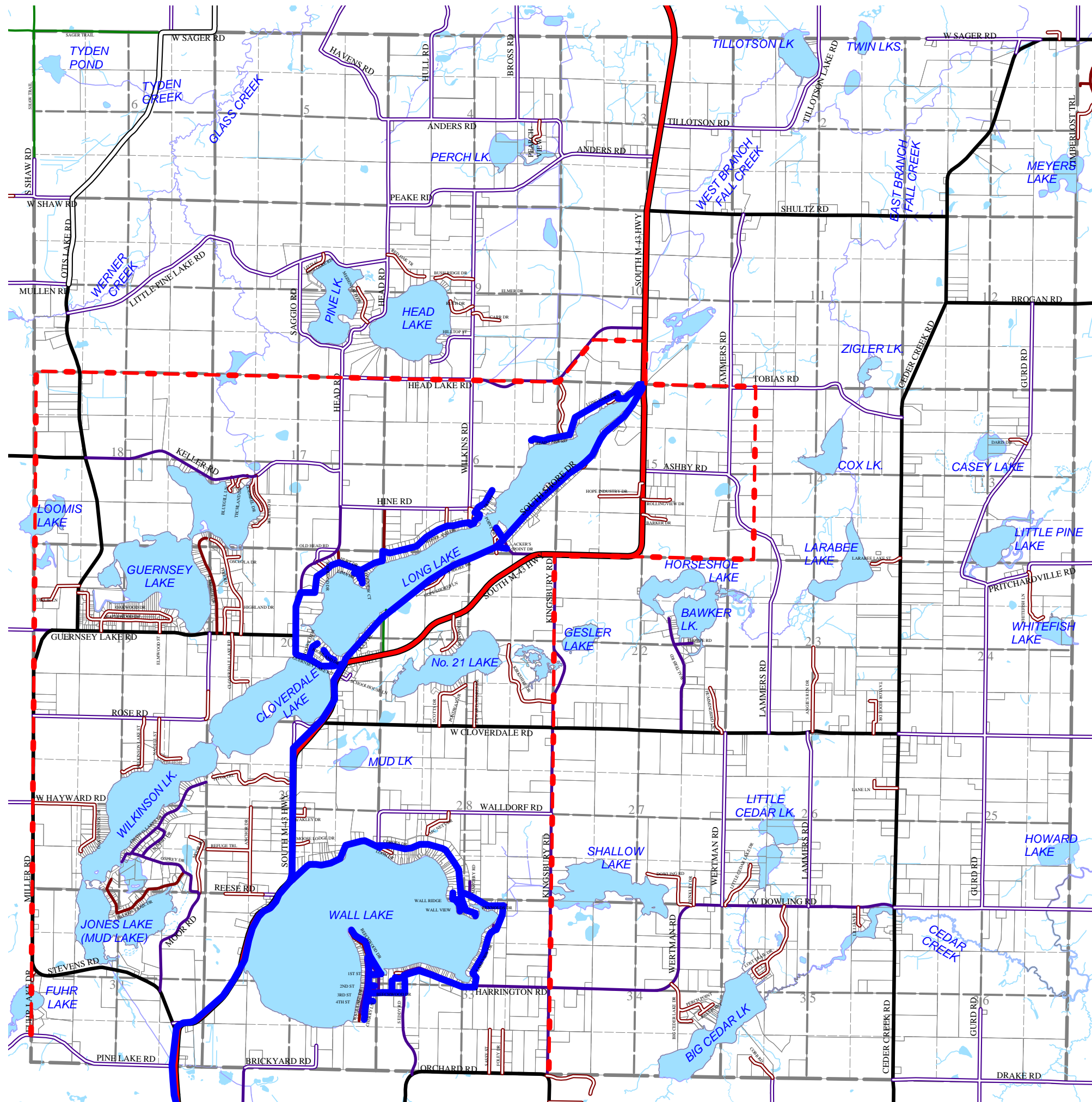


Delton Kellogg Schools



SCALE 1" = 3200FT
BARRY COUNTY LAND
INFORMATION SERVICE

NOVEMBER 2011



HOPE TOWNSHIP

BARRY COUNTY, MICHIGAN

MAP 3 - SANITARY SEWER

Legend

- - - - - Southwest Barry County Sewage Disposal System Service District
- Sewer Main Lines



SCALE 1" = 3200FT
BARRY COUNTY LAND
INFORMATION SERVICE

NOVEMBER 2011

DATA SOURCE: SWBCSWA 2011

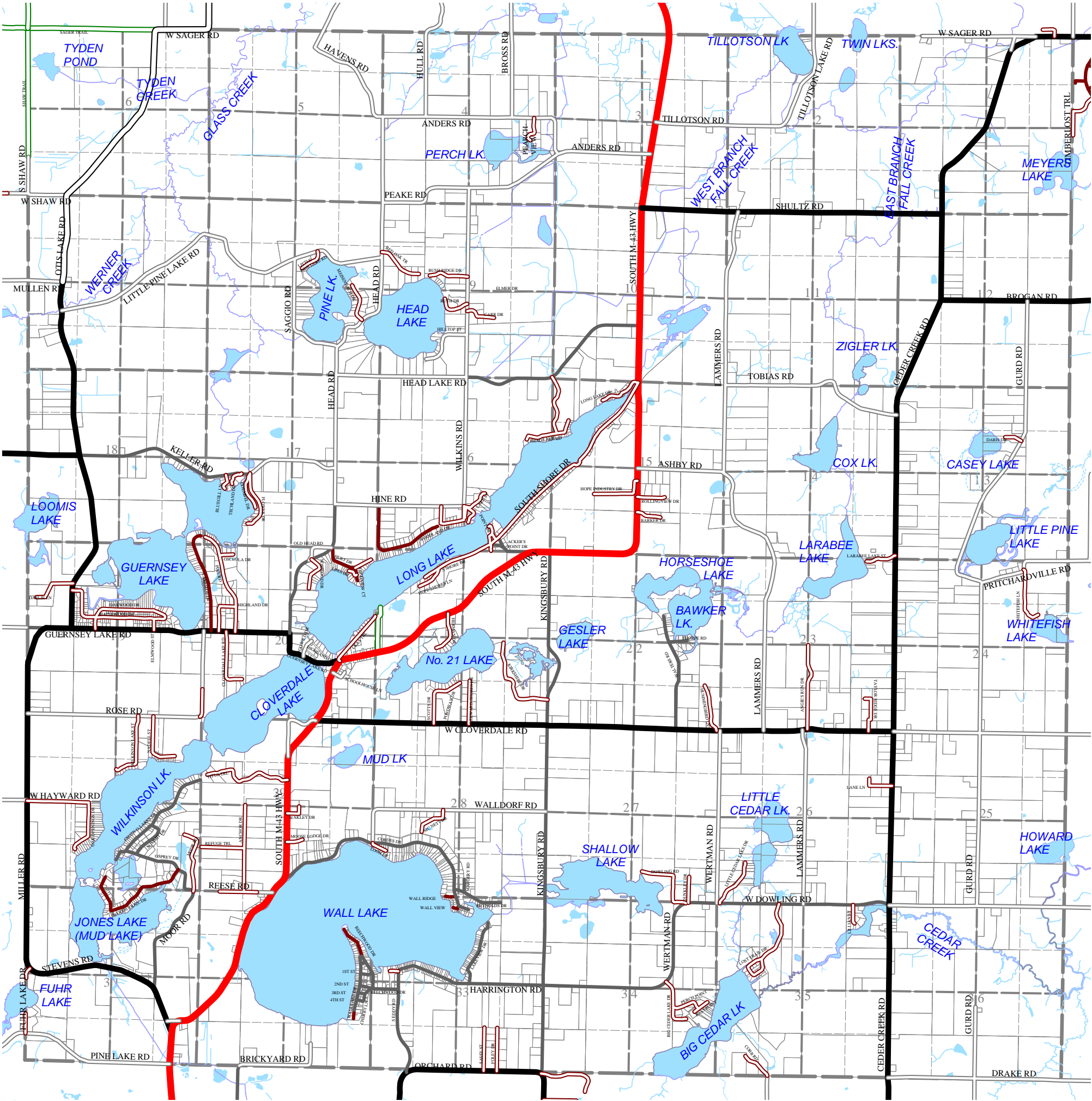
HOPE TOWNSHIP

BARRY COUNTY, MICHIGAN

MAP 4 - ROAD CLASSIFICATIONS

Legend

- Road Certification Level
2011 Roads
- County Local Gravel
 - County Local Paved
 - County Primary Gravel
 - County Primary Paved
 - State Highway
 - Residential Gravel
 - Residential Paved
 - Motorized Trail



SCALE 1" = 3200FT
BARRY COUNTY LAND
INFORMATION SERVICE

NOVEMBER 2011

SECTION XVII - GOALS AND OBJECTIVES

A result of the effort to update the Land Use Plan is a series of goal statements, each supported by more specific objectives. This Plan is rooted in the goal statements, which form the policy foundation of the Plan. The goals are intended to describe the desirable end state of the Township within a 10-year period. While the goal statements are intentionally general, they are thought to be attainable if the more specific objectives are achieved.

The goals define the values and vision the Plan must support. The objectives can be thought of as action steps, or milestones along the way to achieving the goal.

Open Space, Natural Feature and Farmland Preservation

Goal 1

A defining characteristic of Hope Township will be its woodlands, open lands, drainage network, healthy wetlands and lakes, natural character, and wildlife habitat.

Objectives:

1. Evaluate the need for more effective zoning and related development review tools that encourage developers and landowners to take natural features such as soils, topography, hydrology, and natural vegetation into account in the process of site design, and incorporate these into the Zoning Ordinance if appropriate.
2. Revise the Zoning Ordinance to include clearer requirements for open space in a planned unit development and to permit approval of a planned unit development with open space that is non-contiguous with the developed portion of the planned unit development, where appropriate, to foster the permanent protection of contiguous tracts of open space.
3. Work with adjacent townships, the County, and others on publicizing, and being a resource for landowners interested in, methods to preserve farmland, such as easements and Farmland Development Rights (formerly PA 116) Agreements.
4. Promote soil conservation and wise use of fertilizers and pesticides.
5. Support efforts of the County to prepare a detailed inventory of key natural resources and features that can be used as a preservation guide, and possibly a regulatory tool.
6. Partner with the County in its investigation of enactment of a local transfer of development rights program, to preserve designated agricultural land and open space while facilitating development in certain areas. Work with lawmakers to craft legislation, if transfer of development rights is deemed effective and practical.

Economic Development

Goal 2

Hope Township will strike a balance between the area's cherished rural character and a variety of small-scale employment opportunities.

Objectives:

1. Work with neighboring communities and possibly an area college (so students can perform the work) in the completion of a market study to help determine the types of businesses the community can support. Colleges to work with may include the Fehsenfeld Center of Kellogg Community College in Rutland Township, Davenport University in Caledonia, or the myriad schools in Kalamazoo and Grand Rapids. Implement the recommendations of the market study, if feasible.
2. Review existing available development incentives and potential grants geared toward assisting small businesses and develop systems to promote their use locally.
3. Continue to monitor infrastructure needs and to evaluate the need for water and sewer in areas planned for high intensity uses.
4. Work with neighboring communities, regional entities and legislators in the effort to develop and implement a plan to meet local telecommunication needs.

Cloverdale**Goal 3**

Cloverdale will function as a community focal point, with a quaint and attractive atmosphere inviting to both residents and visitors.

Objectives:

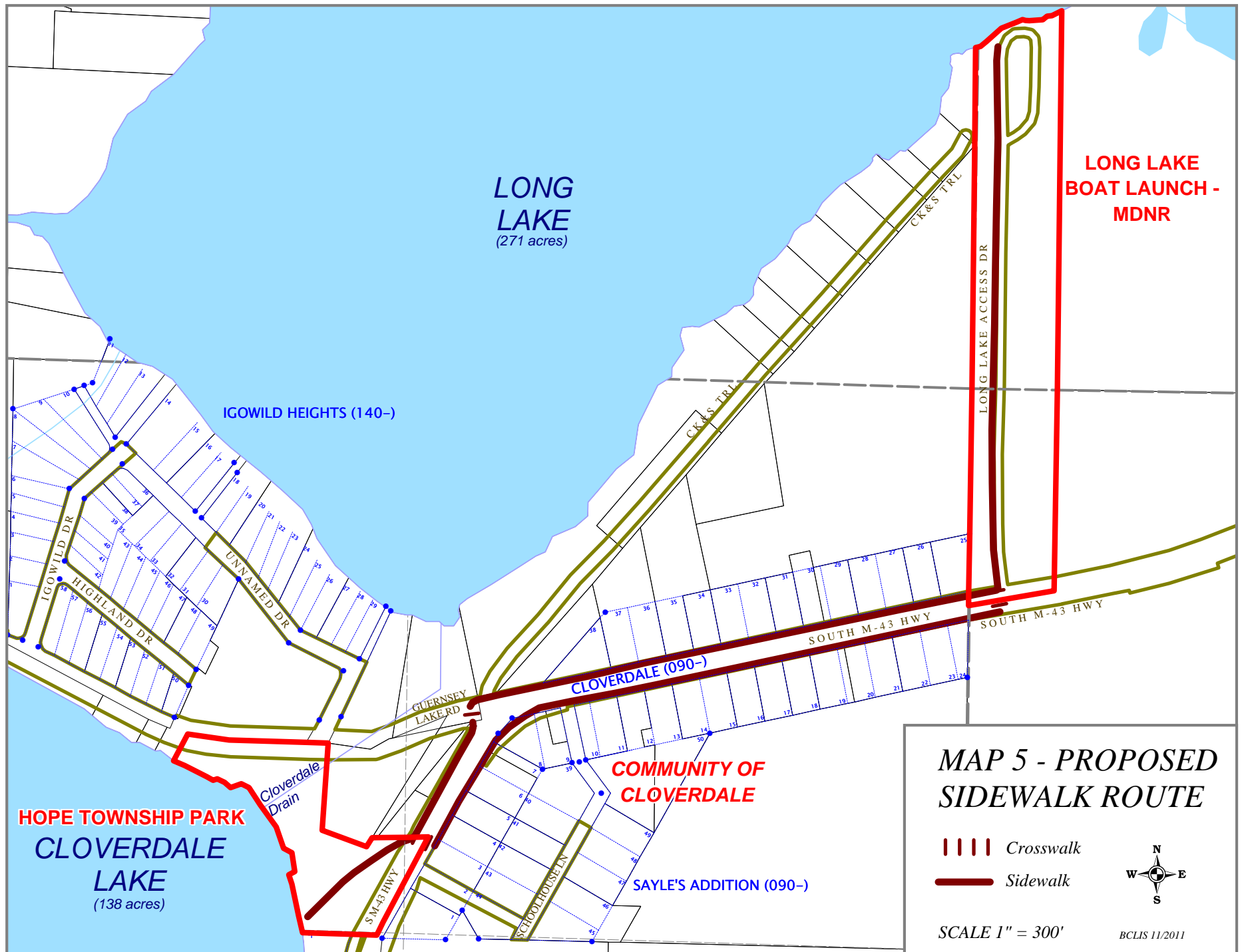
1. Encourage policies that strengthen and continue to foster the small-town and rural feel of the area.
2. Amend the Zoning Ordinance to incorporate more specific landscaping standards for commercial and industrial uses.
3. Seek MDOT Transportation Enhancement Funds and other grant opportunities to improve the streetscape aesthetic along M-43 and to install pedestrian infrastructure.
4. Work with MDOT in installing sidewalks along M-43 in Cloverdale, which may include simply adding the project to a long-range plan, at this time.
5. Improve amenities at the Township Park in Cloverdale.
6. Encourage the installation and maintenance of meaningful and effective gateways into Cloverdale, incorporating attractive landscaping and a “theme” which capitalizes on the unique identity of the area.

Trails**Goal 4**

The residents of Hope Township will enjoy non-motorized connections to the North Country Trail and the Paul Henry Thornapple Trail, and other safe, convenient and inviting connections to local and regional destinations.

Objectives:

1. Prepare and implement a Parks and Recreation Plan meeting the requirements of the DNR, in order to establish eligibility for grant dollars.
2. Identify desired non-motorized trail routes, taking into account existing regional trails, natural feature destinations, regional parks, County tourist destinations and cultural venues.
3. Coordinate trail planning with property owners and adjoining communities.
4. Explore funding opportunities or general resource partners, including the DNR, Barry County, the Bikes Belong Coalition, the Road Commission, MDOT, the West Michigan Trails and Greenways Coalition, the Thornapple Trail Association, the regional planning entity, and the Michigan Trails and Greenways Alliance.
5. Improve and widen existing road shoulders so that they can be used as proper bike lanes, in conjunction with the Road Commission and MDOT.
6. Support and encourage implementation of complete streets policies, where appropriate and desired.



SECTION XVIII – FUTURE LAND USE

The future land use framework is a compilation of descriptions and recommendations for future development and conservation in Hope Township. It serves as an overall framework for the management and regulation of future development and also serves as the basis for evaluating rezoning requests.

The Michigan Planning Enabling Act, Public Act 33 of 2008, as amended, specifically gives a Township Planning Commission the authority to prepare and officially adopt a Plan. As authorized under the Michigan Planning Enabling Act and its predecessor statute, the Township Board has reserved to itself final authority with respect to adoption of the Plan. When prepared, officially adopted, and maintained, the Plan should provide an advisory guide for the physical conservation of certain areas and for the development of other areas into the best possible living environment for present and future residents.

This section of the Plan update supports the goals and objectives and translates the Township's vision into a future land use plan for physical development, improvement and open space preservation. In addition, a zoning plan is provided, which relates the future land use categories to the current zoning districts of the Township, as required by the Michigan Planning Enabling Act.

Planning is guiding land uses from a policy standpoint, while zoning is the act of regulating the use of land by ordinance or law. The future land use map and the supporting narrative below are meant to be a guide for the Township as it contemplates rezoning and development applications. The future land use map is not a zoning map, but it will help to guide rezoning decisions along with the zoning plan. The future land use map is to be used in conjunction with the following narrative descriptions of each future land use designation.

Future Land Use Designations

Agricultural and Conservation Residential

Rolling farm fields are a defining component of the Township's character. In addition, rural home-sites nestled among the area's cherished natural features and open spaces characterize a significant portion of the community. The Agricultural and Conservation Residential future land use designation seeks to embrace the continuation of farming in the community while also accommodating rural residential development that preserves natural features, and is therefore the least intense future land use designation of this Plan.

Agricultural uses and very low-density residential uses are the predominant land uses in these areas. Future extension of public sanitary sewer infrastructure into these areas is not contemplated over the life of this Plan; densities should therefore be relatively low to accommodate private septic systems. Up to one dwelling unit per acre is contemplated in the Agricultural and Conservation Residential classification.

The boundaries and extent of the Agricultural and Conservation Residential planning areas have been designed with the following considerations in mind: areas not serviced with public sewer should not be developed intensely, and areas with soils that are generally unsuitable to support intensive development due to substantial rolling topography or septic system limitations should not be planned for intensive future growth. In addition, areas considered suitable for long term farming investment, including areas with relatively little land

fragmentation, have been included in this designation, as well as existing concentrations of active farmland.

Moreover, the Agricultural and Conservation Residential future land use designation encourages the preservation of natural features that are useful as storm water retention and ground water recharge areas, provide valuable habitat for wildlife, and have important aesthetic and scenic values. The Plan encourages the clustering of home sites to preserve open space and natural features, and to preclude the proliferation of individual residential driveways to primary roads, which can undermine the rural character of a roadway and cause potential traffic conflicts.

Lake Residential

The lakes located in Hope Township are substantial recreational amenities and enhance the appeal of the community as a prime residential area within Barry County. Additionally, the water bodies and the surrounding land are valued for ecological significance and treasured for aesthetic and recreational value. As such, Lake Residential areas will warrant special planning attention when implementing this Land Use Plan.

Lake Residential areas include single-family homes at a density of about two to three dwelling units per acre in accessible waterfront areas and largely, where public sanitary sewer is present. The bulk of the Township's developed residential areas fall within the Lake Residential future land use classification.

Some of the Township's lakes have acted as magnets for residential growth and will remain attractive places for residential uses and recreation activity. Conversely, several smaller lakes and streams retain an untouched character and have not attracted much development or have remained low-density over time. To preserve water resources in the Township, those pristine and largely undeveloped lakes do not fall within the Lake Residential designation and should remain relatively low-density. Moreover, several Lake Residential areas are not served with public sanitary sewer, but are designated as Lake Residential to reflect present land use patterns. Intense development or density increases in these areas should not occur without public sanitary sewer.

Village Center Areas

Hope Township boasts two distinct hamlets that embrace the community's pastoral nature, Cloverdale and Cedar Creek. The Village Center designation reflects these historic or emerging clusters of activity in the Township and seeks to perpetuate their character. Additional infill uses may be encouraged in the Village Center areas that replicate the size, scale and character of existing homes and businesses. Such infill may be a mixture of residential or commercial land uses.

Cloverdale Village Center. Cloverdale village is the most developed of the two and is located along M-43, in the midst of fairly well-developed residential areas along the shores of Long Lake and Cloverdale Lake. Although Cloverdale has experienced more development, the area lacks the cohesive synergy common in many Michigan villages and might benefit from sidewalks or a landscape theme to help improve the way the uses relate to one another. The Plan encourages the perpetuation of Cloverdale as a community focal point and envisions the expansion of community-oriented uses in the area, such as small-scale retail and service uses, a pavilion for a farmer's market or other public "gathering places," and other uses that concentrate activity in the village.

Cedar Creek Village Center. Currently, Cedar Creek village essentially exists as a rural segment of Cedar Creek Road with very little development. Cedar Creek is not likely to experience much change over the life of this Plan, in part because the area is not served with public sanitary sewer and therefore planning for intense development is not appropriate. Cedar Creek village will likely experience less pressure for change over time and should retain its rural character; development should occur at a smaller scale compared to Cloverdale.

State and Protected Lands

A portion of the Yankee Springs State Game Area falls within Hope Township. The forests are intended for general public use and enjoyment. The State and Protected Lands future land use designation is intended to reflect public ownership of these lands and to help ensure that the land remains preserved so that future generations may continue to enjoy the benefits of a well-preserved natural environment. Additionally, land that has been permanently protected from development, such as conservation easements, land owned by the Southwest Michigan Land Conservancy, DNR land, and a small portion of the Pierce Cedar Creek Institute, are also included within this designation.

Although this plan encourages the continuation of protected land which provides open space preservation and recreational amenities, where development will occur for whatever reason in the future, lands may experience low-density development integrated with the key natural features of the site congruous with the Agricultural and Conservation Residential designation. Nevertheless, the intent is that protected land remains in its natural state.

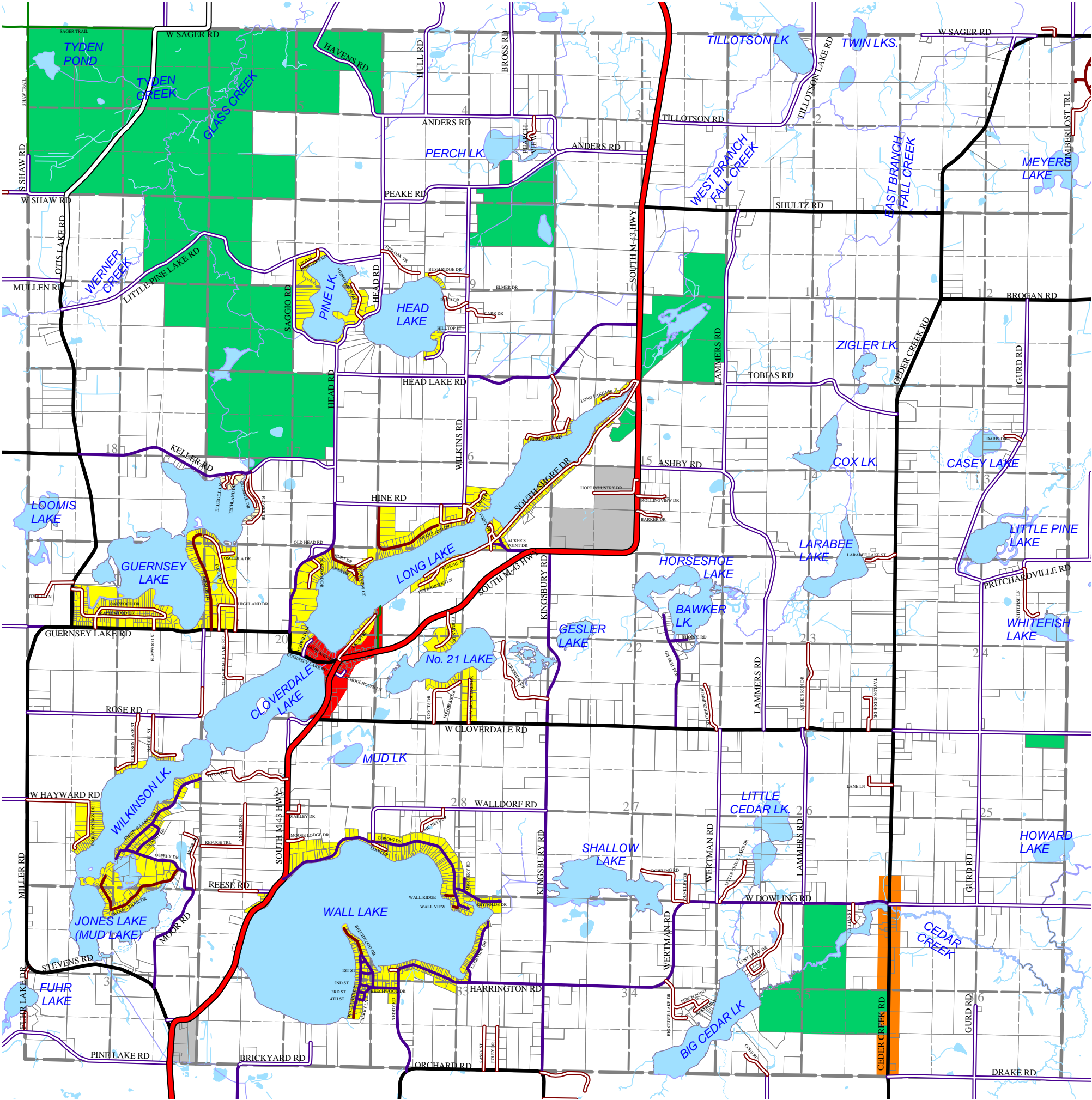
Light Industrial

The Light Industrial future land use designation reflects the Township's desire to promote existing industrial areas as generators of employment for area residents. Industrial areas will be characterized by low-impact land uses, such as research and development facilities, offices, light manufacturing, and warehousing. Light Industrial areas adjacent to residential uses should include buffer areas to protect the residential uses from any potential adverse effects. Buffer areas should include substantial setbacks and generous landscaping.

HOPE TOWNSHIP

BARRY COUNTY, MICHIGAN

MAP 6 - FUTURE LANDUSE



- Legend
- Agricultural & Conservation Residential
 - Lake Residential
 - Cloverdale Village Center
 - Cedar Creek Village Center
 - State & Protected Lands
 - Light Industrial
 - Open Water

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SCALE 1" = 3200FT
BARRY COUNTY LAND
INFORMATION SERVICE

NOVEMBER 2011

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.

Future Land Use Categories	Supporting and Compatible Zoning Districts	Additional Potentially Compatible Zoning Districts	Evaluation Factors and Features to Determine Eligibility for Additional Potentially Compatible Zoning Districts
Agricultural and Conservation Residential	AR, Agriculture RR, Rural Residential	RL, Single Family Residential Lake	If adjacent to land already zoned RL, if public sewer is provided and if new development supports the intended character of the Lake Residential designation
Lake Residential	RL, Single Family Residential Lake	MHP, Mobile Home Park or Plat	If public sewer is provided and new development includes open space and pedestrian amenities and is formed into a walkable community; and if adjacent to land already zoned MHP
		CL, Commercial Lake	If adjacent to land already zoned CL, if public sewer is provided and if new development supports the intended character of the Lake Residential designation
Cloverdale Village Center	CL, Commercial Lake C-1, General Commercial RL, Single Family Residential Lake	C-2, Medium Commercial C-3, Heavy Commercial I, Light Industrial	If public sewer is provided, and if new development includes pedestrian amenities, is compatible with adjacent land uses and supports the intended character of Cloverdale
Cedar Creek Village Center	C-1, General Commercial RR, Rural Residential	C-2, Medium Commercial C-3, Heavy Commercial I, Light Industrial	If new development is compatible with adjacent land uses and supports the intended character of Cedar Creek
State and Protected Lands	S, State Land	AR, Agriculture	The intent is that land remain protected for general preservation and recreation; however, if land were to become developed, it should be developed under the AR district, the predominant zoning district surrounding lands designated State and Protected Lands
Light Industrial	I, Light Industrial	C-1, General Commercial	If new development is intended to support adjoining industrial uses

* The Open Space Preservation Overlay District is presented in the Township Zoning Ordinance as an option in the RL District, where public sewer is present, and in the AR and RR Districts. In addition, the Natural River District is an overlay zone related to designated natural river tributaries in the Township.

In considering a request to rezone property in Hope Township, the Planning Commission must consider the future land use map and the future land use descriptive narrative of this plan. The foregoing table should be used to evaluate the degree to which the proposed rezoning is, or may be, consistent with this plan together with an evaluation of the specific request. The proposed rezoning decision should also consider whether the proposed site may be reasonably used as it is currently zoned, whether the proposed site is an appropriate location for any and all of the land uses that might be permitted within the requested zoning district, whether there may be other locations in the community that are better suited to accommodate such uses and any potential detrimental impact on the surrounding property that could result from the proposed rezoning.

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