



HOPE TOWNSHIP

LAND USE PLAN

BARRY COUNTY, MI

DRAFT V4 06.26

ACKNOWLEDGEMENTS

Hope Township Land Use Plan

Barry County, Michigan

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Larry Heslinga

Prepared with the assistance of professional planners at

williams&works



The Hope Township Land Use Plan was originally adopted in 1982, and subsequently updated in 1991, 1998, 2008, 2012, and 2026.

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Chapter 1:
INTRODUCTION



INTRODUCTION

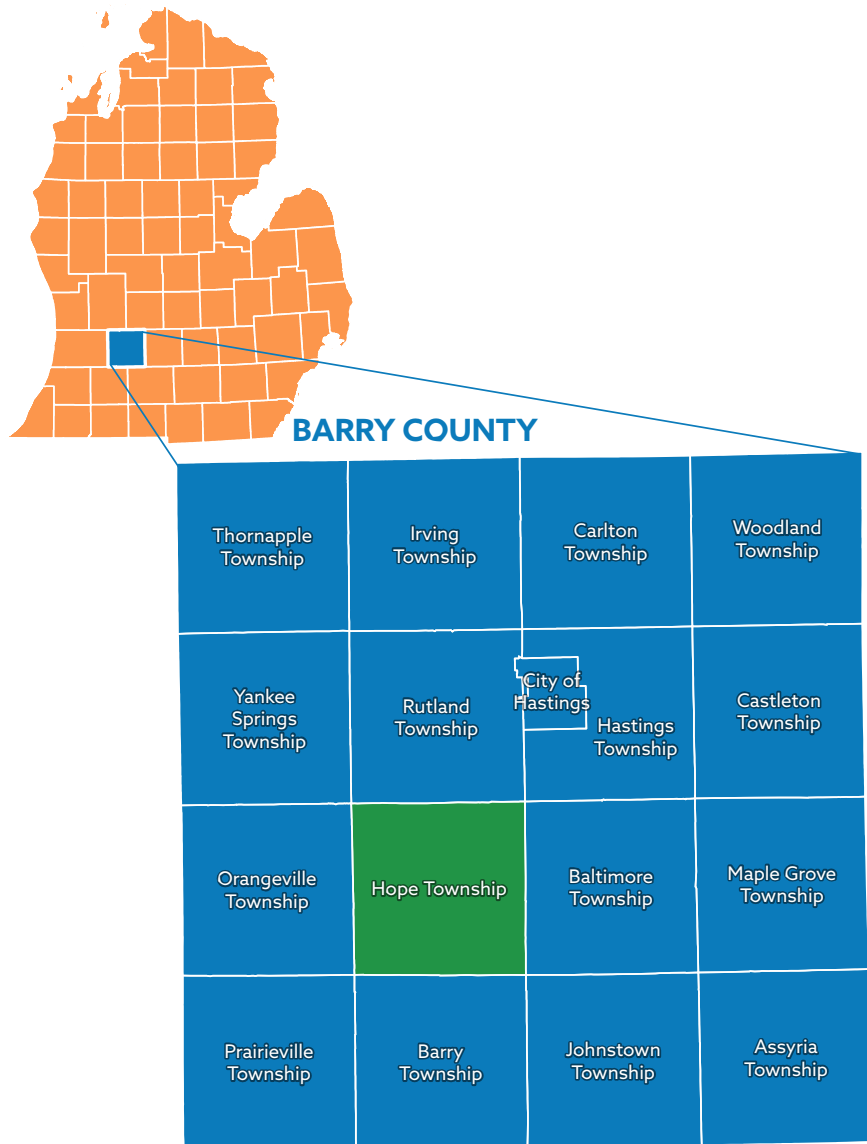
PURPOSE

Prior to the adoption of this update, Hope Township had been implementing the Land Use Plan last updated in 2012. 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, that 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 The repealed Township Zoning Act was the enabling statute for creation of a township zoning ordinance.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 This act has been replaced by the Michigan Zoning Enabling Act of 2006.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, natural features, and existing infrastructure such as roads, sewer, parks and cemeteries.



HISTORY AND GENERAL DESCRIPTION OF HOPE TOWNSHIP

Hope Township was incorporated in 1850 after previously being a portion of Barry Township. The present hall was built in 1986 as a replacement for the former Shultz School, which was purchased from the Hastings School District. Prior to the use of the Shultz School, the Township was served by a small hall in Cloverdale.

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 in the region 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. This pressure has been exacerbated by the COVID-19 pandemic, as many professions have shifted away from in-person offices to hybrid or remote work arrangements. Those who would typically live physically near where they are employed have the opportunity to live and work, temporarily or permanently, wherever there is reasonable access to high-speed internet. Further, the Township's extensive natural resources have attracted material and mineral extraction operations to support the growing regional metropolitan areas.





Chapter 2:

COMMUNITY DESCRIPTION

COMMUNITY DESCRIPTION

POPULATION PATTERN

Hope Township has had moderate growth in population in the post-WWII era. The improvement of M-43 fostered new access from the surrounding cities of Kalamazoo, Battle Creek, Grand Rapids, Hastings, and even Lansing. Some people came seeking a different lifestyle outside of urban areas, while others came searching for property to develop “hobby farms,” working family farms, or were attracted by the numerous lakes and watercourses 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.

Table 2.1 depicts population change in Hope Township between 1970 and 2020, according to the U.S. Census. Between 1970 and 2020, Hope Township's population increased by 1,371 people, or by about 77%. The chart below shows the growth rate for the townships neighboring Hope Township between 1970 and 2020. Hope Township outpaced its neighbors in growth between 1970 and 1980, but has seen a slow leveling-off in growth and eventual decline since the 1980s.

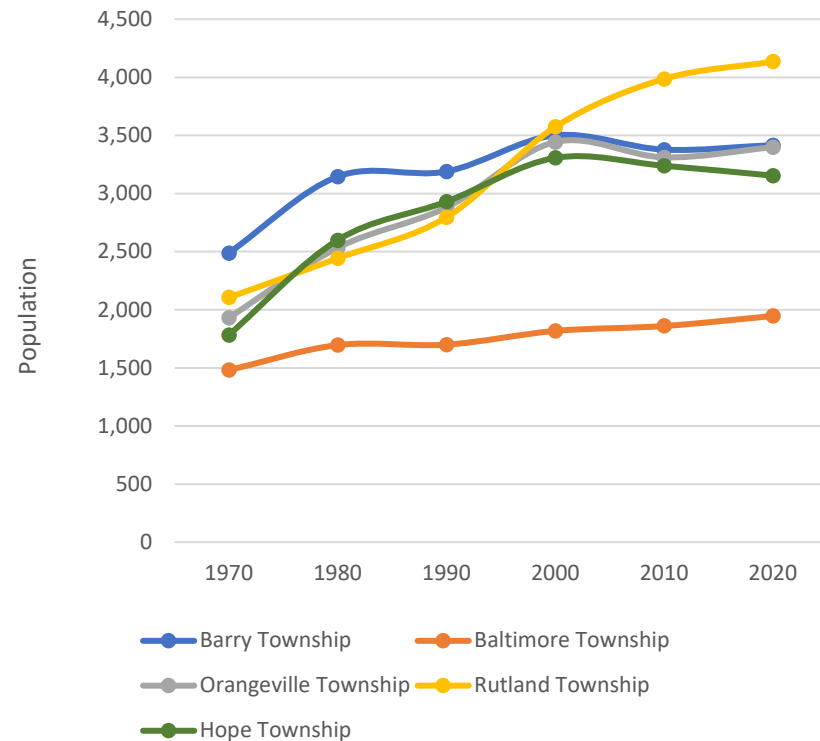
Table 2.1: Hope Township Population Change 1970-2020

1970	1980	1990	2000	2010	2020	1970 - 2020 Percent Change	2000 - 2020 Percent Change
1,783	2,599	2,930	3,307	3,239	3,154	76.9%	-4.6%

Source: U.S. Census Bureau

Between 2010 and 2020, the Township's population declined by 85 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 and numerous short-term rentals. 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 15 years following The Great Recession.

Figure 2.1: Comparative Population Change 1970-2020



Source: U.S. Census Bureau

POPULATION PROJECTIONS

Population trends refer to the historical direction a community has followed with respect to its population counts while population projections refer to the direction a community is anticipated to follow in future years. Hope Township community has followed a steadily increasing population trend over the past few decades except a slight decline between 2010-2020. The statistical averaging techniques in this section project the Township’s population growth to the year 2050. The approaches are intended to provide a general sense of growth in the future. The following generalizations are limited in scope and are based on past trends documented by the United States Census Bureau and the City data.

Arithmetic Method projects future population counts based on the increase or decrease in the average number of persons per year. The following projections are based on an average decrease of 7 persons per year in Hope Township since 1980.

Growth Rate Method assumes growth or decline will occur at the same rate as it did in the past, similar to the Arithmetic Method. According to the U.S. Census, the population rate of growth in Hope Township was approximately 0.3% per year between 1980 and 2020.

The Building Permit Method is another population projection technique; however, given the Township’s housing characteristics (see Table 2.5) and sizeable seasonal population and quantity of second homes, it may not be a reliable metric. The rate is based on the number of residential building permits issued by the Township. A total of 99 new residential dwelling permits were issued in Hope Township from 2019 to 2025 with an average of 14 permits per year. The Township’s average household size as estimated by the Census Bureau was 2.07 persons. Extrapolating these figures into the future also projects population growth if current trends remain the same.

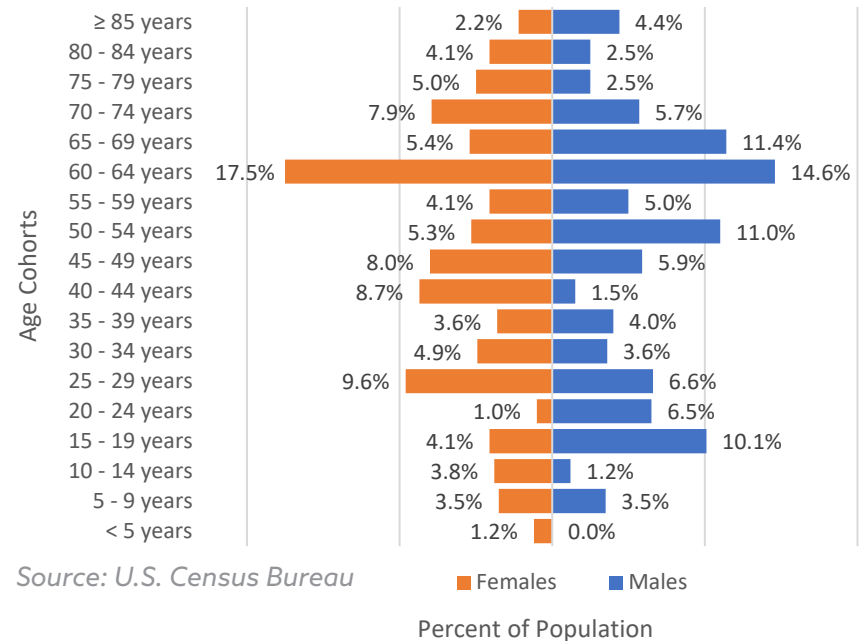
Table 1.5 summarizes the population projection information based on an average of all three projection methods which shows population for Hope Township growing to 3,305 by 2030, 3,458 by 2040, and 3,611 by 2050.

Table 2.2: Population Projections

Method	Current	Projected Population		
	2020	2030	2040	2050
Arithmetic	3,154	3,223	3,291	3,360
Growth Rate	3,154	3,250	3,349	3,451
Building Permit	3,154	3,444	3,734	4,024
Average	3,154	3,305	3,458	3,611

An age breakdown of can give more insight into future population trends in the Township. The population pyramid in Figure 2.2 shows that the largest age groups in the Township are those comprising of residents over 40 years in age. The largest age cohort was the 60 to 64 age group, making up 32.1% of the population. This could be as a result of the seasonal and second-home nature of the Township. The pyramid also shows a broader trend of an aging population in which fewer younger child-bearing age people reside in the Township as compared to those of retirement age.

Figure 2.2: Hope Township Population Pyramid



K-12 public school enrollment in the Township is split between two different public school districts: Hastings Area Schools and Delton Kellogg Schools. Over the course of the last two decades, both school districts have seen significant declines in overall enrollment. This is likely as a result of the aforementioned population declines and aging population in the Township. The table below shows the enrollment changes between the 2002-2003 school year and the 2024-2025 school year (MI School Data, 2025).

Table 2.3: K-12 Public School Enrollment

	2002-2003	2024-2025	Percent Change
Hastings	3,328	2,481	-25.5%
Delton-Kellogg	2,016	1,111	-44.9%

Source: MI School Data

Graduation rates in the two districts have also declined over the last 15 years. The table below shows graduation rates in the districts and the total decline expressed as a change in percentage (MI School Data, 2025).

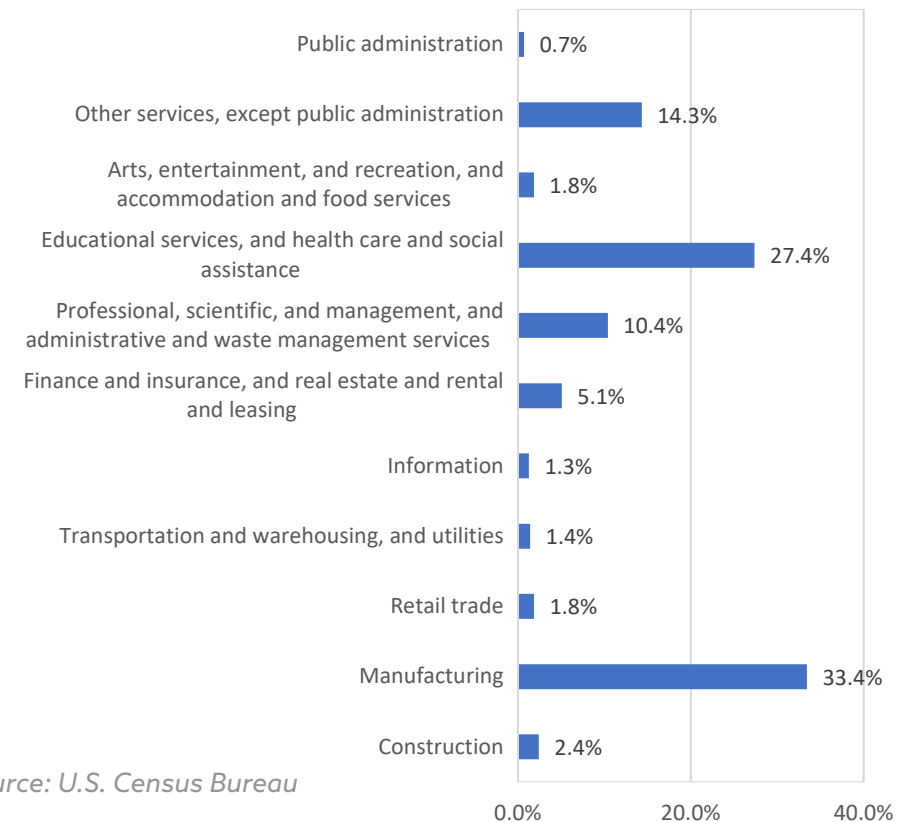
Table 2.4: High School Graduation Rates

	2002-2003	2024-2025	Percent Change
Hastings	89.2%	82.4%	-7.6%
Delton-Kellogg	95.0%	76.3%	-19.7%

Source: MI School Data

Employment in Hope Township is generally strong, with approximately 52.7% of residents being employed and only 2.8% of residents being unemployed. For comparison, the statewide employment rate in 2020 was 57.7%, and the unemployment rate was 3.7%. The table below breaks down employment in the Township into different industries. The largest industries were Manufacturing, Educational services, healthcare, and social assistance and Other services, except public administration, employing a combined 75.1% of Hope Township residents. Only two U.S. Census defined industries were reported to have not employed any Township residents. These are Agriculture, forestry, fishing and hunting, and mining, and Wholesale Trade (U.S. Census, 2020).

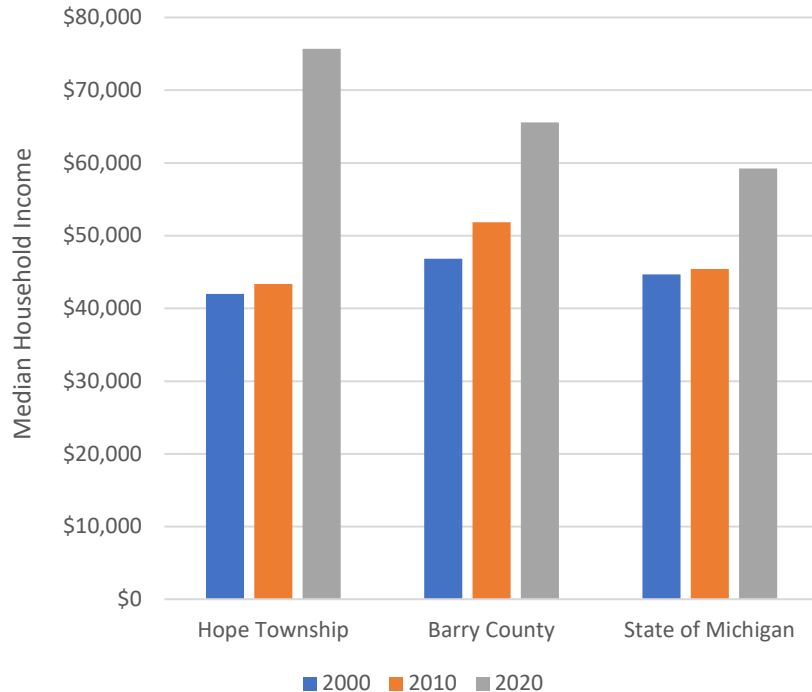
Figure 2.3: Employment by Industry, 2020



Source: U.S. Census Bureau

Median household income in Hope Township has been rising over the last 30 years, with a noticeably large spike in the last 10 years. While Barry County and the State of Michigan saw increases in median household income as well, Hope Township's increase was substantially more than the averages in Barry County and the State of Michigan. At a 42.7% increase, average household income jumped from \$43,375 in 2010 to \$75,701 in 2020. This is compared to 20.9% and 23.3% increases for Barry County and the State of Michigan, respectively (U.S. Census, 2020).

Figure 2.4: Median Income in Hope Township, Barry County, and the State of Michigan



Source: U.S. Census Bureau

Concurrent with a modest population decline in the last decade, the table below illustrates that 117 housing units were lost in the Township during the same period. Total housing units decreased from 1,860 units to 1,743 units, or by about 6.3%, according to the U.S. Census. Also in the same period, the number of vacant housing units decreased by nearly 38%. The number of vacant/seasonal units in the Township decreased by nearly 15% between 2010 and 2020, from 435 units to 370 units; and the percentage of the Township's total housing stock that seasonal dwellings comprise decreased slightly from 23.4% to 21.2%. Despite the decrease, there is still a sizeable population of seasonal residents and homes in Hope Township.

Table 2.5: Housing Characteristics

	2002-2003	2024-2025	Percent Change
Total Housing Units	1,860	1,743	-6.3%
Occupied Housing Units	1,286	1,275	-0.9%
Vacant Housing Units	754	468	-37.9%
Vacant/Seasonal Units	435	370	-14.9%

Source: U.S. Census Bureau

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Chapter 3:

NATURAL FEATURES

NATURAL FEATURES

HOPE TOWNSHIP AND THE EFFECT OF GLACIERS

Hope Township is located 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. 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. Glacial activity is also the primary reason for the Township's predominantly sand and gravel-laden soils.

Many of the lakes in Hope Township, such as Wall, Perch, and Head Lakes, are called kettles. The lakes were created by large chunks of ice breaking off glaciers and being buried under the sand and gravel sediments. 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.

DRAINAGE SYSTEMS AND WATERSHEDS OF HOPE TOWNSHIP

The four watershed systems of Hope Township are shown on Map 3-2. Water from three of the four watersheds flows north, northeast, or east into the Thornapple River and eventually the Grand River, which empties into Lake Michigan. A small portion of the Spring Brook watershed is located in the southwest corner of the Township and eventually flows to the Kalamazoo River, which also empties into Lake Michigan. The Township sits atop a large basin system with elevations exceeding 1,000 feet above sea level along the highest ridges and hilltops (See Map 3-1). For comparison, the surface of Lake Michigan is approximately 577 feet in elevation. As such, the Township serves as a headwaters for two major river systems and their tributaries, several of which are designated trout streams. This makes the surface and groundwater of the Township particularly

important to regional watershed and fisheries protection. The Lower Grand River Organization of Watersheds and the Kalamazoo River Watershed Council offer resources and support for the improvement and protection of these two river basin systems.

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.

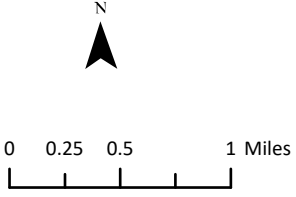
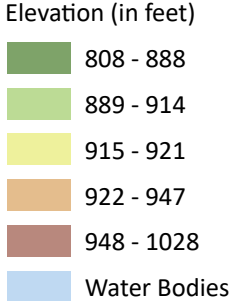
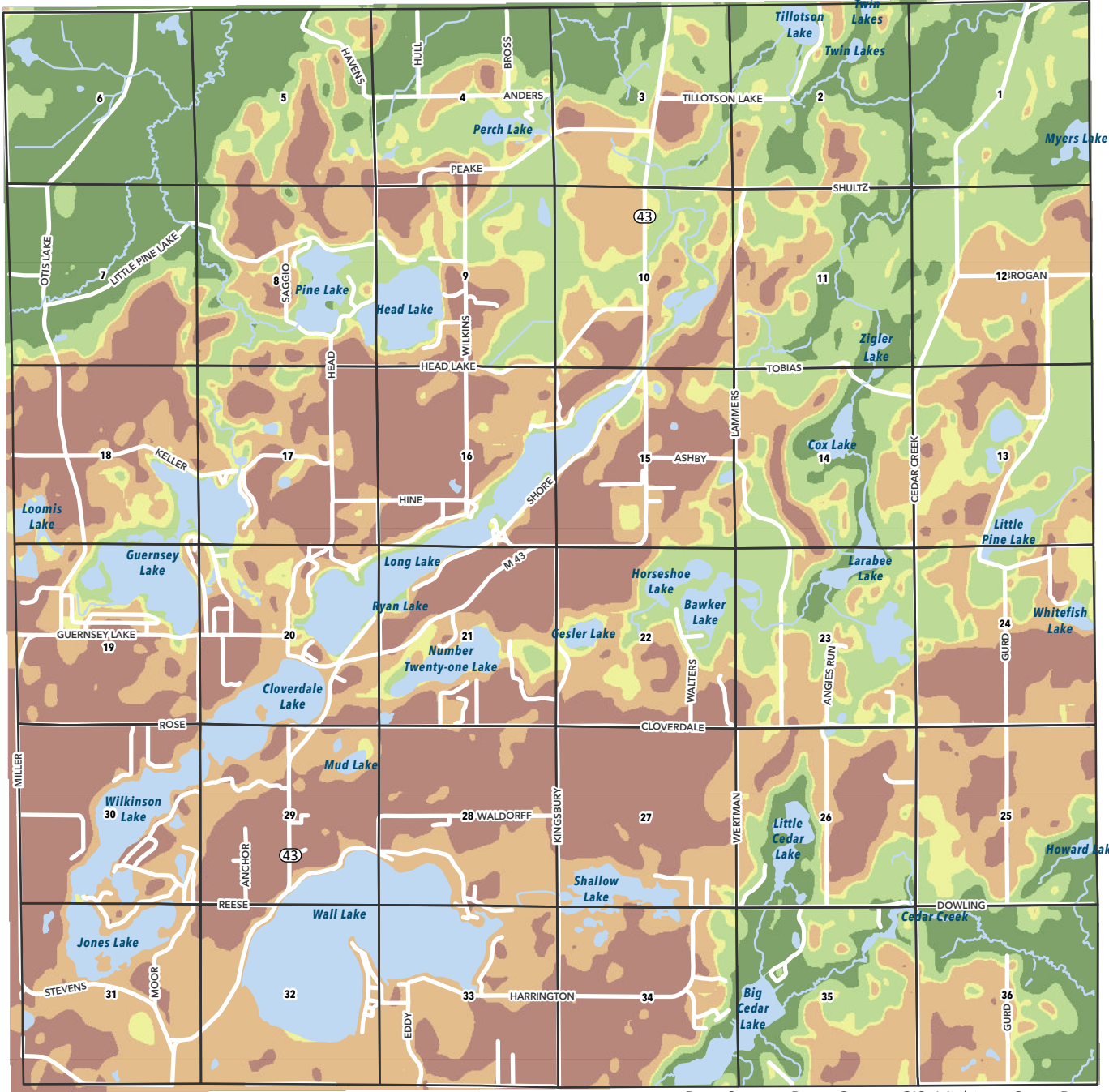
Water flows through a marsh into Wall Lake from Barry Township. Through a dam at the east end of Wall Lake, water flows through the Wall Lake and Shallow Lake Drains into Shallow Lake and from there by stream to Little Cedar and Big Cedar Lakes, into the mill pond, and into Cedar Creek, which flows east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

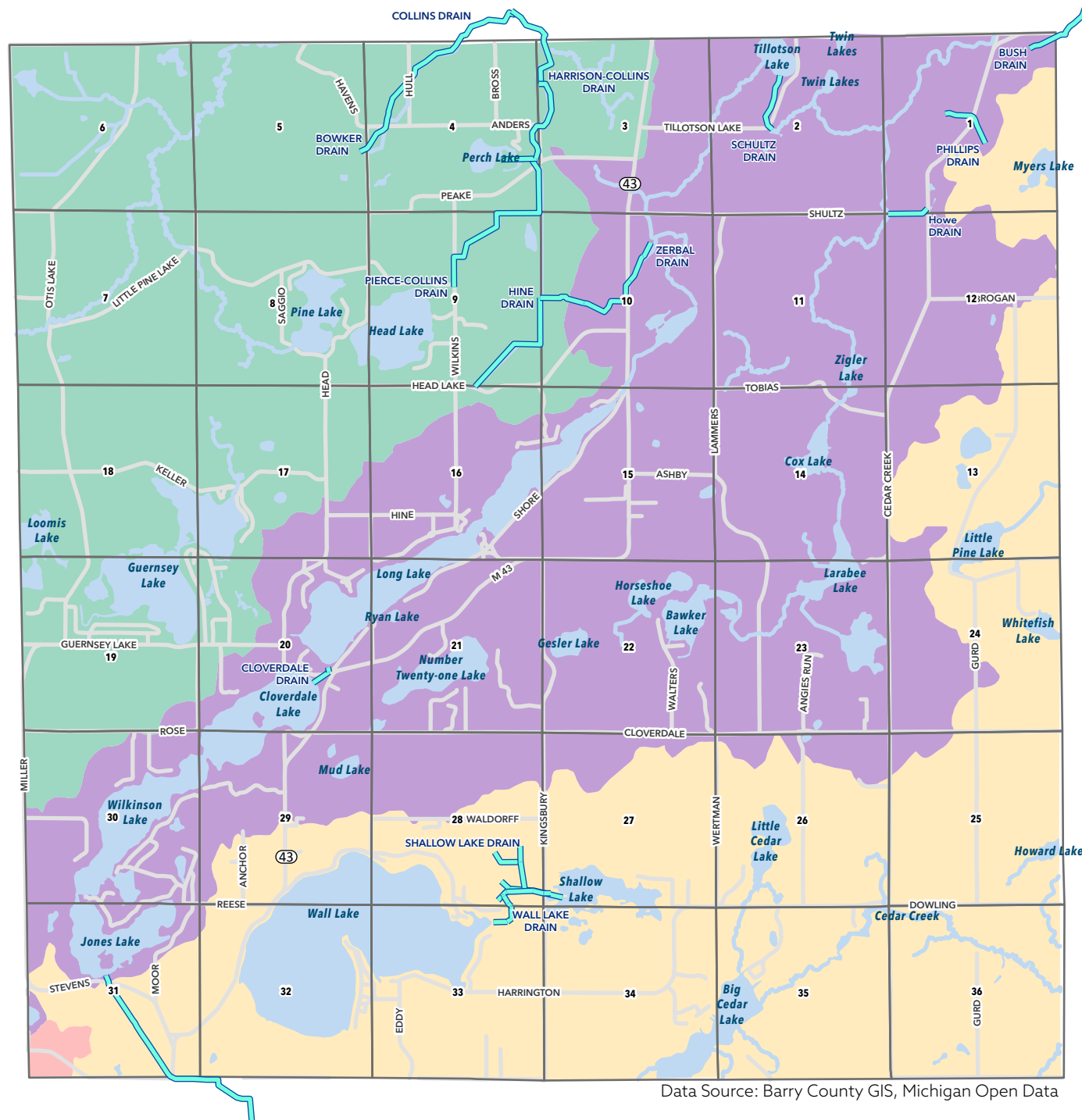
The Pierce-Collins, Harrison-Collins, Bowker, and Collins Drains drain a large marsh in Sections 3, 4, 5, 8, 9, and 10. This water flows north into Rutland Charter Township.

Map 3-1: TOPOGRAPHY

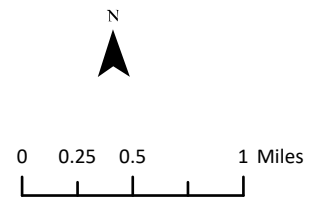


Data Source: Barry County GIS, Michigan Open Data

Map 3-2: HYDROLOGY




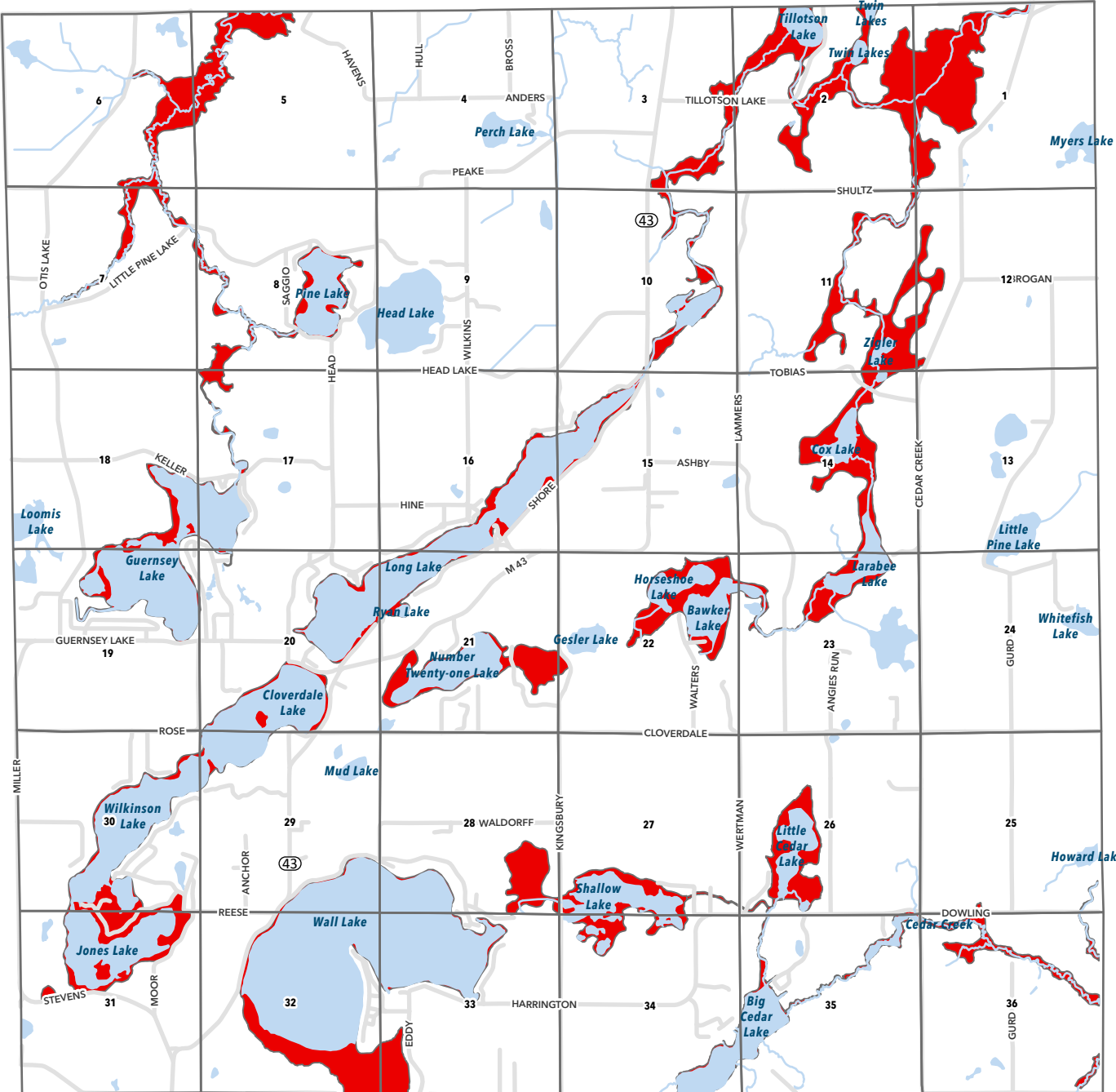
- Water Bodies
- County Drains
- Watershed Subbasin
- Cedar Creek
- Fall Creek
- Glass Creek
- Spring Brook



Data Source: Barry County GIS, Michigan Open Data

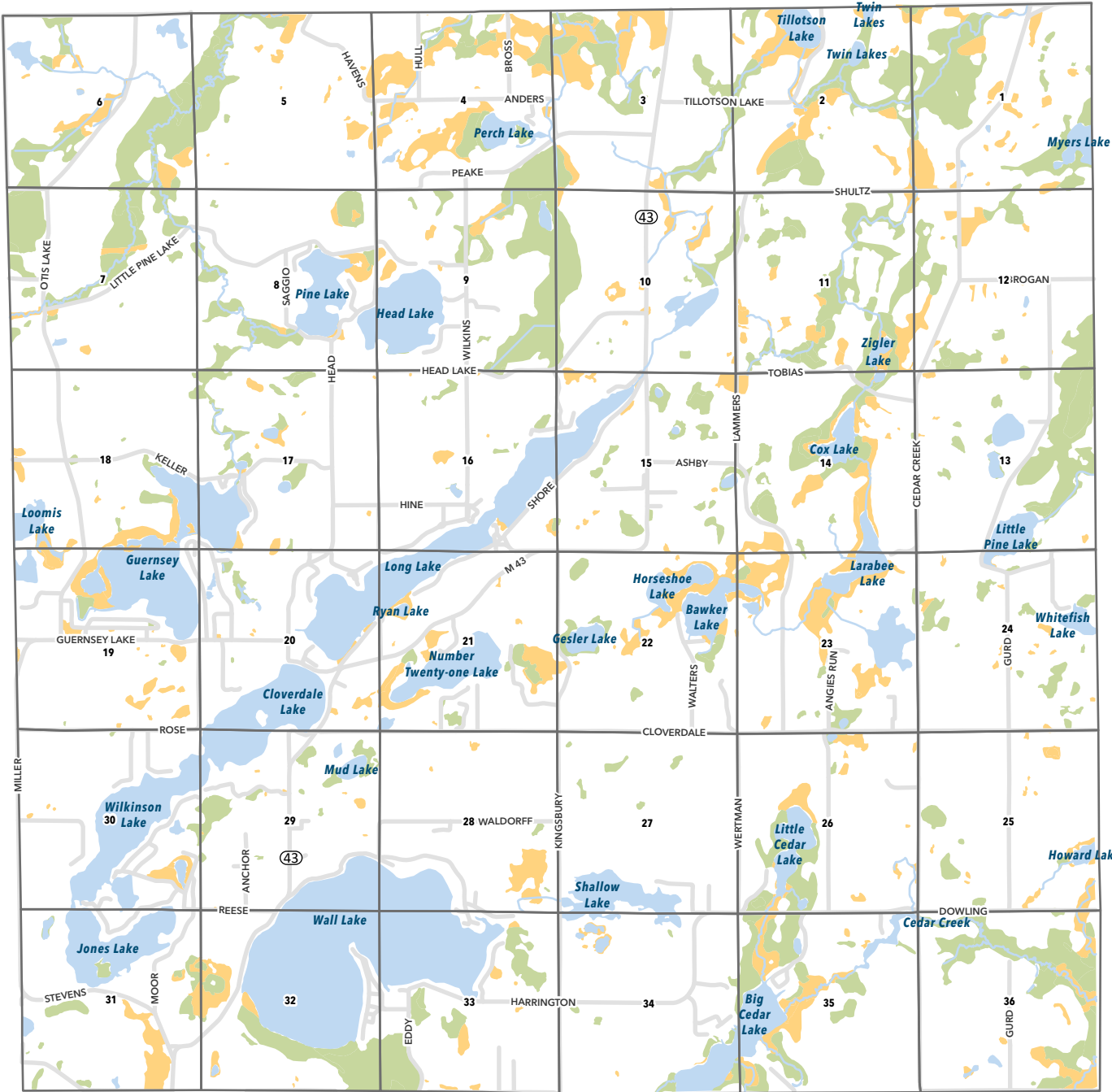
Map 3-3: FLOOD HAZARD

 Areas with 1% annual chance of flooding

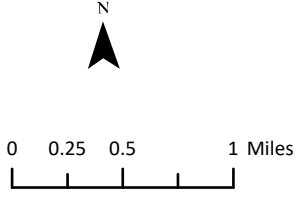


Data Source: Barry County GIS, Michigan Open Data

Map 3-4: WETLANDS



- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Water Bodies
- Streams



Data Source: Barry County GIS, Michigan Open Data

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 (See Map 3-3).

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.

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 they 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 Michigan Department of Environment, Great Lakes, and Energy (EGLE), and permits for building and altering the area must be obtained from EGLE.

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 also help to filter and protect surface water resources as well, such as lakes and streams. Wetlands can be an important route for contamination to enter the water table, as well. Many State and federal laws protect wetlands. See Map 3-4 for a map of wetlands in the Township.

WATER QUALITY, THE SANITARY CODE, AND THE HEALTH DEPARTMENT

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 septic system 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.

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 previously had a program in place that required a well and septic permit prior to any dwelling or commercial property sales known as T.O.S.T. (Time of Sale or Transfer); however, the program was discontinued. The purpose of this program was to protect Public Health, the quality of water resources, and the environment. This program evaluated 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.

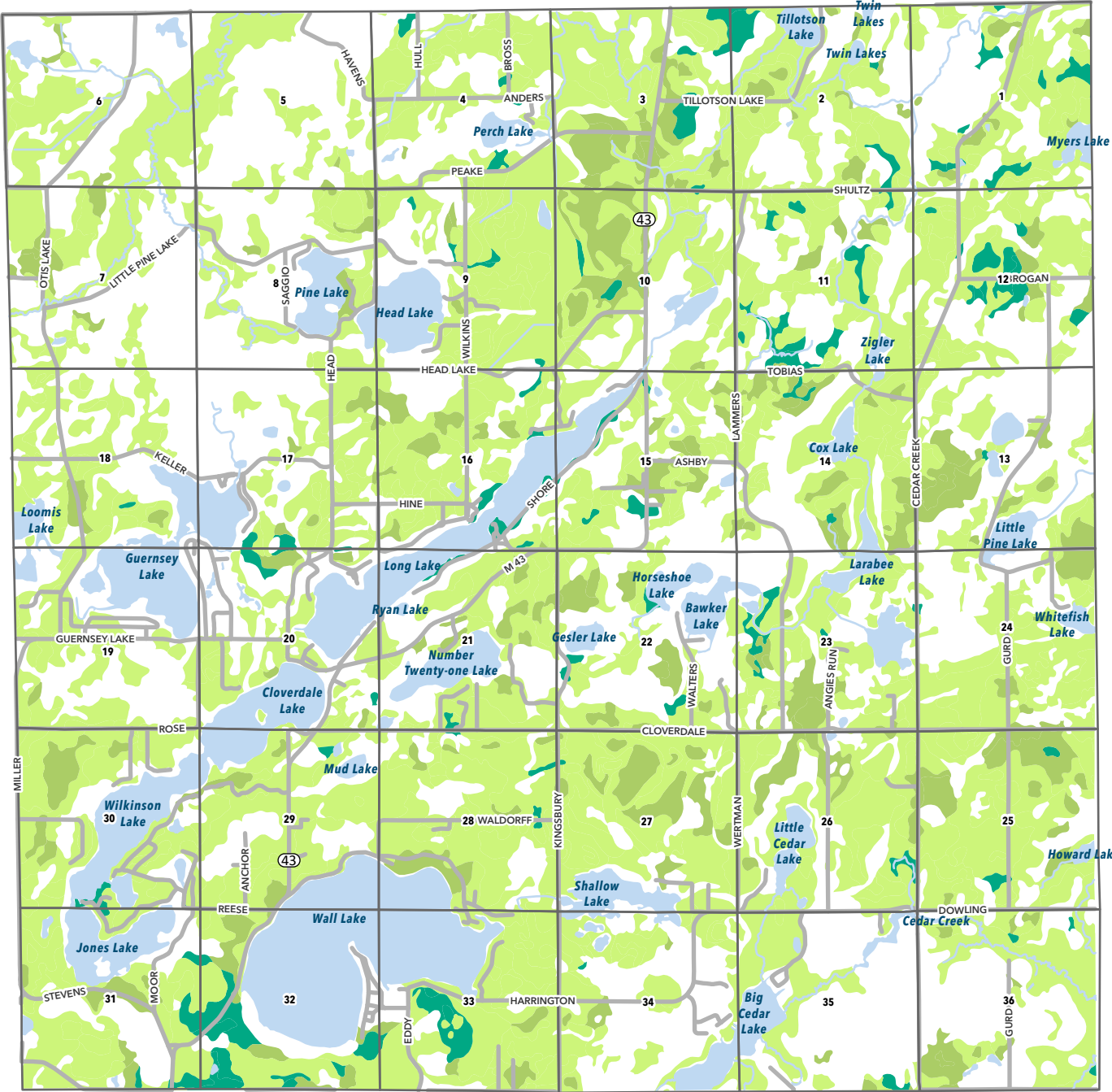
AGRICULTURE & FARMLAND

Due to glacial activity, there are hundreds of feet of sand, gravel, rocks, and clay on top of the bedrock in many areas of the Township. Rocks consistently 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, much of the farmland of the Township is not considered prime agricultural land. Nonetheless, there is some prime farmland as indicated by the U.S. Department of Agriculture Soil Conservation Service, which classifies soils into various associations. With this data, a soil quality map for farmland can be created (See Map 3-5). While areas of prime farmland are not prolific, farmland of local importance can be found throughout much of the Township. Farmland of local importance is defined as a list of soil survey map units that have evidence of suitability for crop production within a locality, but are not classified as important farmland soils (prime farmland, unique farmland, or farmland of statewide importance) in the soil survey. Anecdotally, a drive through the Township confirms that growing crops is a productive practice in many areas.

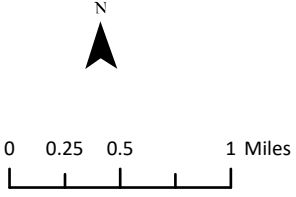


Map 3-5: FARMLAND

- All areas are prime farmland
- Farmland of local importance
- Prime farmland if drained



Data Source: Barry County GIS, Michigan Open Data



OTHER RESOURCES

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 of Michigan 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, Barry State Game Area (including portions in Hope Township), 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.

Gravel and Sand Extraction

Due to glacial activity in the region, there is an abundance of sand and gravel in the Township. There have been a number of sand/gravel pits historically operating in the Township, and several more in immediately adjacent townships. More recently, sand and gravel mining has been a topic of concern for area residents as several large mining operations have been permitted or proposed near area lakes. Currently, sand and gravel mining is permitted in the A.R. (Agricultural/Residential) zoning district with application and approval for a Special Exception Use Permit by the Planning Commission.

Certain soil types are more ideal for sand and gravel mining than others. While sand and gravel can likely be found in almost any corner of the Township, there are areas where sand and gravel is more profitable and more easily accessible.

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.



Chapter 4:

COMMUNITY FACILITIES & SERVICES

COMMUNITY FACILITIES & SERVICES

PROTECTIVE SERVICES

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.

Ambulance Service

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

Police

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

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. Brush and open burning permits are accessible by dialing 948-4800, which goes into E-911.

OTHER SERVICES

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.

Cemeteries

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

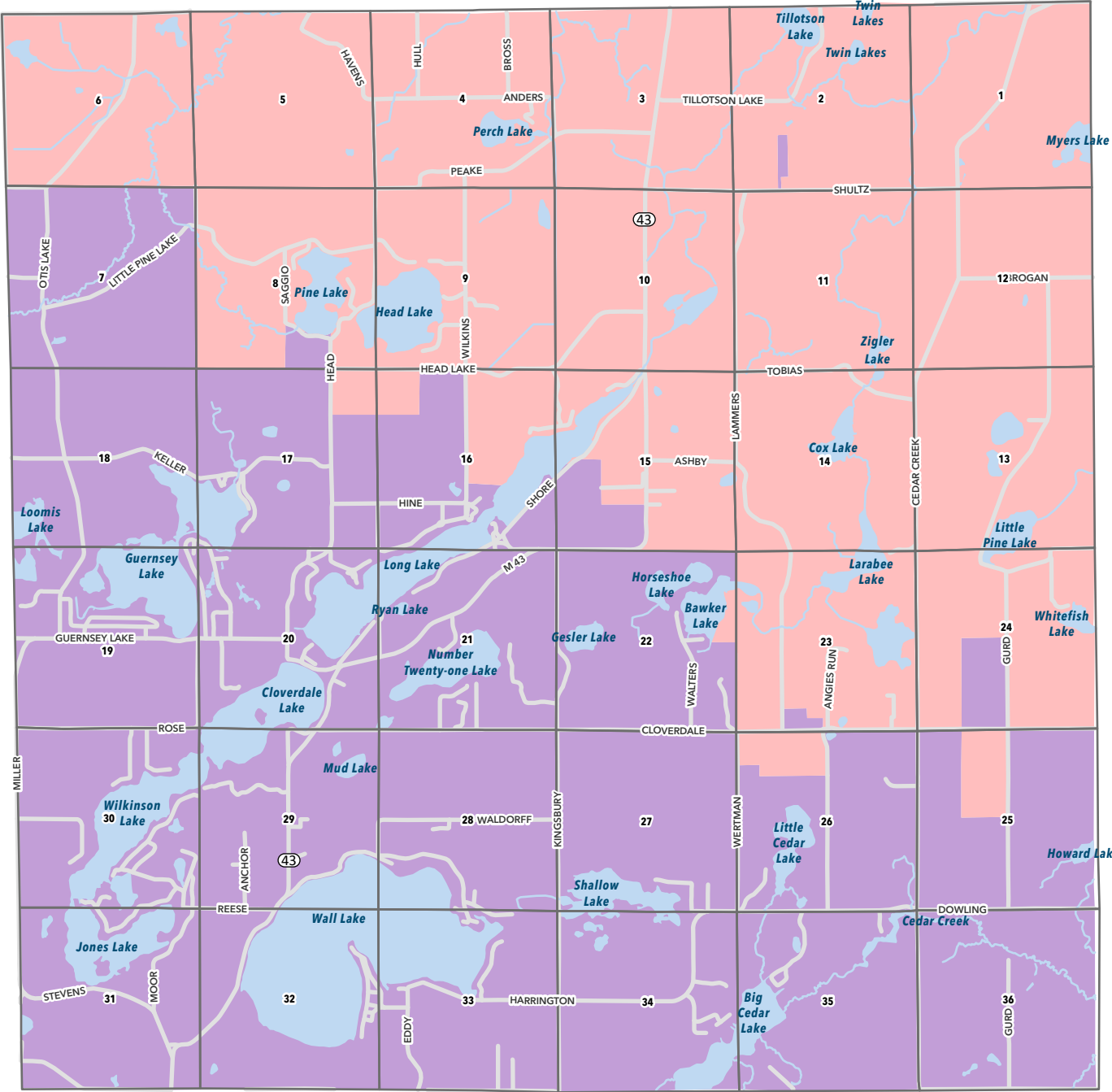
The Township Clerk is the record custodian of both cemeteries and the Township maintains them through contract workers and a Cemetery Sexton. Lot fees and all matters pertaining to the cemeteries are legislated through the Township Board or its designated representative. A third addition was added in 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.

Township Hall

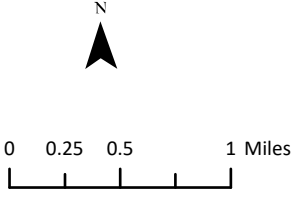
The Hope Township Hall was located in Cloverdale until 1994. The old Shultz School House then became the Township Hall. In 1986, a new hall was built with money saved for that purpose, so that neither debt nor interest had to be paid on the new building. This present Township Hall is on a two-acre parcel which, until recently, also housed the previous Township Hall (Shultz School House). The current Township 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 stood as a landmark until it was demolished in 2019 due to the prohibitive cost of restoration or repair.

Map 4-1: SCHOOLS

- Delton-Kellogg School District
- Hastings Area School District



Data Source: Barry County GIS, Michigan Open Data



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.

SCHOOLS SERVING THE TOWNSHIP

The two public school districts that serve the Township are shown on map 4-1. 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 seen major additions and renovations to schools during the past several decades.

Hope Township is also served by the Cedar Creek Christian School. The School is affiliated with Cedar Creek Bible Church and has been operation for nearly 40 years.

UTILITY & TELECOM 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) has long provided internet and wireless internet service to some areas in the Township; however, other companies have also entered the market. While broadband service to Township residents has improved in recent years, there are still service gaps. According to Connected Nation and the Barry County Broadband Feasibility Analysis Report, Hope Township is, in part, served by DSL, fiber, and fixed wireless internet service. Map 4-2 shows areas of the Township that are served and unserved by internet, along with available speed, as of 2025.

Electricity is provided by Consumers Energy and Great Lakes Energy.

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

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.

WASTE DISPOSAL

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. The Township offers a "voucher" program for use at the transfer station which currently provides a \$30 discount. Garbage pickup is provided at homes by private haulers. A recycling bin is located on the Township Hall property available to Township residents and property owners only.

Sewage Wastes

The Southwest Barry County Sewer Authority 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 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 4-3 illustrates sewer service areas in Hope 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, part of Cloverdale Lake, and most of Guernsey Lake.

HOPE TOWNSHIP'S FINANCIAL STATUS

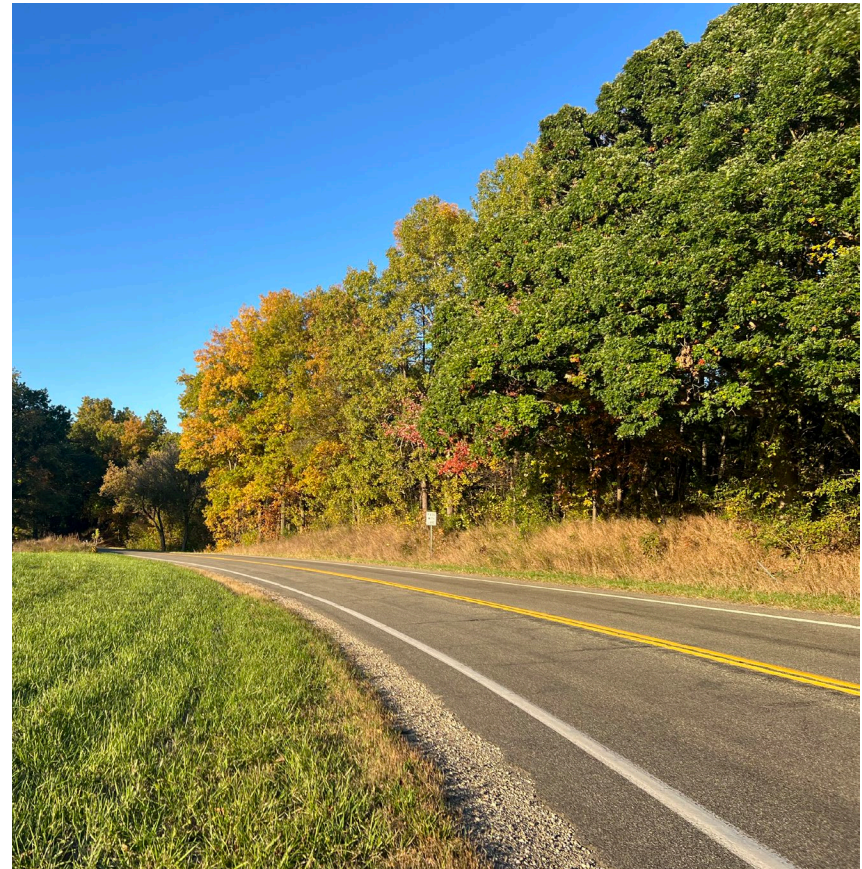
The Township has consistently operated within its budgets and is completely debt free. Annual financial audit reports are available at the Hope Township Hall. There has been steady growth in taxable and assessed valuations of property within the Township.

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: Lakefront Drive, Dogwood Drive, Wall Lake street lights, Wall Lake Sewer, Cloverdale-Long Lake Sewer, Guernsey Lake Sewer, Woodland Drive/Colvin Plat, Woodland Drive/Hinewood Plat, Hurt Drive, Trails End, Woods Trail, Lakeside Drive, Oakwood/Elmwood Drives (x2), South Shore Drive, Keller Road, drain improvements as mandated by the Barry County Drain Commission, and Aquatic Plant Control Projects for Wall Lake, Guernsey Lake, Long Lake, and the Healthy Waters Alliance (weed control). All bonds except Cloverdale-Long Lake Sewer, Guernsey Lake Sewer, Lakefront Drive, Dogwood Drive, and Oakwood/Elmwood 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.

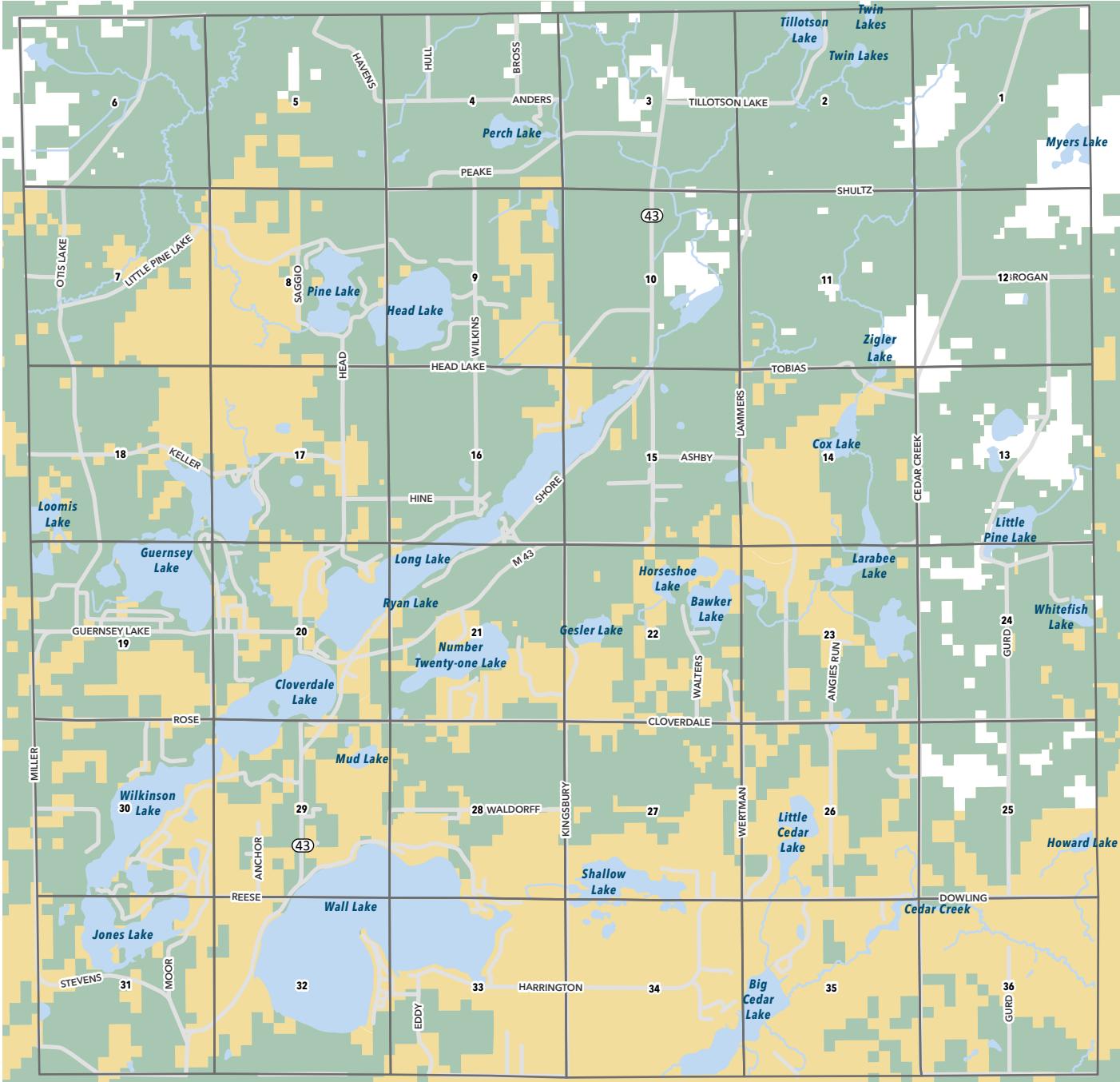
ROADS IN HOPE TOWNSHIP

Growth and development 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.

According to the Barry County Road Commission, as of 2026, Hope Township has 39.07 miles of paved roads and 35.88 miles of gravel roads for a total of 74.95 miles. Map 4-4 illustrates roads in the Township and their respective classifications.

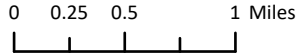


Map 4-2: INTERNET AVAILABILITY



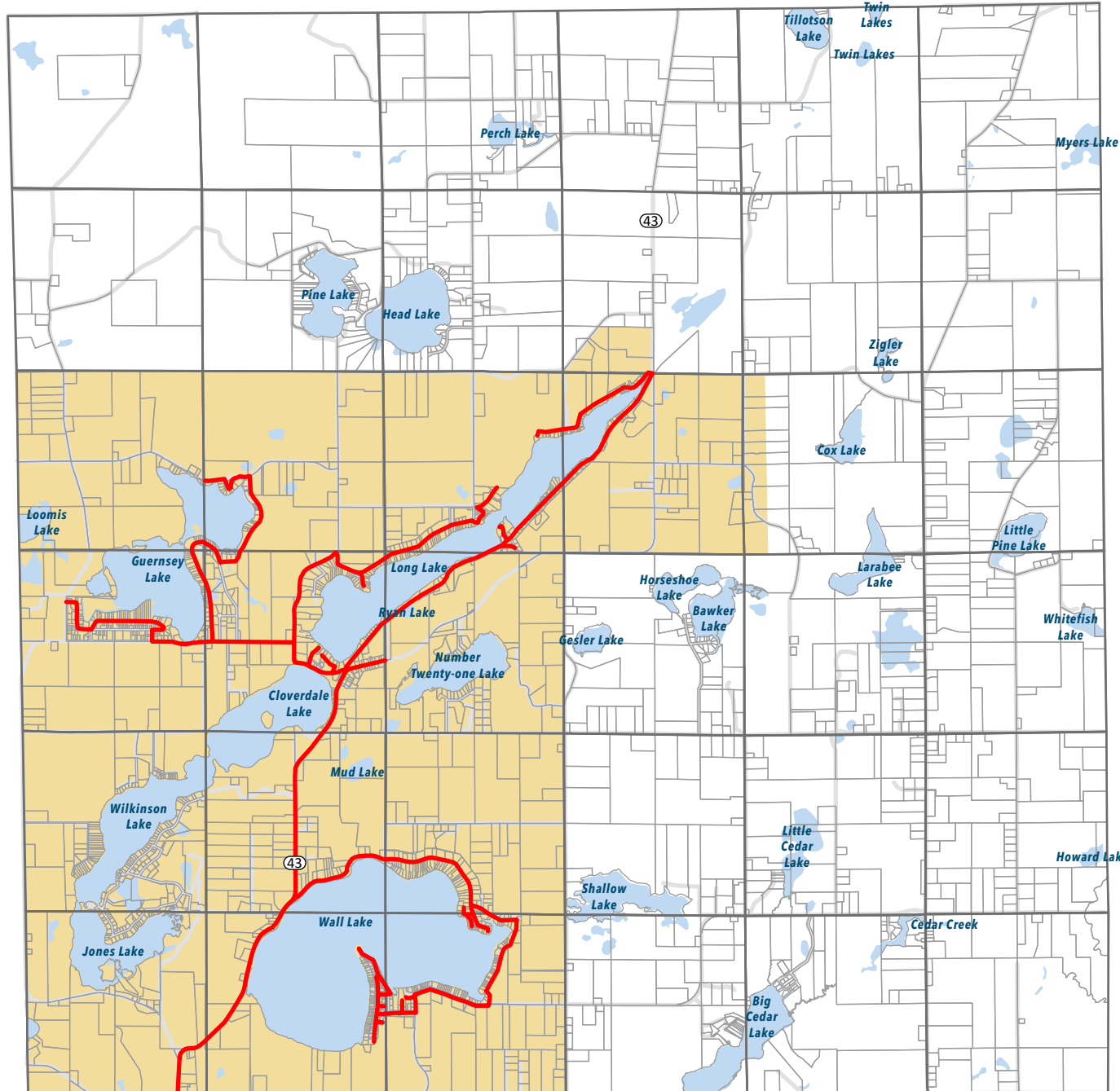
Speed (Download / Upload)

- 25 Mbps / 3 Mbps
- 10 Mbps / 1 Mbps

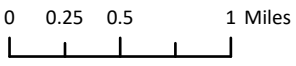


Data Source: Barry County GIS, Connected Nation

Map 4-3: SANITARY SEWER



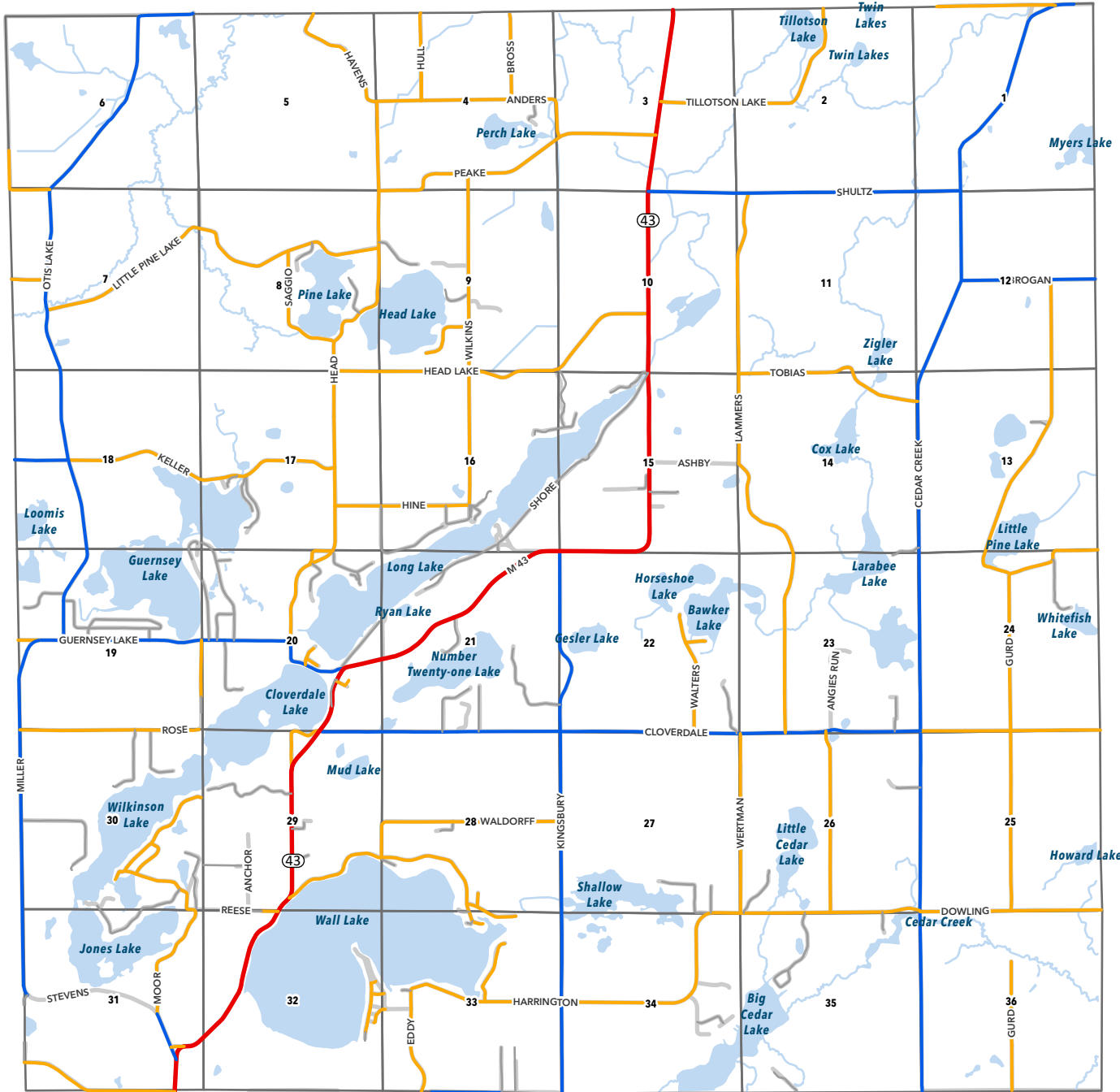
- Sewer Main
- Water Bodies
- Southwest Barry County Sewage Disposal System Service District



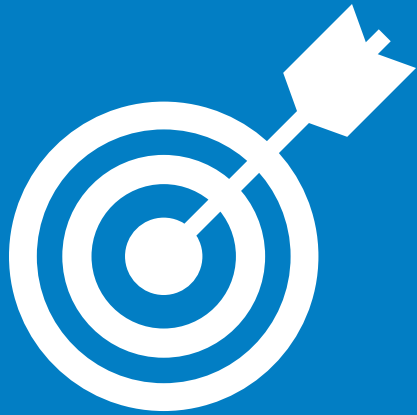
Data Source: Barry County GIS, Michigan Open Data

Map 4-4: ROADS

- County Local
- County Primary
- Residential/Private
- State Trunkline



Data Source: Barry County GIS, Michigan Open Data



Chapter 5: **GOALS & OBJECTIVES**

GOALS & 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.

PRESERVATION OF OPEN SPACE, NATURAL FEATURES, AND FARMLAND

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 require 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. Consider revising 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. Continue to support efforts by the County to maintain a detailed inventory of key natural resources and features that can be used as a preservation guide, and possibly a regulatory tool.
4. Work with adjacent units of government, Barry County, and organizations such as Pierce Cedar Creek Institute and the Thornapple River Watershed Council on promoting the protection of surface waters and Township watersheds.
5. Review and revise, as needed, standards for mining operations in the Township to support the preservation of natural features, surface waters, and groundwater.

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, area colleges, and local economic development and business organizations (such as Revitalize Delton and Barry County Chamber and Economic Alliance) in the completion of a market study to help determine the types of businesses the community can support. Implement the recommendations of the market study, if feasible.
2. Work with local economic development and business organizations to maintain a list of available development incentives and grants geared toward assisting small businesses and develop systems to promote their use locally.
3. Continue to work with the Southwest Barry County Sewer Authority to monitor infrastructure needs and regularly evaluate the need for water and sewer in areas planned for high intensity uses and around the Township's lakes, streams, and wetlands.

4. Work with neighboring communities, regional entities, and legislators in the effort to develop and implement a plan to meet local telecommunication needs.
5. Maintain active enforcement of codes and ordinances to encourage investment.
6. Review commercial zoning districts to ensure that they appropriately implement this Plan and the vision for the Township.

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. Review and consider amending the Zoning Ordinance to incorporate more specific landscaping standards for commercial and industrial uses.
3. Seek MDOT Transportation Alternatives Program 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

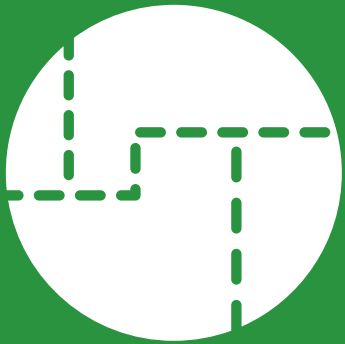
Goal 4

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, but not limited to, the DNR, Barry County, PeopleForBikes, B.Healthy Barry County, the Barry County 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.

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Chapter 6: LAND USE

LAND USE

EXISTING LAND USE

Hope Township consists of approximately 36 square miles and is predominantly rural. The majority of its land acreage is used for agricultural uses or open space. As noted previously, the Township is rich in natural resources. Existing commercial activity in Hope Township is limited to some small retail establishments, storage facilities, fuel stations, vehicle repair shops, machine shops, and home or family businesses. Industrial activity is moderate, with the only sizeable operation located on M-43 near Long Lake. 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 adjacent to Guernsey Lake.



EXISTING LAND USE DESCRIPTIONS

The existing land use map (Map 5-1) was developed based on data provided by Barry County GIS. This information is related to taxation and assessing information and is current as of 2025. Tax classification categories are used as an indicator of land use.

Agricultural

All parcels classified by the numbers (101) and (102) are included in this category. The assessment categories which correspond to agricultural are "improved" (101) and "vacant" (102).

Residential

All parcels classified by the numbers (401) and (402) are included in this category. The assessment categories which correspond to residential are "improved" (401) and "vacant" (402).

Commercial

All parcels classified by the numbers (201) and (202) are included in this category. The assessment categories which correspond to commercial are "improved" (201) and "vacant" (202).

Industrial

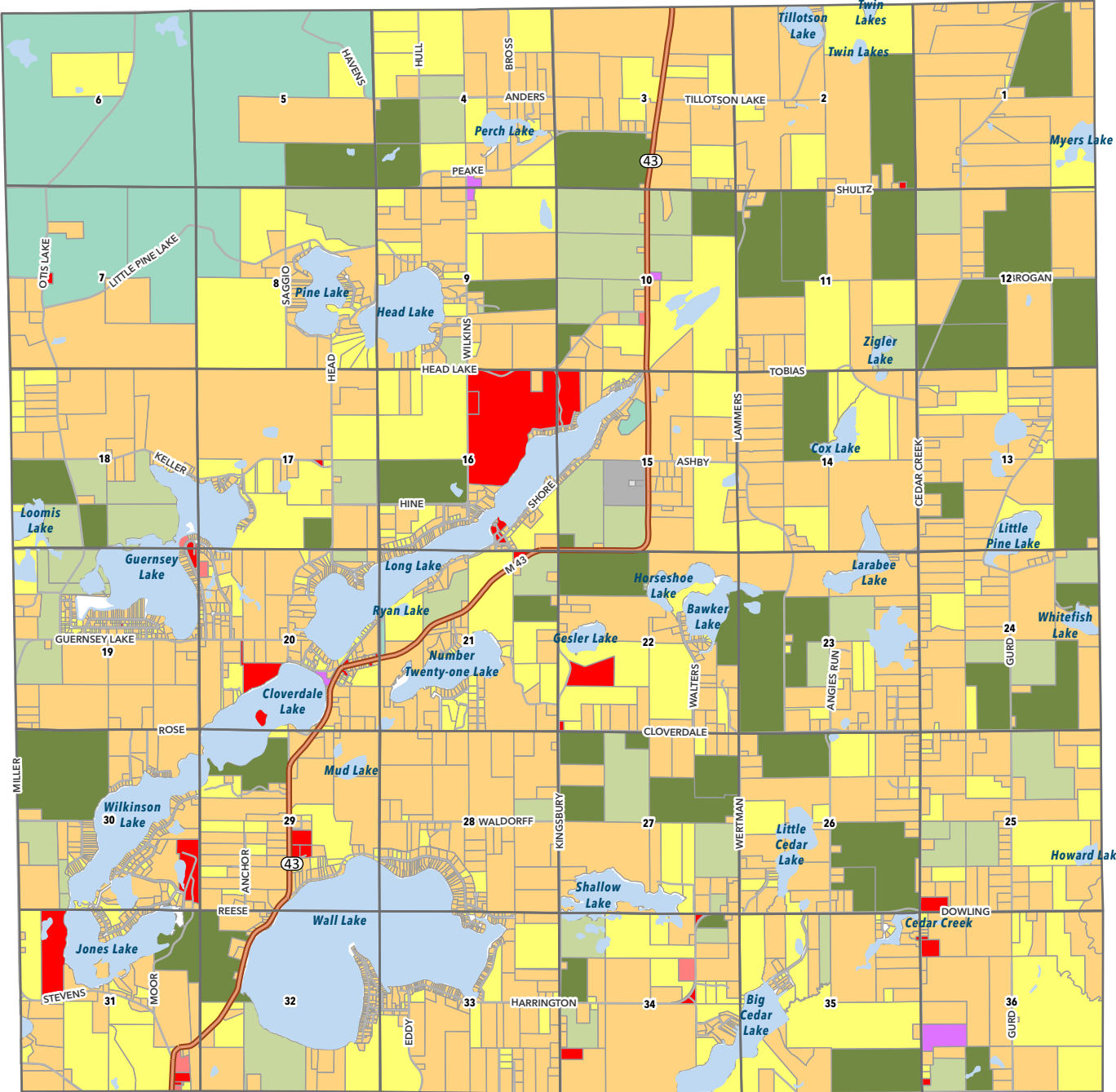
All parcels classified by the numbers (301) and (302) are included in this category. The assessment categories which correspond to industrial are "improved" (301) and "vacant" (302).

DNR and Township Property

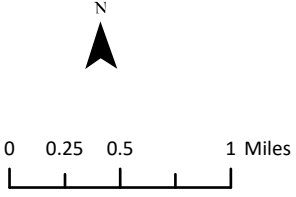
These are parcels classified as non-taxable due to ownership by a government entity. In this case, the Michigan Department of Natural Resources or Hope Township.

Map 5-1: EXISTING LAND USE

- Agricultural - Improved
- Agricultural - Vacant
- Commercial - Improved
- Commercial - Vacant
- Industrial - Improved
- Industrial - Vacant
- Residential - Improved
- Residential - Vacant
- DNR Property
- Township Property



Data Source: Barry County GIS, Michigan Open Data



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 & Commercial Areas

Hope Township boasts three distinct hamlets that embrace the community's pastoral nature, Cloverdale, Cedar Creek, and Delton. The Village Center & Commercial 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 & Commercial 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 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 some 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 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 and Delton.

Delton. While primarily located in Barry Township to the south, the unincorporated community of Delton extends into Hope Township through a cluster of several businesses along M-43. This area, long zoned for commercial uses, is envisioned to continue as a natural extension of Delton, but without further expansion to the north. Uses located here will likely continue to serve nearby residents, as well as the broader lake community. An extension of sidewalks, lighting, and other improvements may be appropriate as additional development occurs.

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

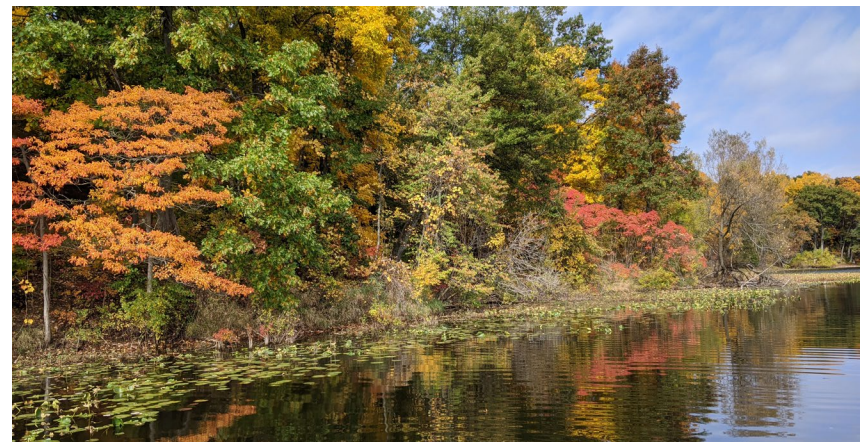
The Light Industrial future land use designation reflects the Township's desire to promote existing industrial areas as generators of employment for area residents. Industrial areas will be characterized by low-impact land uses that do not substantially consume natural resources or require significant public utilities, 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.

Township Property

This future land use category recognizes those areas and facilities that are assets of Hope Township and used for public or governmental purposes, including the Township Hall, parks, and cemeteries.

Surface Water Protection Overlay

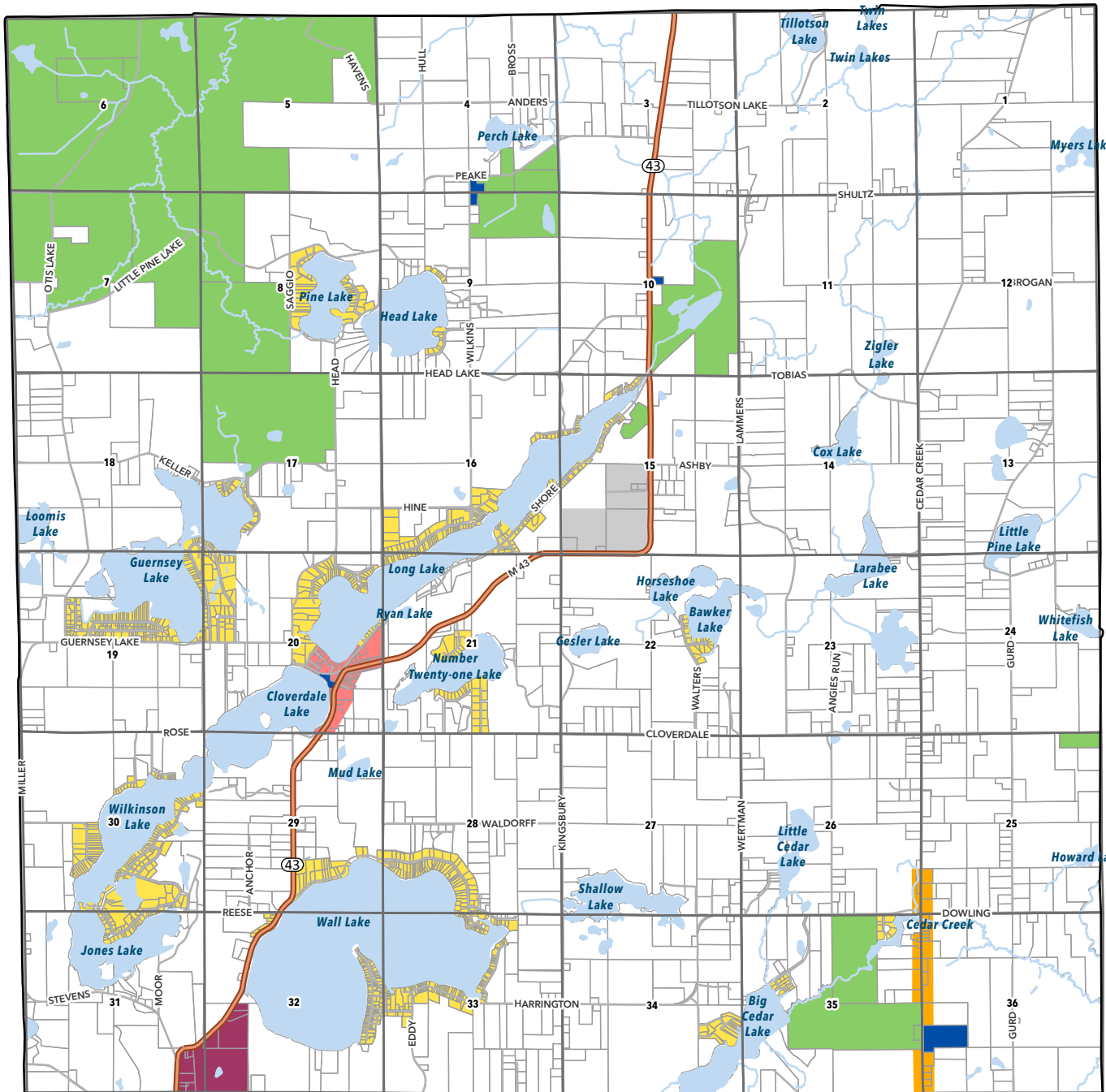
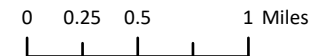
The Surface Water Protection Overlay recognizes the need for a greater measure of protection for lakes, rivers, and streams within the Township. The Township recognizes that it is part of a complex system of regional hydrology, and is interested in maintaining and improving its vast surface water resources. The Surface Water Protection Overlay applies to lands abutting named water bodies and water courses of five acres or more, including the following: Bawker Lake, Big Cedar Lake, Casey Lake, Cedar Creek, Cloverdale Lake, Cox Lake, Fall Creek, Gesler Lake, Glass Creek, Guernsey Lake, Head Lake, Horseshoe Lake, Howard Lake, Jones Lake, Lake No. 21, Larabee Lake, Little Cedar Lake, Little Pine Lake, Long Lake, Loomis Lake, Mud Lake, Myers Lake, Perch Lake, Pine Lake, Shallow Lake, Tillotson Lake, Twin Lakes, Wall Lake, Whitefish Lake, Wilkinson Lake, and Zigler Lake. While not mapped, the overlay applies to all lands within 500 feet of the high-water mark of the above-listed surface water resources. Within the overlay, intense uses such as mining operations and industrial activity should be prohibited. Further, the extensive removal of natural ground cover, the clear-cutting of trees, and large swaths of impervious surfaces are discouraged. It is acknowledged that the overlay will contain uses, buildings, and structures common to lake living. It is not the intent of this overlay to discourage the normal and orderly development of the Township's recreational waters.



Map 5-2: FUTURE LAND USE

-  Agricultural & Conservation Residential
-  Lake Residential
-  Cloverdale Village Center
-  Cedar Creek Village Center
-  Delton Commercial
-  Light Industrial
-  Township Property
-  State & Protected Land

Note: The Surface Water Protection Overlay is described in detail on the previous page, but is not mapped.



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 & Conservation Residential	AR, Agriculture Residential 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	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
Delton Commercial	C-1, General Commercial C-2, Medium Commercial C-3, Heavy Commercial	I, Light Industrial	If public sewer is provided, and if new development is compatible with adjacent land uses and supports the intended character of Delton

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
State and Protected Lands	S, State Land	AR, Agriculture Residential	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-3, Heavy Commercial	If new development is intended to support adjoining industrial uses
Township Property	Any district		This designation is intended to show where public facilities are or are planned to be located and should be zoned to be compatible with adjacent uses
Surface Water Protection Overlay	Any district or overlay, except I, Light Industrial		

** 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.

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Chapter 7: IMPLEMENTATION

IMPLEMENTATION

Achieving the vision set forth in a master plan requires effective implementation. This Plan describes the desired direction for preservation, controlled growth, and positive change in the Township, as determined by the community's desires. The Township must be proactive in pursuing the Plan's goals and objectives if they are to be realized. Thus, the following strategies and narratives have been established as a framework by which the implementation of the Plan's policies may be achieved.

Descriptions of the following implementation strategies are purposefully general in order to provide the Township with flexibility in preparing specific work assignments and prioritizing each strategy within its overall municipal operations. They are listed in no particular order; each strategy is important and contributes to achieving the overall vision expressed by this Plan.

The Township Board, Planning Commission, and staff are given the primary responsibility for implementing these strategies and developing work assignments to set the Plan in motion. These assignments may be supported by additional entities such as subcommittees, local community partners, and other entities as deemed practicable.

Strategies may include special studies or assignments, ordinances, programs, planning activities, and administrative procedures. Additionally, some implementation strategies will require public investment and outside professional assistance. It is also recognized that several strategies are long-term in scope, and the cooperation of many different entities may be necessary. Thus, the Township will have to balance financial, political, and other factors in determining how and when to implement the strategies listed.

PLANNING COMMISSION WORK PROGRAM

Annually, the Planning Commission should prepare a work program at the beginning of each year. This work program should set forth the tasks and goals that the Planning Commission wishes to accomplish for the upcoming year. This will allow the Commission to stay focused on priorities in order to implement the goals and policies identified within this Plan. Planning Commission work program tasks may include, but are not necessarily limited to, the following:

- Zoning Ordinance revisions
- Additional planning
- Planning education
- Master Plan maintenance

The Michigan Planning Enabling Act, (Act 33 of 2008), requires that the Planning Commission to draft and submit an annual report to the Township Board concerning its operations and the status of planning activities. This annual report can be used to track the status of the Planning Commission's work program or communicate to the Township Board what activities are planned for the coming year.

ZONING ORDINANCE REVISIONS

The Hope Township Zoning Ordinance is the primary regulatory tool through which this Plan is implemented. The Zoning Ordinance is the law that regulates land use and development in the Township, so revisions to the Zoning Ordinance to implement many of the Master Plan's policies are an effective way to ensure that new development is consistent with the Plan.

Zoning Ordinance modifications identified for exploration during this effort include the following:

1. Evaluate and consider zoning tools, such as buffers and overlays, for the protection of the Township's lakes, streams, wetlands, and groundwater from incompatible uses and contamination.
2. Review the four commercial districts (Commercial Lake, General Commercial, Medium Commercial, and Heavy Commercial) in the Zoning Ordinance for potential elimination or combination.
3. Evaluate setbacks and dimensional standards in the commercial districts to ensure that they align with the vision and goals of the Master Plan, specifically in the Cloverdale Village and Cedar Creek areas.
4. Evaluate standards for mining operations and ensure that they align with best practices and state preemption.
5. Review the Zoning Ordinance for alignment with goals and objectives and land use recommendations outlined in this Plan.
6. Regularly evaluate special zoning topics as they arise.

ADDITIONAL PLANNING

As the Township seeks to support recreation, public facilities, and protect the Township's natural features, additional planning will likely be necessary. The Township, either through a committee or the Planning Commission, should consider the drafting of a five-year parks and recreation plan so as to obtain eligibility for Michigan Department of Natural Resources grant funding. Trail planning

should also be considered, either within the parks and recreation plan or through a separate planning process. The Township should also be aware of the ongoing planning work being completed by Barry County, Pierce Cedar Creek Institute, the Southwest Barry County Sewer Authority, and other similar entities.

PLANNING EDUCATION

The Planning Commissioners should be kept informed of planning seminars to learn how to better carry out their duties and responsibilities as Planning Commissioners. These trainings are regularly sponsored by the Michigan Association of Planning (MAP), Michigan State University Extension, and the Michigan Townships Association (MTA) and are a valuable resource for the Planning Commission.

The Michigan Citizen Planner Program, which is administered by the Michigan State University Extension, is an important education program for the Planning Commission. There are also several planning publications that are useful tools for keeping up to date on trends and planning news. The primary publication in Michigan is the Michigan Planner Magazine.

MASTER PLAN MAINTENANCE

The Michigan Planning Enabling Act (Act 33 of 2008) requires planning commissions to review their master plan every five years and determine whether to leave the plan as is, amend the plan, or adopt a new plan. This review allows the Planning Commission to be responsive to new growth trends, land use concerns, and current citizen attitudes. As growth occurs over the years, the Plan's goals, land use information, population projections, and other pertinent data can then be reviewed and revised as necessary so the Plan can continue to serve as a valid guide to development and land use in the Township.

IMPLEMENTATION MATRIX

An implementation matrix is an easy reference tool that can be utilized by the Planning Commission, Township Board, and Township staff to implement the Master Plan. The implementation matrix groups the implementation measures described above, indicates the responsible party, and the timeline for implementation. Each measure is generalized so that similar action items are combined into a common and implementable strategy.

Measure	Responsible Party	Timing
Planning Commission Work Program	Planning Commission, Township Board, Township Planner	Annually
Zoning Ordinance Revisions	Planning Commission, Township Board, Township Planner	Ongoing; determined by the PC work program
Additional Planning	Planning Commission, Township Board, Township Planner	Ongoing; determined by PC work program
Planning Education	Planning Commission; Township Board	Annually; determined by the PC work program
Master Plan Maintenance	Planning Commission, Township Board, Township Planner	Every five years

Appendix:

ADOPTION RESOLUTION



HOPE TOWNSHIP LAND USE PLAN
