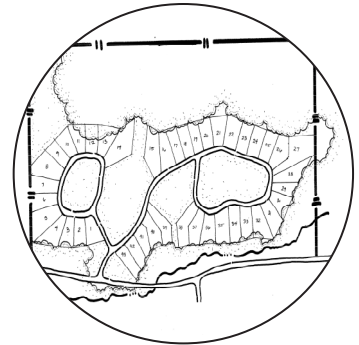


# The Township of Baroda

Berrien County, Michigan



## MASTER PLAN

Approved by the Planning Commission June 14, 2010  
Adopted by the Township Board June 21, 2010





9091 First Street, P.O. Box 215  
Baroda MI 49101  
Phone (269) 422-2300  
Fax (269) 422-2407

**BARODA TOWNSHIP  
BERRIEN COUNTY, MICHIGAN  
(Resolution No. P.C. 10-01)**

At a regular meeting of the Baroda Township Planning Commission held on June 14, 2010, at the Baroda Township Hall, the following Resolution was offered for adoption by Planning Commission Member Tom Lippert and was seconded by Planning Commission Member Dean Schmaltz

**A RESOLUTION RECOMMENDING APPROVAL OF THE NEW  
BARODA TOWNSHIP MASTER PLAN TO THE BARODA TOWNSHIP  
BOARD AND CONSTITUTING PLANNING COMMISSION APPROVAL  
OF SUCH MASTER PLAN**

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

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

WHEREAS, on January 18, 2010 the Baroda 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 14, 2010 to consider public comment on the proposed new Master Plan, and to further review and comment on the proposed new Master Plan; and

WHEREAS, the Planning Commission finds that the proposed new 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 2010 Master Plan.*** The Planning Commission approves and adopts the proposed Master Plan, including all of the chapters, figures, descriptive matters, maps and tables contained therein.

2. ***Distribution to Township Board.*** Pursuant to MCL 125.3843, the Township Board has asserted by resolution its right to approve or reject the proposed Master Plan and therefore, the approval granted herein is not the final step for adoption of the plan as provided in MCL 125.3843. In addition, the Planning Commission hereby approves distribution of the proposed new Master Plan to the Township Board. The Planning Commission respectfully recommends to the Township Board that the Township Board give final approval to the proposed new Master Plan.

3. ***Findings of Fact.*** The Planning Commission has made the foregoing determination based on a review of existing land uses in the Township, a review of the existing Master Plan provisions and maps, and input received from the Township Board and at the public hearing, as well as the assistance of Williams & Works, Inc. The Planning Commission also finds that the new Master Plan will accurately reflect and implement the Township's goals and strategies for the use, preservation, and development of lands within Baroda Township.

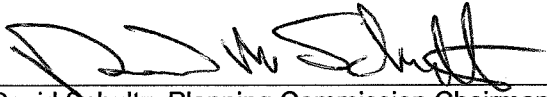
4. ***Effective Date.*** The new Master Plan will be effective upon the date that it is approved by the Baroda Township Board.

YEAS: Tom Lippert, Wendie Shafer, Ed Heyn, Dean Schmaltz, Tom Shafer, and  
David Schmaltz

NAYS: None

ABSENT/ABSTAIN: Absent, Jason Steffes

**RESOLUTION TO APPROVE THE ADOPTION OF THE BARODA TOWNSHIP  
MASTER PLAN DECLARED ADOPTED.**



David Schultz, Planning Commission Chairman



Wendie Shafer, Planning Commission Secretary

June 14, 2010

Date

Resolution P.C. 10-01



9091 First Street, P.O. Box 215  
Baroda MI 49101  
Phone (269) 422-2300  
Fax (269) 422-2407

**BARODA TOWNSHIP  
BERRIEN COUNTY, MICHIGAN  
(Resolution No. 2010-18)**

At a regular meeting of the Baroda Township Board held on June 21, 2010, at the Township Offices, the following Resolution was offered for adoption by Board Member David Wolf and was seconded by Board Member Susan Newcomer:

**A RESOLUTION ADOPTING THE PROPOSED  
BARODA 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 a new Master Plan and submitted such plan to the Township Board for review and comment; and

WHEREAS, on January 18, 2010, the Baroda 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 14, 2010 to consider public comment on the proposed new 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 new Master Plan on June 14, 2010, 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 2010 Master Plan.*** The Baroda 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 new 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 public comment, as well as the assistance of a professional planning group. The Township Board also finds that the new Master Plan will accurately reflect and implement the Township's goals and strategies for the use, preservation, and development of lands within Baroda Township.

4. **Effective Date; Repeal.** The new Master Plan shall become effective on the adoption date of this resolution. The prior Master Plan is hereby repealed upon the new Master Plan becoming effective June 21, 2010

YEAS: David Wolf, Amy Hemphill, Jim Brow, Susan Newcomer and Wendie Shafer

\_\_\_\_\_

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 Baroda Township Board at the time, date, and place specified above pursuant to the required statutory procedures.

Respectfully submitted,

Dated: June 21, 2010

By Wendie Shafer  
Wendie Shafer  
Township Clerk

Resolution 2010-18

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- 2 – Survey Write-In Comments
- 3 – Survey Cross-Tabulations



414.224.1200 phone 800.224.1290 toll free 414.224.1501 fax  
349 Ottawa Avenue NW - Grand Rapids, MI 49503  
williams-works.com

## CHAPTER 1. INTRODUCTION

The fundamental purpose of a Master Plan is to enable a community to establish a direction for physical development and preservation, capital investment and growth. A Master Plan represents a foundation policy statement about what a community is, what its residents value and what those residents hope the community will become. The Michigan Planning Enabling Act specifically gives the Township Planning Commission and the Township Board the authority to prepare and adopt a plan. Once prepared, adopted and maintained, this Plan will serve as an advisory guide for the physical conservation of certain areas and for the development of other areas.

**The Plan reflects the community's concern for the natural beauty of its surroundings and a commitment to retain and strengthen local quality of life.**

This Plan represents the culmination of about twelve months of work by numerous local residents and local officials. It reflects the community's deep concern for the natural beauty of its surroundings and a strong commitment to retain and strengthen local quality of life. The plan outlines the preferred future for the community and a comprehensive plan to realize it. The Plan is appropriately general, recognizing that planning for the future is a delicate blend of art and science and that sufficient flexibility will be needed to respond to the challenges of the future.

Baroda Township's Master Plan was last updated in 1993. General planning practice suggests, and the Michigan Planning Enabling Act requires, that Master Plans be reviewed every five years to keep them current. The former 1993 plan reflected many current conditions and trends, so the effort to update it in 2009 enabled the community to focus on particular challenges rather than restrict the effort to a more general overview.

### The Planning Process

The planning process involved four inter-related phases:

- Phase One: A Community Profile - Understanding Current Challenges
- Phase Two: Goal Setting - Outlining a Preferred Future
- Phase Three: The Master Plan - Developing the Blueprint
- Phase Four: Implementation Strategies - From Planning to Action

#### Phase I – Understanding Current Challenges

During the first phase of the planning process, demographic, economic and land use data was gathered to support the Plan. The purpose of this effort was to develop a comprehensive impression of the patterns of growth and the challenges that will impact the Township. This phase culminated in the preparation of the Community Profile Report, which was completed in April 2009. This report served as a technical resource for the Planning Commission and the consultant.

The Community Profile is the first part of this Master Plan, and contains the following key areas of focus:

- The Natural Environment (Chapter 2)

- Community Characteristics (Chapter 3)
- Land Use Patterns and Economic Development (Chapter 4)
- Transportation (Chapter 5)
- Community Facilities, Utilities and Services (Chapter 6)

### Phase 2 – Outlining a Preferred Future

The objective of the second phase was to establish a policy basis for the Township’s planning and land use regulations. To do so, it was important to gather the opinions of community residents and determine the direction they were looking for the future of their community. The Master Plan process employed several methods of acquiring community input: an open house and visioning workshop, and a community opinion survey. Planning Commission meetings were also open to the public. Chapter 7 describes the public input processes employed and results of those efforts.

Comments gathered from the visioning workshop and the surveys were formed into several broad goal statements, which form the foundation of the Master Plan. Each goal is supported by several objectives that are intended as steps needed to accomplish each goal. The goals and objectives comprise Chapter 8 of the Plan.

**The future land use section of the Master Plan can be thought of as the “blueprint” for the future.**

### Phase 3 – Developing the Blueprint

The third phase involved compilation of a future land use map and supporting narrative. The map and narrative were created using public input, and are presented in Chapter 9. The future land use section of the Master Plan can be thought of as the “blueprint” for the future relative to the physical development of the community.

### Phase 4 – From Planning to Action

The final phase of the planning process involved the development of specific implementation strategies to carry out the Plan. These are included in Chapter 10. At the conclusion of the fourth phase, the Planning Commission held a public hearing on the entire Plan.

### Plan Adoption

On June 14, 2010, the Planning Commission approved the 2010 Master Plan for Baroda Township; and on \_\_\_\_\_ date, the Township Board adopted the document.

**CHAPTER 2. THE NATURAL ENVIRONMENT**

Baroda Township is situated in the southwestern portion of Michigan’s Lower Peninsula approximately 10 miles from the Indiana border. Even though Baroda is a rural community, it is a mere 88 miles from the City of Chicago and 32 miles from South Bend, Indiana.

The Township is 18 square miles in area and is generally characterized by Hess Lake, Singer Lake, gently rolling hills, nearby vineyards and wineries, a high water table, and high-quality, low-density residential areas. The Village of Baroda is also encompassed within Baroda Township. Map 1 on a subsequent page illustrates Baroda Township’s location in the broader region; and this Chapter describes the community’s natural character.

**Surface Water Features**

**Wetlands**

**Wetlands sustain water resources and improve water quality.**

Several large wetland areas are present in the community, according to the data assembled by the State of Michigan using data from the National Wetland Inventory, Land Cover and Soils as delineated by the U.S. Department of Agriculture.<sup>1</sup> As Map 2 illustrates, significant expanses of potential wetland area exists south of the Village of Baroda, and north of the Village along Hickory Creek. While wetlands can limit development potential, wetlands offer many invaluable environmental benefits. For example, wetlands help to store precipitation which can lead to a reduction in flooding. Wetlands assist in maintaining the water table and serve as filters for sediment and organic matter, thereby sustaining water resources and improving water quality. Historically in Baroda Township, several likely wetland or “muck” areas have been drained and farmed for specialty crops; as discussed below under “Soils.”

**Lakes and Creeks**

**Hess Lake is the defining feature in Hess Lake Park.**

Hess Lake, a 15-acre water body between Lemon Creek Road and Tuttle Road, serves as an aesthetic and recreational amenity in the community. Hess Lake is the defining feature in Hess Lake Park. Additionally, Singer Lake is approximately 26 acres and is located in Baroda Township and Oronoko Township. Aside from the preservation of open space via Hess Lake Park, these two lakes have served as magnets for residential development.

While no rivers exist in Baroda, Hickory Creek flows through the Township, originating in Oronoko Township to the east and heading in a northwesterly direction. The creek empties into the St. Joseph River in St. Joseph Township to the north. Several tributaries traverse through the Township and empty into Hickory Creek.

<sup>1</sup> This information is not meant to delineate specific wetland areas, but is intended to illustrate potential wetlands based on the data available. Only an on-site evaluation performed by the MDEQ can determine regulated wetland boundaries.

### Watersheds

All of these surface water features are located within two watersheds, as shown on Map 3. Watersheds are essentially drainage basins encompassing a region of land. Surface water within a region of land flows to a particular river or creek; and the watershed is typically named after that river or creek. A small portion of the southwest area of the Township is located within the East Branch of the Galien River watershed; while the balance of the community is situated in the Hickory Creek watershed.

The Lower St. Joseph/Galien River Watershed Management Plan was completed in 2007 and includes several goals that are applicable to that small segment of the Township falling within the East Branch of the Galien River watershed. Those goals include reducing soil erosion, increasing protection and restoration of open space and shoreline areas, reducing use of chemicals harmful to human and aquatic health, and minimizing hydrologic impacts of development.

### Groundwater

**Since many Baroda Township residents receive potable water from private wells, protecting groundwater quality will be important.**

The bulk of the Township receives domestic potable water from groundwater sources. It is therefore important that quality of groundwater in the Township be protected from potential sources of contamination. As development occurs in Baroda Township, natural resources will inevitably be impacted. The groundwater supplies in the Township, even though abundant, can be affected as more area becomes impervious and with greater demand placed on groundwater supplies.

There are many ways groundwater can be polluted.<sup>2</sup> Two primary contributors in non-industrialized areas like Baroda Township are application of fertilizer on crops and residential lawns and septic tank drainfield effluent. Proper fertilizer application management and septic tank maintenance may help to significantly reduce nitrate levels in groundwater. Abandoned wells may also be a threat to groundwater quality if they have not been properly closed or “capped.” In addition, open wells may expose groundwater supplies to surface contaminants.

### Soils and Farmland

**Soil patterns in Baroda can restrict development intensity, but can provide for abundant agricultural returns.**

Many areas of Baroda Township experience drainage issues and are considered wet or “muck.” Muck is a general soil type comprised primarily of organic material from drained wetlands. These and similar saturated soils are predominant throughout much of Baroda. Even though this saturation can restrict development intensity, it has the potential to provide for abundant agricultural returns. For example, it can be used to farm onions, potatoes, celery and carrots; as well as other vegetables and unique produce. Map 4 illustrates soil types in the community; and below is a brief description of each soil type.

---

<sup>2</sup> Michigan Groundwater Stewardship Program, Michigan State University Extension

<b>Mucks</b>	At least 20% organic matter; well-decomposed organic soil mixed with mineral soils
<b>Ponded</b>	Surface water clearly present
<b>Sandy</b>	Loose, single-grained particles
<b>Loamy</b>	Medium-textured mix of clay, silt and sand
<b>Pits</b>	Open excavations from which soil and underlying material have been extracted
<b>Complex</b>	Two or more soil types in a variable pattern

A significant cluster of agricultural land is enrolled in the Farmland and Open Space Preservation Program, commonly known as PA 116. The bulk of this farm land is located in the south central portion of the community, with some scattered areas elsewhere. PA 116 is intended to protect farmland and open space via agreements that limit development and offer certain tax incentives. Essentially, the agreements require open land to remain as such for a minimum of 10 years; in exchange for certain income tax benefits and indemnity from special assessments related to municipal infrastructure extensions.

## Land Cover

**“Agricultural” is a predominant land cover type, reflecting the farmland that pervades the landscape.**

Map 5 displays the land cover of Baroda Township. Land cover describes the vegetation or land use that occupies the land in a given community. The Land Cover data analyzed for this plan is part of the larger National Land Cover Dataset (NLCD) as prepared by the United States Geological Survey in 1992. This information was derived from LandsatTM (Thematic Mapper) satellite imagery, and was interpreted using an automated computer-based process. This information is useful in determining the distribution of vegetation and development patterns throughout the Township.

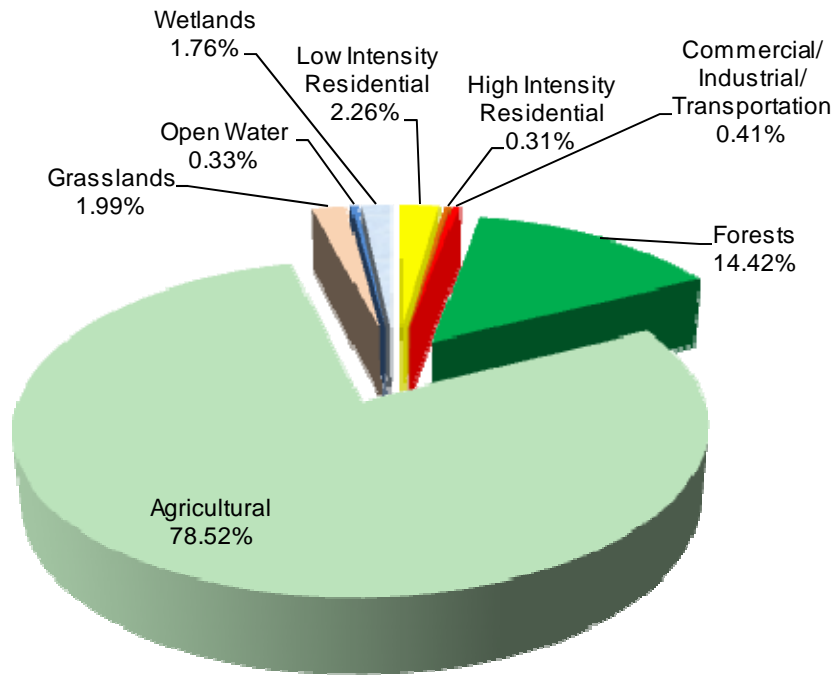
**Figure 2.1. Land Cover in Baroda Township**

Figure 2.1 illustrates the land cover make-up of Baroda Township. The predominant land cover type found in the Township is agricultural (78%). This land cover class is a composite of three planted or cultivated related NLCD classes found in the Township: pasture/hay, row crops and small grains. The forested class is also an aggregate grouping of the three forest cover types including deciduous forest, evergreen forest and mixed forest. Together, residential land cover types, both low and high intensity, constitute about 3% of the Township's land cover. The land cover data was collected in 1992, so developments in the Township that have occurred since that time are not reflected. However, the data still provides a fairly accurate representation of the land cover found in Baroda Township today because very little change has occurred.

## IMPLICATIONS – THE NATURAL ENVIRONMENT

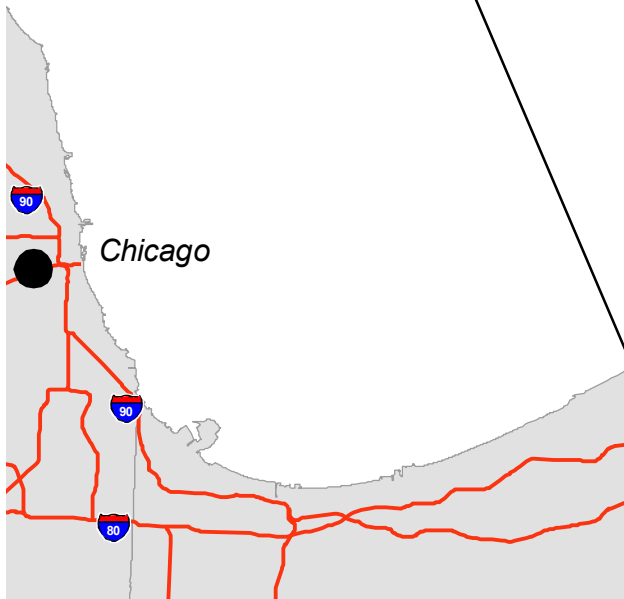
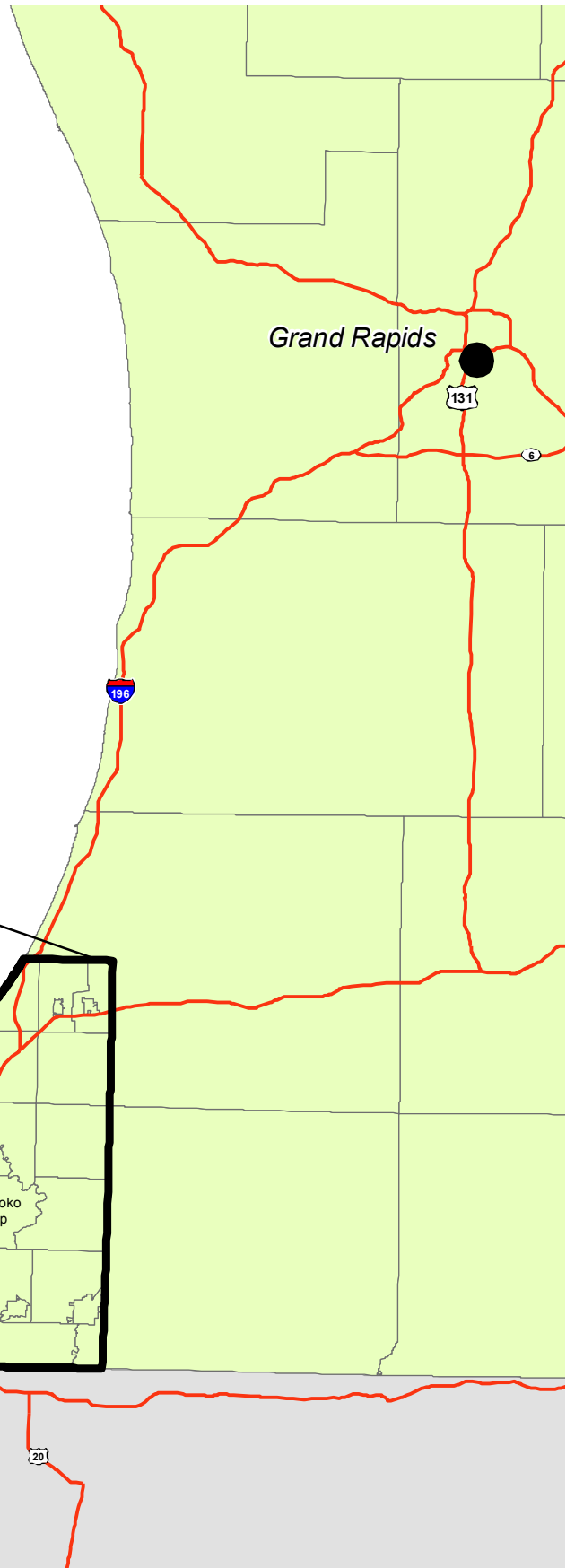
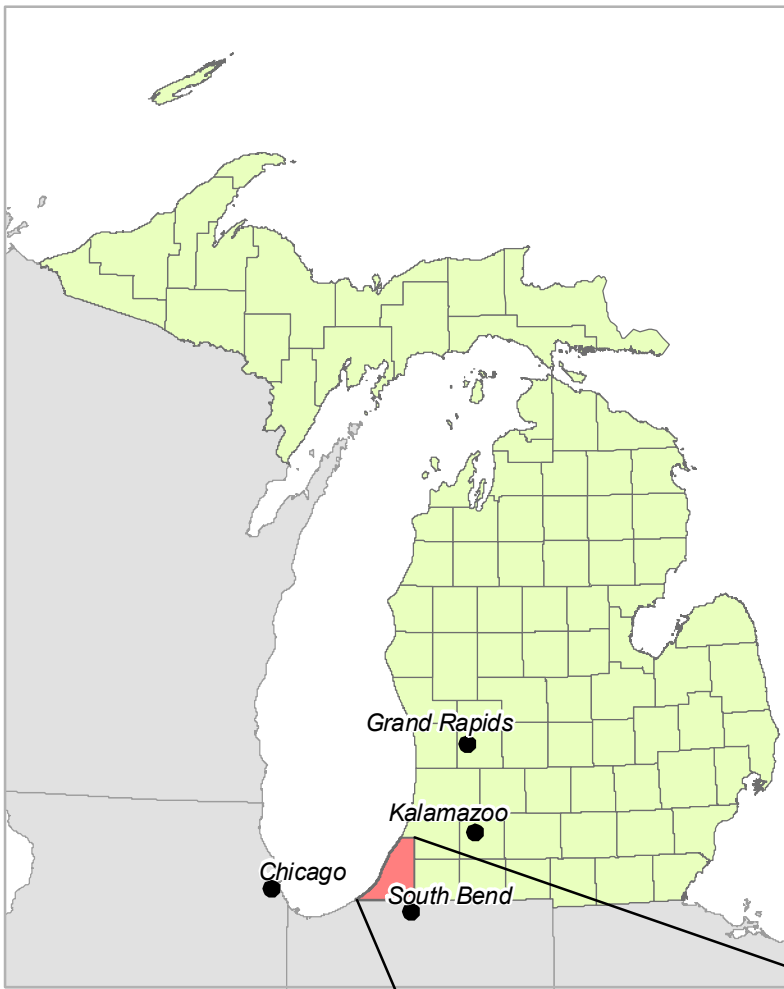
**Without proper planning, growth and development would begin to undermine the very features that attract it.**

1. While it may not seem that Baroda is poised for significant growth and development at the current time, it is still essential to acknowledge that growth and change are possible in the future. Development pressure may increase in the future, in part, because of Baroda's scenic farmland, quaint country roads, inland lakes, and small-town character; and in part due to the expanding market driven by Chicago-oriented development. Small town characteristics have historically been desirable and tend to draw population. Without proper planning, however, growth and development would begin to undermine the very features that attract it.

**If growth is desired, it may be appropriate to steer it away from unique or preserved farmland.**

2. A substantial portion of the Township's land area is comprised of potential wetlands. In addition, the majority of Township residents receive potable water from underground wells. To protect the quality of water resources in the community and in the region, it will be important for the Township to evaluate development's impact on a site-by-site basis.
3. Agricultural activity in the community thrives, partly, because of the unique soils. The large extent of land area enrolled in PA 116, over 1,000 acres, demonstrates that many property owners in the Township are committed to agriculture. As growth occurs in the future, it may behoove the Township to steer new development and the parceling of farmland toward portions of the community that are not characterized by these unique soils, and toward areas not comprised of PA 116 lands.





# Baroda Township

Berrien County, Michigan



**Williams & Works**

## Map I. Regional Location

Source: Berrien County and the Michigan Center for Geographic Information




# Baroda Township

Berrien County, Michigan

## Map 2 Potential Wetland Areas

### Legend

 Potential Wetland Areas

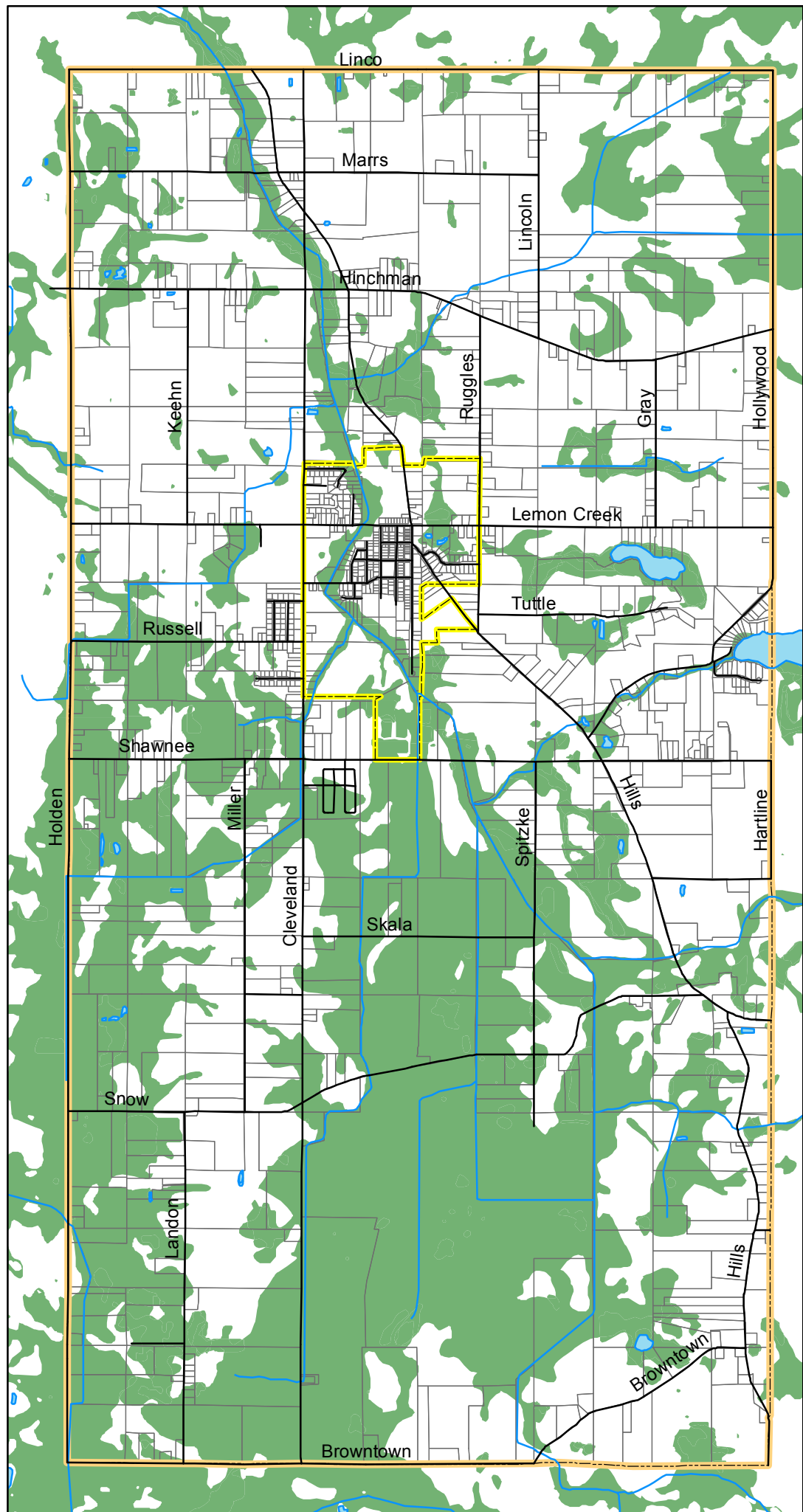
This Wetlands Inventory Map is intended to be used as one tool to assist in identifying wetlands and provide only potential and approximate locations of wetlands and wetland conditions.

This map is not intended to be used to determine specific locations and jurisdictional boundaries of wetland areas subject to regulation under part 303 Wetlands Protection Act, 1994 PA 451, as amended. Only an on-site evaluation performed by MDEQ in accordance with Part 303 shall be used for jurisdictional determination. A permit is required from the MDEQ to conduct certain activities in jurisdictional wetlands.



**Williams & Works**

Source: Berrien County and the Michigan Center for Geographic Information







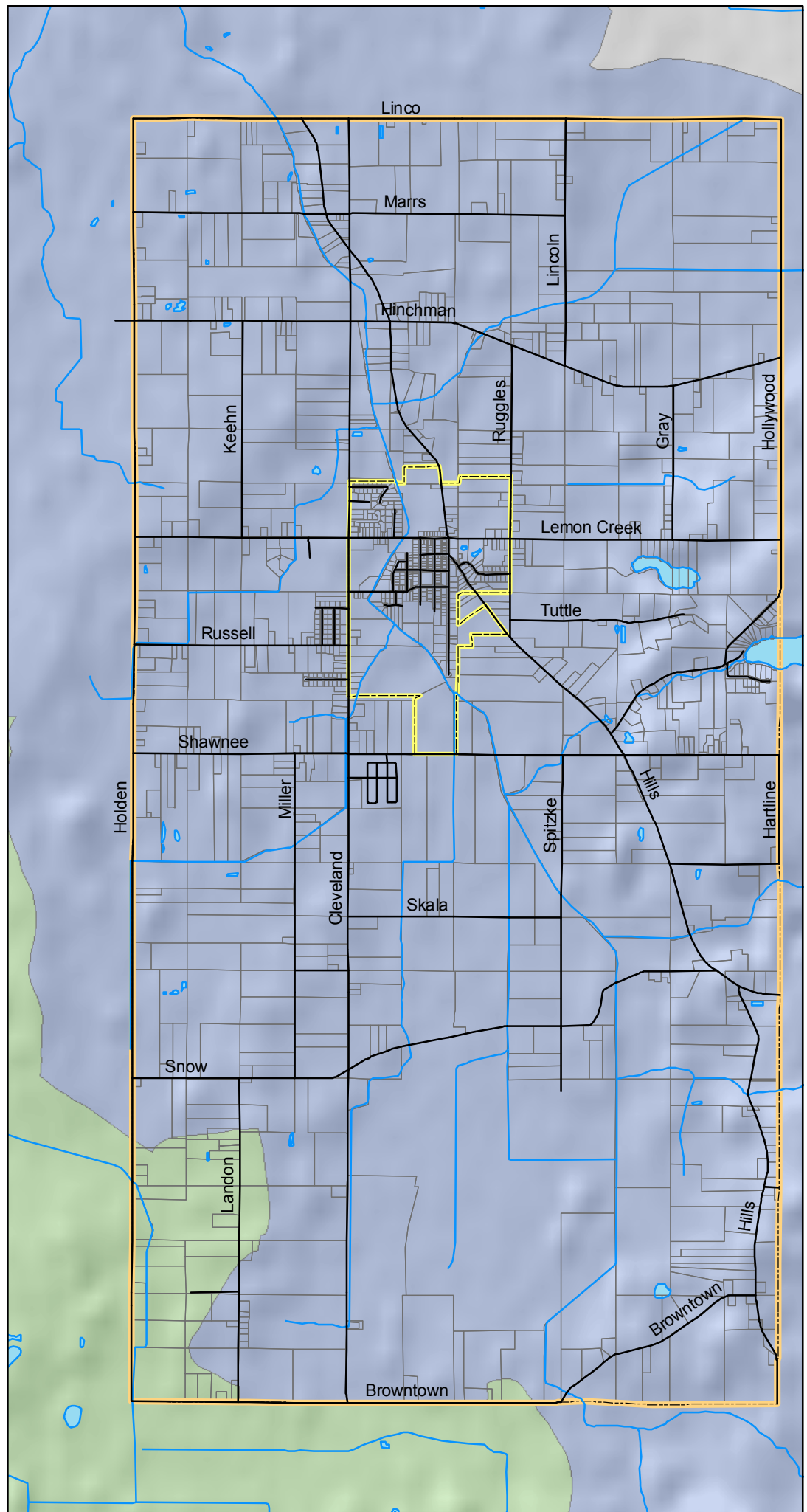
# Baroda Township

Berrien County, Michigan

## Map 3 Watersheds

### Legend

-  E Br Galien River
-  Hickory Creek



**Williams & Works**

Source: Berrien County and the Michigan Center for Geographic Information



# Baroda Township

Berrien County, Michigan

## Map 4 Soil Texture

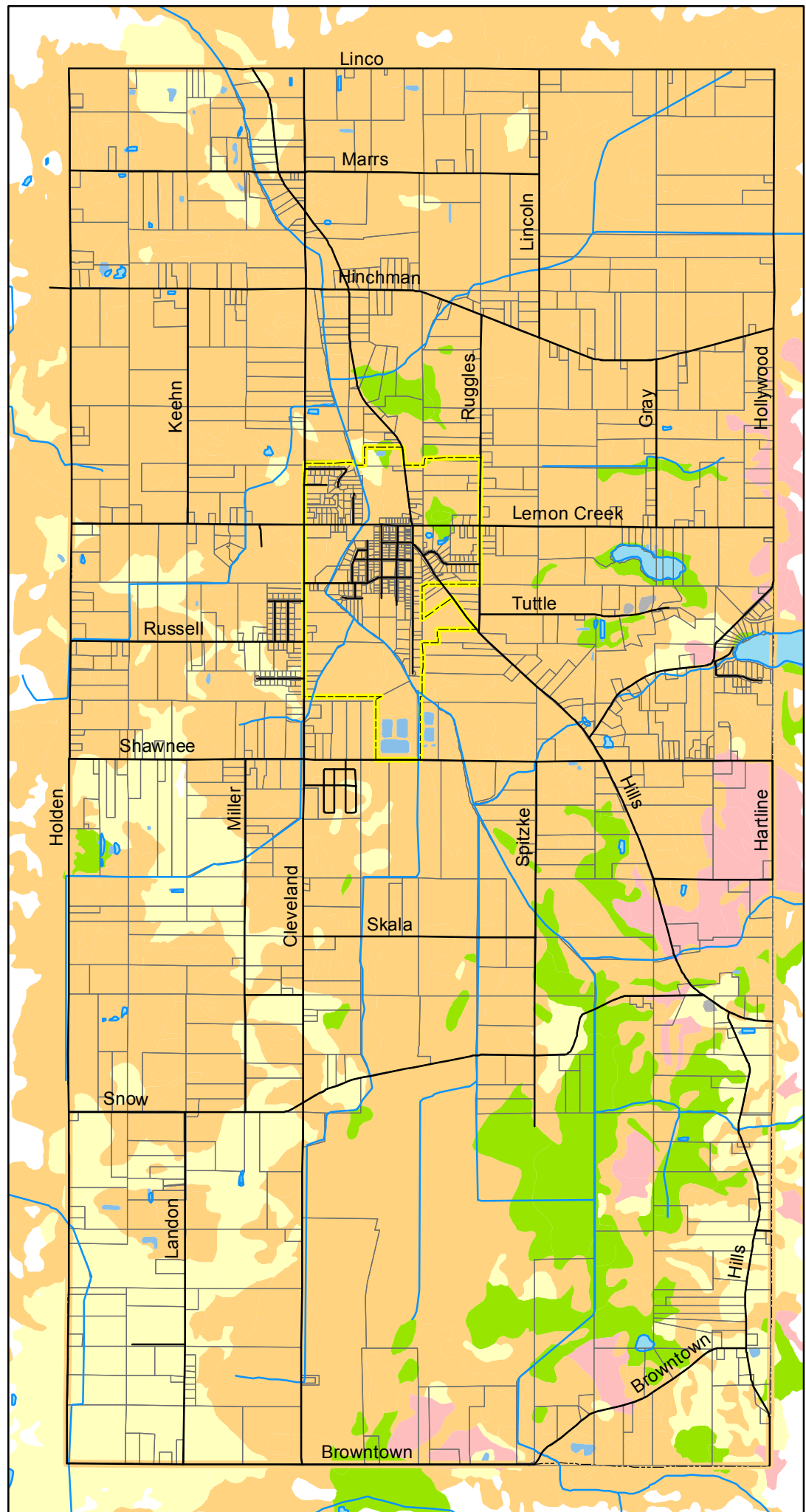
### Legend

-  Mucks
-  Open Water
-  Sandy
-  Loamy
-  Pits
-  Complex



**Williams & Works**

Source: Berrien County and the Michigan Center for Geographic Information













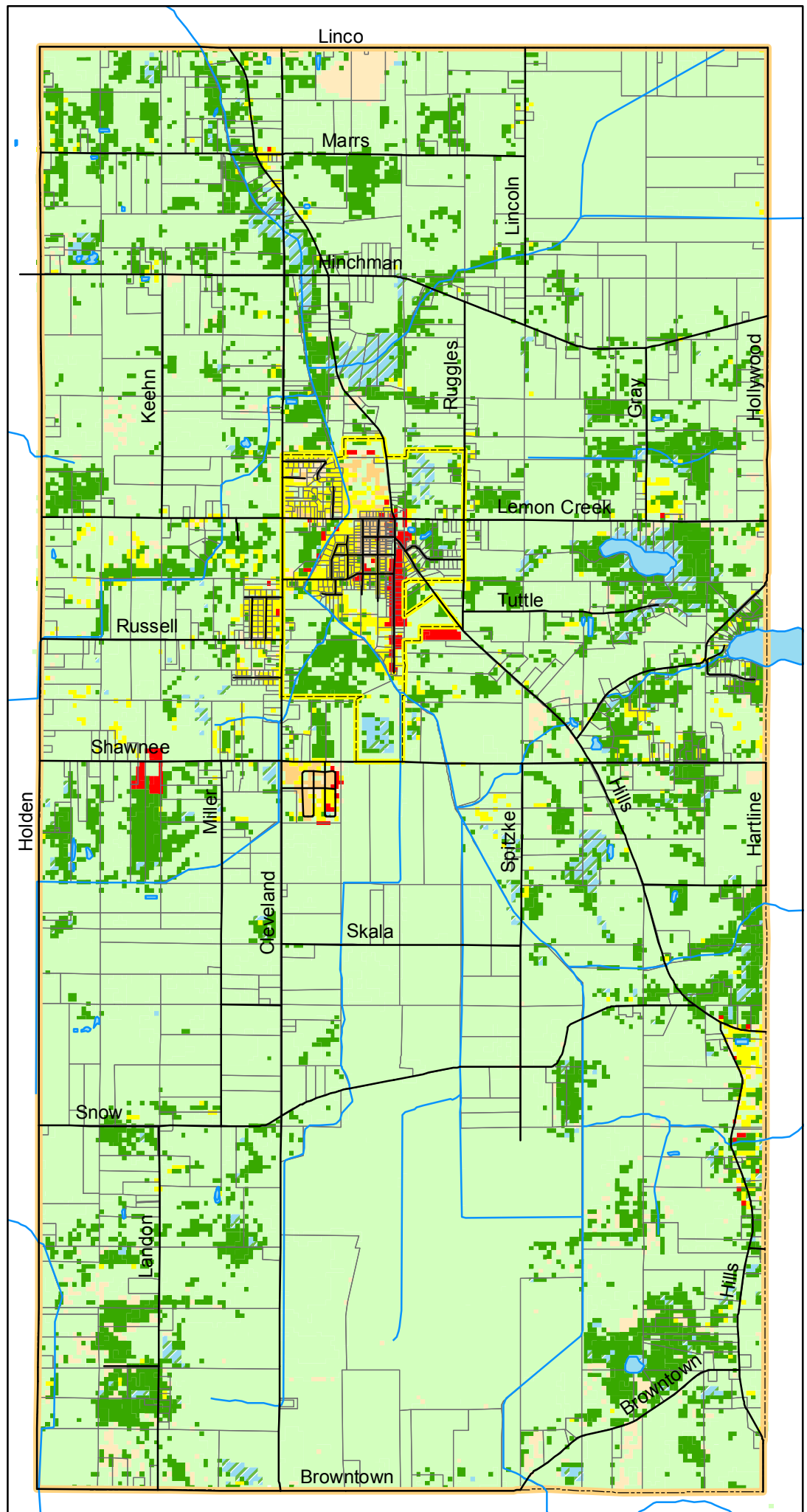
# Baroda Township

Berrien County, Michigan

## Map 5 Land Cover

### Legend

-  Open Water
-  Low Intensity Residential
-  High Intensity Residential
-  Commercial/Industrial/Transportation
-  Forested
-  Grasslands
-  Agricultural
-  Wetlands



**Williams & Works**

Source: Berrien County and the Michigan Center for Geographic Information



## CHAPTER 3. COMMUNITY CHARACTERISTICS

Population and demographic change are among the most important measures to express growth or decline and its likely impact on land uses in a community. Therefore, it is helpful to recognize the Township’s “community characteristics” in preparing a realistic and meaningful Master Plan.

### Community Summary

**The presence of the wineries, a second-home population, and proximity to Lake Michigan establish a budding tourism potential that is likely to blossom in the future.**

The Village of Baroda was platted on 240 acres of Lake Township in 1860 by Michael Hauser. The Indiana and Lake Michigan Railway Company established a railroad line connecting South Bend, Indiana to St. Joseph, Michigan in 1889; and the railroad traversed through the unincorporated Village of Baroda. In 1907, the Village incorporated and grew around the railroad. In 1923, Lake Township was split; the eastern half became Baroda Township, while the western half remained Lake Township.<sup>3</sup> This arrangement results in an 18-square mile community, which is smaller than a typical 36-square mile township in Michigan.

Over the decades, the Baroda community and broader region has emerged into an agricultural hotspot, with prosperous wineries, large-scale farming operations, and smaller hobby farms dotting the landscape. The Round Barn Winery is located in Baroda Township, and several others exist in neighboring communities; including Domaine Berrien Cellars & Winery, Free Run Cellars, Hickory Creek Winery, Lemon Creek Winery, and Tabor Hill Winery. The presence of the wineries, a second-home population, and proximity to Lake Michigan establish a budding tourism potential that is likely to blossom in the future.

**The community is proud of its rural heritage.**

The community is proud of its rural heritage, evidenced in the Village of Baroda’s motto, “casual country charm.” This country charm is manifested during Barodafest, a community celebration that includes a car show, concerts, a pancake breakfast, a parade, vendor displays, sports competitions, and other events. Baroda Township’s low-density living environment helps to establish the community’s identity as a rural enclave, although near to several larger cities as shown on Map 1 in Chapter 2.

### Recent Population Growth

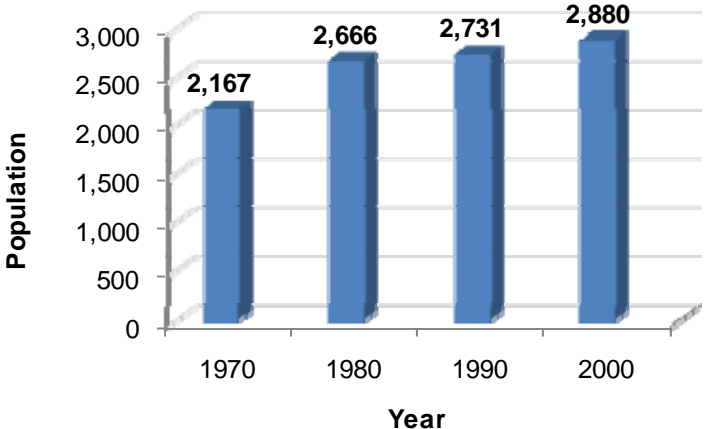
**Baroda is a farming community experiencing modest low-density growth.**

It is appropriate to determine the overall growth the Township has experienced in the recent past. Like many rural Michigan townships, Baroda is a farming community experiencing modest yet relatively steady low-density growth, primarily in the form of acreage “estates.” Since 1970, the United States Census Bureau reports that the Township’s population increased from 2,167 to 2,880 in 2000, or by a total of 713 persons, representing a 32% increase. In other words, the Township has grown at an average annual rate of about 1% over the last 30 years.

<sup>3</sup> This information was derived from the Village of Baroda website and the Baroda Township website.

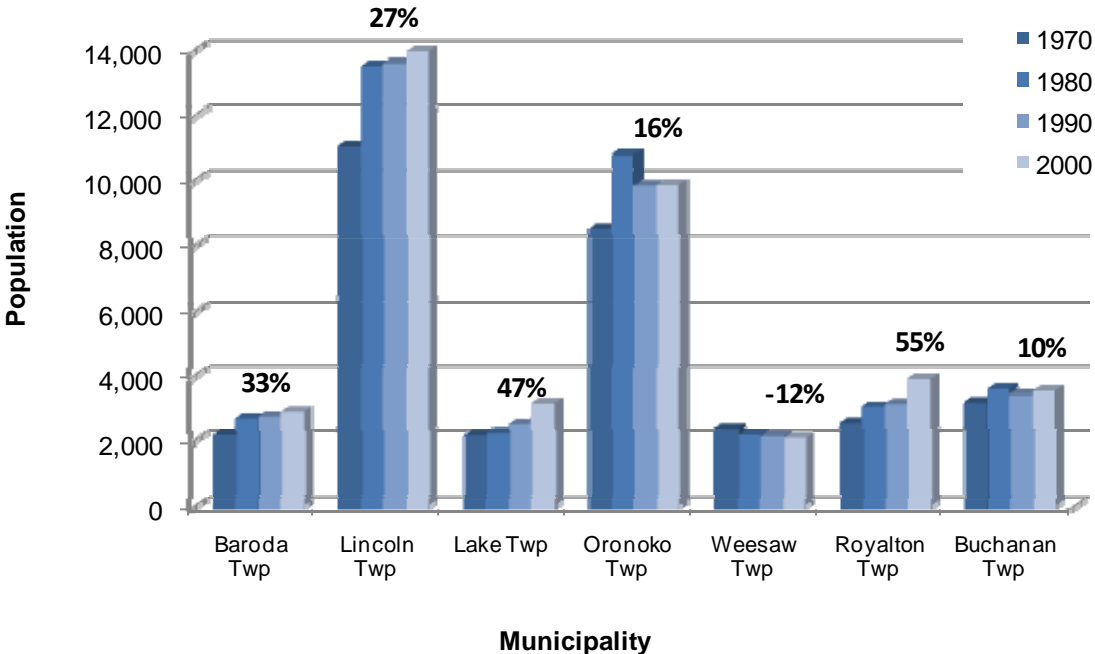
These figures are reflective of the slow pace of change that is cherished by some in the community.

Figure 3.1. Historical Population Change in Baroda Township, 1970-2000



To put Baroda Township’s growth into perspective, the following figure depicts population change in neighboring communities. By way of comparison, Berrien County grew by 7.7% during this time.

Figure 3.2. Population Change in Baroda Township and Surrounding Communities, 1970-2000



## Population Projections

Statistical averaging techniques were employed to project the Township’s likely population growth to the year 2030. These 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 Township data.

These projections have implications regarding future land use necessities, the demand for various public services and capital improvements, and they help to understand the future position of the Township in terms of growth and total population. The following describes the projection techniques.

**The Constant Proportion (or ratio) Method** of projecting population assumes that Baroda Township will continue to represent the same percentage of Berrien County’s projected population in the years 2010, 2020, and 2030 that it represented in 2000. In 2000, the Township comprised about 1.77% of Berrien County’s total population. Using the population projections for Berrien County as estimated by the Woods and Poole Economics<sup>4</sup>, and extending those trends through 2030, the following illustrates the results of the constant proportion method for Baroda Township and reflects a slight decline in population, as the County is expected to lose residents.

### CONSTANT PROPORTION METHOD

	<u>2000 Population</u>	<u>2010 Population Projection</u>	<u>2020 Population Projection</u>	<u>2030 Population Projection</u>
Berrien County	162,453	159,696	155,538	153,598
Baroda Twp	2,880	2,831	2,757	2,723

**The Growth Rate (or geometric) Method** projects future population growth or decline based on the rate of change in the Township in the past. Using the growth rate method, the following assumes that growth in the future will occur at the same average rate as has occurred annually since 1970. As indicated previously, the Township’s population has grown at a relatively slow pace since 1970, resulting in an overall compounded annual rate of change of +0.952%.

### GROWTH RATE METHOD

	<b>Compounded Annual Growth Rate</b>				
	<u>1970-2000</u>	<u>2000</u>	<u>2010</u>	<u>2020</u>	<u>2030</u>
Baroda Twp	0.952%	2,880	3,166	3,480	3,826

<sup>4</sup> West Michigan Growth Statistics. Woods and Poole Population Estimates Published by The Right Place, Inc. August 2008.

The **Arithmetic Method** is similar to the growth rate method in that population projections are based on growth that occurred in preceding decades. This method, however, bases population growth on the overall average increase in the number of persons per year, rather than on growth rates. The following projections are based on the average net increase of 23.76 persons per year between 1970 and 2000, in Baroda Township, based on U.S. Census figures.

**ARITHMETIC METHOD**

<b>Average Increase Each Decade (Number of Persons)</b>	<b>2000 Population</b>	<b>2010</b>	<b>2020</b>	<b>2030</b>
237.6	2,880	3,118	3,355	3,593

The **Building Permit Method** may be the most reliable projection technique because it depicts present growth trends based on the actual number of residential building permits issued by the Township. Baroda Township has issued 7.5 new residential building permits on average per year from 2001 to 2008.<sup>5</sup> The Township’s average household size is 2.54 persons.<sup>6</sup> Extrapolating these figures into the future may project likely population growth, if current trends remain the same. This population projection technique holds that Baroda Township will grow by 19 persons per year, or 190 per decade.

**BUILDING PERMIT METHOD**

<b>Average No Permits/Year</b>	<b>Persons per H/H</b>	<b>2000 Population</b>	<b>2010</b>	<b>2020</b>	<b>2030</b>
7.5	2.54	2,880	3,070	3,260	3,450

The table below summarizes the preceding information. By averaging the results of these methods, it is reasonable to predict that the population of Baroda Township will grow to slightly more than 3,000 persons by the year 2010; roughly 3,200 by the year 2020; and nearly 3,400 by the year 2030. At 2.54 persons per household, the Township will need to accommodate about 200 additional homes over the next 20 to 30 years. The projections summarized here assume that past trends will continue into the future, and are limited in scope by such a supposition. Projections are based on population counts documented by the United States Census and building permit data from the Township.

**Baroda Township may grow to about 3,000 people by 2010, and 3,200 people by 2020.**

**Table 3.1. Population Projection Summary**

	<b>2000</b>	<b>2010</b>	<b>2020</b>	<b>2030</b>
Constant Proportion	2,880	2,831	2,757	2,723
Growth Rate	2,880	3,166	3,480	3,826
Arithmetic	2,880	3,118	3,355	3,593
Building Permits	2,880	3,070	3,260	3,450
<b>Average</b>	<b>2,880</b>	<b>3,046</b>	<b>3,213</b>	<b>3,398</b>

<sup>5</sup> Baroda Township data

<sup>6</sup> United States Census Bureau, 2000

Demographic Data

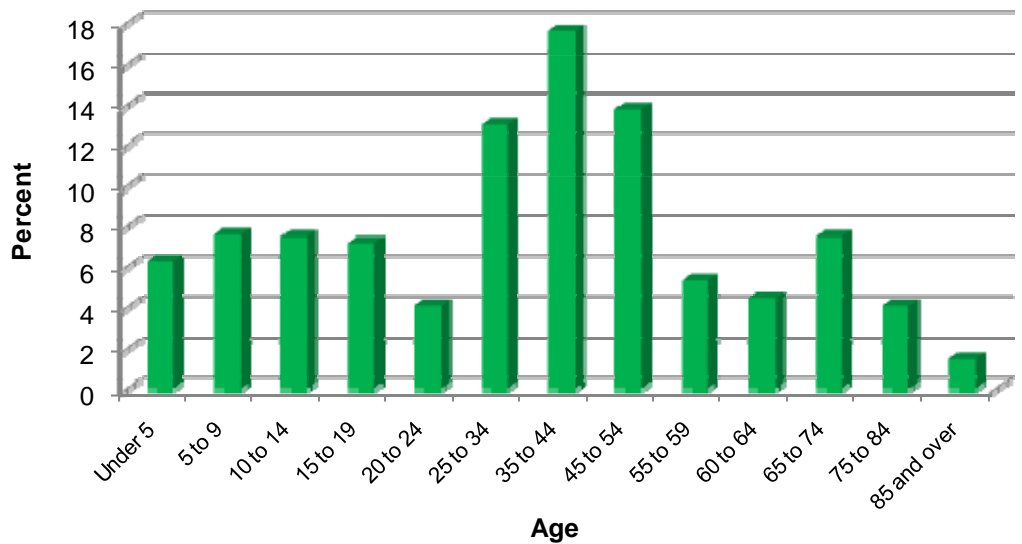
Aging Trends

Contemplating age characteristics can assist in determining the type of housing, community services and recreational facilities that may be needed. For example, if a large portion of the population were younger, the Township may benefit from additional park and playground facilities. Similarly, the rate of increase in a senior population may have implications for more senior living opportunities, such as condominiums, and public services.

**The median age of Baroda Township residents was 37.9 years, which is similar to the County and slightly older than the State.**

In 2000, the median age of Baroda Township residents was 37.9 years, similar to the County (37.4 years), and slightly older than the State and the U.S. (35.5 and 35.3 years, respectively). The median age represents the mid-point in the range of all ages within the Township; one-half of the population is younger and one-half of the population older.

**Figure 3.3. Age Distribution in Baroda Township, Michigan, 2000**



**The Township may lack opportunities for employment, affordable “starter homes,” or recreational opportunities that would attract people aged 20 to 24.**

Despite the aging of the “baby boomer” population, more than 20% of the Township’s population is under the age of 15, suggesting a potential need for schools, parks, and other youth-related facilities. Additionally, nearly one-half of the Township falls within the 25-54 age range<sup>7</sup>, which suggests a strong number of traditional families with children living in the Township. About 13% of the Township’s population is over the age of 65, compared with 14.5% in this age group in the County.

It is also worth noting that only about 4.1% of the Township’s population is between the ages of 20 and 24. This apparent outward migration is somewhat

<sup>7</sup> The three cohorts comprising the 25-54 age group are approximately double the size of other cohorts presented in Figure 3.3.

typical as many youth move away from home to pursue higher education opportunities or employment. It may also suggest that the Township lacks a variety of employment opportunities; affordable, yet high-quality “starter homes;” or recreational opportunities that would attract people within this age range.

**Ethnicity**

Regarding ethnicity characteristics, 96.4% of the Township is white, according to the 2000 Census. No other ethnicity represented more than 0.3% of the population; 2% indicated that they were a race not listed; and 0.7% indicated that they were two or more races. This information is not likely to affect land use in the Township.

**Educational Attainment and Income**

In addition to age, gender, and ethnicity characteristics, it is appropriate to catalog educational attainment trends in the community. This information may be an indicator of local school district quality and the opportunities for higher education in the region, which are often significant concerns for families moving into an area.

The 2000 Census indicates that within Baroda Township, approximately 83.1% of the population over 25 years of age has achieved the equivalent of a high school education or higher, and 12.9% of the population has a bachelor’s degree or higher. In Berrien County, roughly 81.9% of the population has achieved the equivalent of a high school education or higher, with 19.6% reporting a bachelor’s degree or higher.

Despite a slightly lower bachelor’s degree attainment level compared to the County, Township residents earn higher incomes than County residents overall. According to the 2000 Census, the median household income in Baroda Township was \$44,219; the County median was only \$38,567. The Township median household income figure is very similar to the State of Michigan’s median income of \$44,667.

**Despite a slightly lower bachelor’s degree attainment level compared to the County, Township residents earn higher incomes than County residents overall.**

**IMPLICATIONS – COMMUNITY CHARACTERISTICS**

1. Baroda is a charming community near various cultural institutions and tourist attractions. The Township should explore becoming a partner in marketing these amenities to bring people into the community, particularly the downtown area in the Village of Baroda.
2. While population increase has been relatively modest, it has been steady and notwithstanding the current dip in housing permits (discussed in the next chapter), it can be reasonably expected that growth will continue into the future. Based on the projections in this chapter, the Township will need to accommodate about 200 additional homes. Clearly, Baroda is a desirable community, evidenced in the fact that Baroda has grown consistently while some neighboring municipalities have periodically lost population. The Township should be prepared to accommodate the

**The Township should be prepared to accommodate the growth that is desired without infringing on the rural attributes that define it.**

growth that is desired without infringing on the rural attributes that define it.

3. Only 4.1% of Baroda Township's population is age 20 to 24. To remain vibrant, it may be appropriate to explore the tools necessary to keep and attract a young, talented population. These tools may include more innovative opportunities for employment, a variety of housing choices, or recreational opportunities that would attract people between the ages of 20 and 24.



**CHAPTER 4. LAND USE PATTERNS AND ECONOMIC DEVELOPMENT**

**The predominant land use pattern in Baroda Township may be described as “rural.”**

Baroda Township boasts a healthy rural aesthetic that is balanced by the presence of the Village of Baroda. The Township is comprised of wooded natural areas, agricultural fields, and low-density residential uses. The predominant land use pattern in Baroda Township may be described as “rural,” and the features that establish and define this pastoral quality are embraced.

This chapter analyzes the land use and economic development trends within the community. This analysis includes a review of state equalized value trends, land use and development patterns, building permit trends, general housing characteristics, and employment characteristics.

**Housing Characteristics**

**Building Permits for Single-Family Homes**

Building permits can be a solid indication of investment. The table below represents the number of permits pulled for new home construction in Baroda Township, between 2001 and 2008. The real estate slump and economic uncertainty at the time of this writing has clearly affected the local housing market; no building permits for new single-family homes were pulled in Baroda Township for 2008. It should be noted that the average value of those permits, expressed below, does not include the price of a parcel of land.

<b>No building permits for new single-family homes were pulled in 2008.</b>	<b>Single-Family Home Construction</b>	
	<b>Year – No. Permits</b>	<b>Avg. Value of Permit</b>
	2001 – 10	\$171,700
	2002 – 6	\$146,000
	2003 – 12	\$183,000
	2004 – 14	\$162,000
	2005 – 14	\$162,000
	2006 – 3	\$188,000
	2007 – 3	\$189,154
	2008 – 0	\$0

**Housing Age**

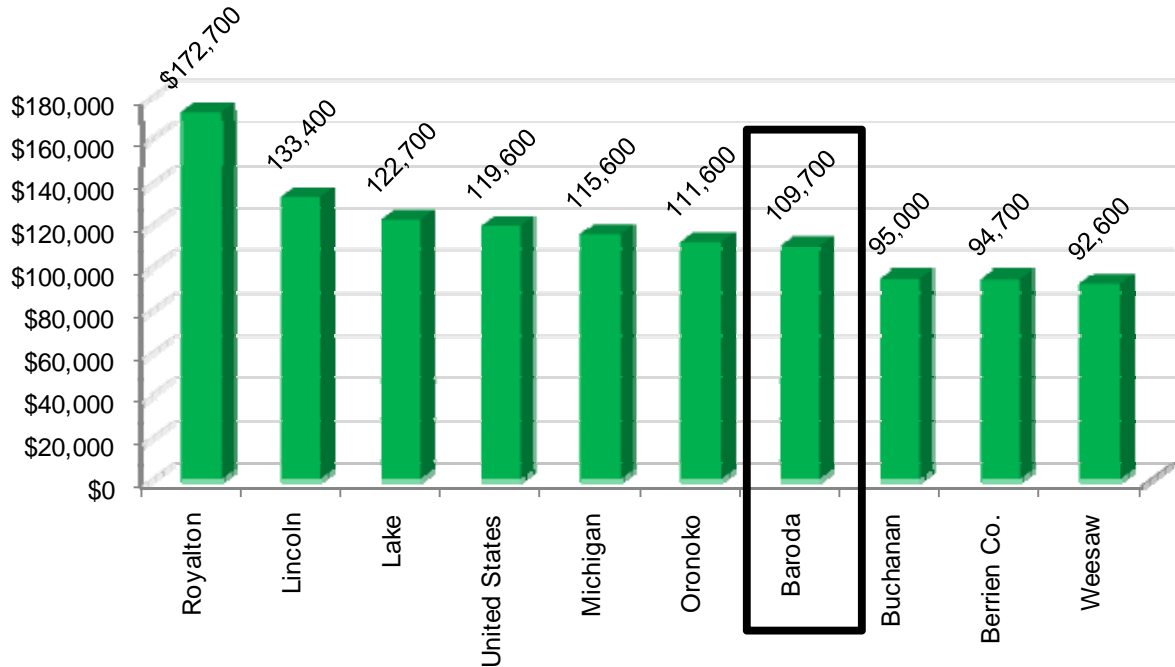
According to the 2000 Census, 19.6% of the Township’s homes were constructed between 1990 and 2000. In Berrien County overall, 10.9% of homes were constructed during that decade, so Baroda saw a greater rate of housing growth between 1990 and 2000. Roughly 34% of the current housing stock in Baroda has aged fifty years or more. Approximately 50% of the current housing stock in

the County has aged fifty years or more, indicating that the Township is generally a “newer” community compared to the County overall.

**Housing Values and Attainability**

Figure 4.1 below summarizes the average value of a home in Baroda and neighboring and regional communities. Baroda Township experiences reasonably average home values for the region.

**Figure 4.1. Average Housing Values In Baroda Township and Surrounding Municipalities, 2000**



**15.5% of Township homeowners indicate paying 30% or more of gross monthly income on mortgage costs.**

It is appropriate to analyze housing affordability, which can assist in determining whether housing in the community is unattainable for its residents. General planning practice and housing specialists typically agree that housing is attainable if rent or mortgage payments represent no more than 25% to 30% of monthly gross income. Using this figure as a barometer, the 2000 Census reveals that about 85% of Township residents may find that housing in the Township is affordable. It should be noted that 15% of Township homeowners indicate paying 30% or more of gross monthly income on mortgage costs, compared to 17% of County homeowners overall. For renters, 27% of the Township pays more than 30% of income on monthly payments, compared to 36% of County renters overall.

**66.8% of dwellings are single-family detached homes; 24.7% are manufactured homes.**

**Housing Type, Tenure and Foreclosures**

In Baroda Township, 66.8% of dwelling units are single-family detached homes; while 24.7% of dwelling units are manufactured homes. The balance of dwellings in Baroda Township, or 8.5%, is multi-family structures with two or more units. In Berrien County overall, 74.3% of homes consist of single-family detailed homes, 6% consist of manufactured homes, and 19.7% of dwellings consist of structures with two or more units.

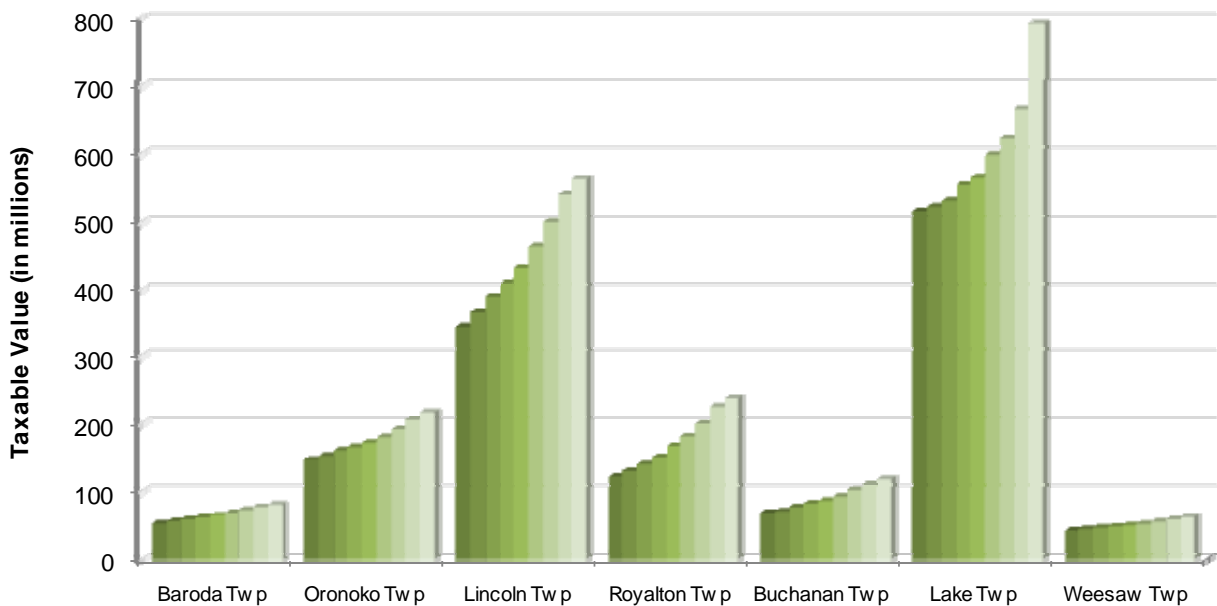
In 2000, 85.6% of homes were owner-occupied, while 14.4% were renter-occupied. In addition, 4.7% of homes were vacant in 2000. These figures indicate a reasonably stable residential environment, as high rental percentages and high vacancy rates can point toward instability or high turnover, both of which can depress sense of community.

Between 2006 and 2009, there were 21 foreclosures in the Township and Village. In 2006, there were 2 foreclosures; in 2007, there were 3 foreclosures; in 2008, there were 13 foreclosures; and in 2009, there were 3 foreclosures. While this trend is alarming, it appears to parallel the national housing crisis. Thirty-nine percent of these were in the Village, while 61% occurred in the Township. These foreclosures represent 1.16% of all parcels in both the Village and Township.

**Property Value**

Property values are a key measure of economic growth and the financial strength of a community. Property values reflect both investment in new development and the degree of growth in the value of those investments. Annually, the Assessors of each jurisdiction report total valuation within their respective jurisdictions, and these reports can provide an illuminating impression of the character of a community. The table below compares the annual taxable values of real property in Baroda Township to those of surrounding municipalities.

**Figure 4.2**  
 Change in Taxable Value of Real Property  
 Baroda Township and Surrounding Municipalities, 2000-2008

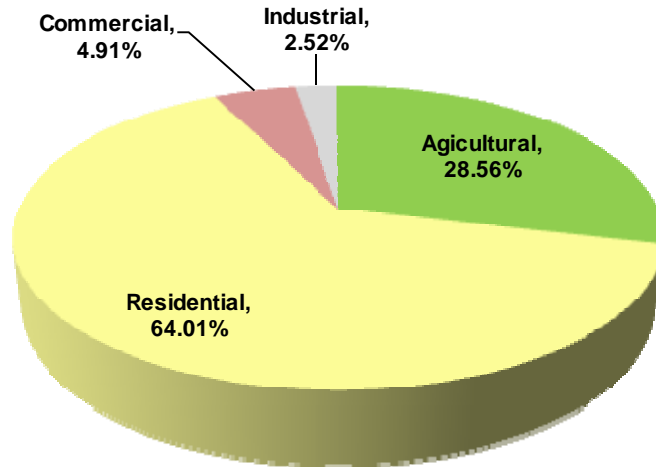


Source: Berrien County Equalization Department

**Municipality, 2000-2008**

The total real property taxable value for Baroda Township in 2000 was \$51.3 million, and by 2008 it had increased by about 57% to \$80.9 million. Baroda Township accounts for about 1.77% of the County’s population (based on the 2000 Census) and about 1.3% of its total real property value. It is important to note that the Township’s property values have continued to increase steadily since 2000, although at a slower rate than some of its neighbors.

**Figure 4.3. 2008 SEV Breakdown**



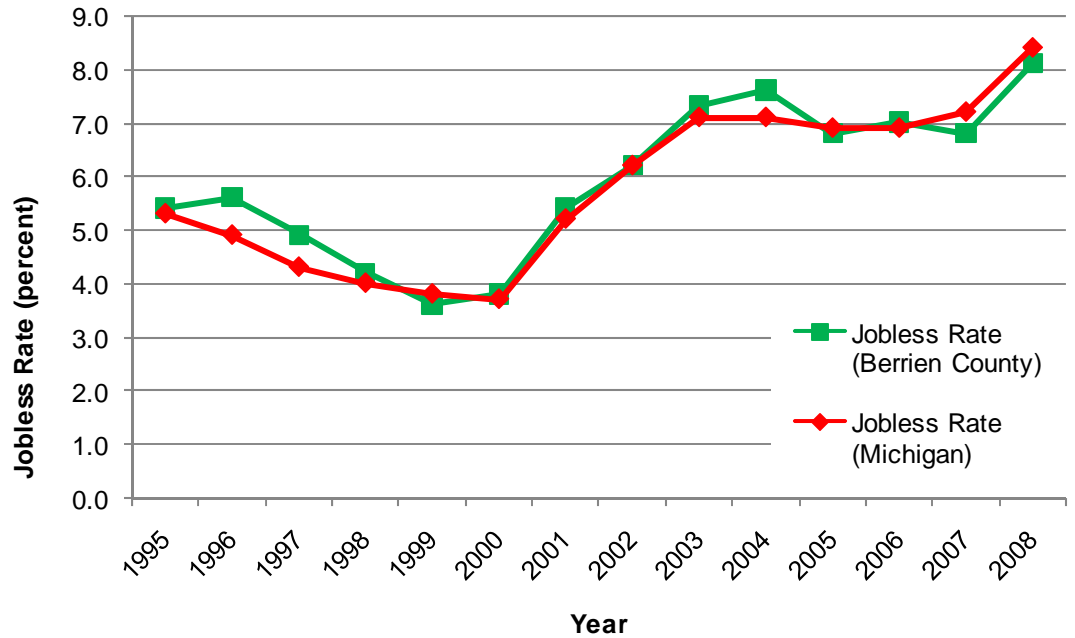
It is also important to further examine property values to consider the breakdown among land use categories (property classifications) in the Township. Despite agricultural lands comprising more than three-quarters of the land use in the Township, it only accounts for 28% of the Township’s tax base. Lands classified as residential, on the other hand, constitute only about 5% of the Township’s land use, but comprise nearly two-thirds of its tax base.

## Employment

The mean travel to work time for Baroda Township residents is 18.6 minutes with 82.9% traveling alone by private automobile. Even though this commute time is less than the mean travel to work time of 25.5 minutes for the United States as a whole, it still reflects that the bulk of Township residents work outside of the Township.

Over the last twelve years, the jobless rate in Berrien County has closely mirrored that of the State in general. In the late 1990s, the jobless rate steadily declined to a low in Berrien County of 3.6% in 1999. By 2004, however, the jobless rate had more than doubled to 7.6% in the County and 7.1% in the State of Michigan. Since that time, the jobless rate has moderated somewhat, but has seen another increase to over 8% due to the recent economic downturn.

**Figure 4.4.** Jobless Rate in Berrien County and the State of Michigan



Baroda Township has a fairly diversified workforce, with 26% employed in management, professional and related occupations, 23.9% in sales and office occupations and 26.8% in production, transportation and material moving operations. Additionally, 12.9% are employed in service occupations and despite the predominant agricultural land use in the Township, farming, fishing and forestry occupations only account for 0.7% of total resident employment, according to the 2000 Census.

Since Baroda Township is a rural and agricultural community, there is little employment centered in the Township. However, there are several employers in the Village of Baroda, and employers and institutions such as Andrews University in Oronoko Township are nearby. The following is a listing of several of the largest employers with locations in the Township and Village:

Tigmaster Company	46 Employees
Colortek	44 Employees
Quality Mold and Engineering	40 Employees
South Shore Tool	38 Employees
Midwest Die Corp	17 Employees
Lakeshore Die Casting	10 Employees

**Land Use Change**

The land use information for the Township was been derived from computerized mapping efforts of the Michigan Resources Information System (MIRIS) in 1978. An objective of MIRIS was to create a “statewide computerized database of information pertinent to land utilization, management, and resource protection activities.” It is important to note that the information in Map 6 was prepared from aerial photographs and reflects composite groupings of land use categories. MIRIS information is not bounded by parcel lines, but instead follows natural systems. Therefore the map is intended not to reflect zoning or exact land uses. Williams & Works updated this information in 2008, based on 2005 digital aerial photography and updated parcel data. Map 6 illustrates land use change in the Township between 1978 and 2005.

The Township’s land uses have not changed much since the last Master Plan was adopted in 1993. In 2005, more than three-quarters of the land in the Township was considered to be agricultural, compared with less than 5% classified as “urban or built-up.” Table 4.2 summarizes land use change in the Township from 1978 to 2005.

**Table 4.2. Land Use Change in Baroda Township, 1978-2005**

<b>Land Use Category</b>	<b>1978 (acres)</b>	<b>1978 (Percent)</b>	<b>2005 (acres)</b>	<b>2005 (Percent)</b>	<b>Change (acres)</b>	<b>Change (Percent)</b>
Agricultural Land	8,923	78.22%	8,868	77.74%	-55	-0.62%
Barren Land	4	0.04%	4	0.04%	--	0.00%
Forest Land	707	6.20%	859	7.53%	152	21.50%
Rangeland	1,248	10.94%	1,149	10.07%	-99	-7.93%
Urban and Built Up	472	4.14%	471	4.13%	-1	-0.21%
Water	28	0.25%	32	0.28%	4	14.29%
Wetlands	25	0.22%	24	0.21%	-1	-4.00%
<b>Total</b>	<b>11,407</b>	<b>100%</b>	<b>11,407</b>	<b>100%</b>	<b>--</b>	<b>--</b>

During this time period, the Township experienced very little land use change. The largest change was an additional 152 acres classified as “forest land,” which could be attributed to vacant or unused lands reverting to a natural state. Lands classified as “rangelands” decreased by 99 acres, and lands classified as “agricultural land” decreased by 55 acres. Overall, land uses in Baroda Township have remained relatively constant over the last thirty years or so.

## Regional Consistency and Conflicts

Given the rural and agricultural nature of the Township and surrounding communities, land use conflicts with neighboring communities are minimal.

The Township borders Oronoko Charter Township to the east, and land uses along this border are primarily agricultural. To the west is Lake Charter Township. While Lake Township has seen population growth near the lakeshore, the I-94 corridor and the City of Bridgman, the Township's shared border with Baroda Township consists primarily of agricultural uses. To the south is Weesaw Township, which is also primarily an agricultural community. The Berrien County Development Plan indicates that this shared border is planned to continue with agricultural land uses into the future.

To the north is Lincoln Charter Township, which is one of the more developed communities in the area. However, growth in Lincoln Township has not yet impacted Baroda Township, so currently few conflicts exist in this area. Lincoln Township's General Development Plan, adopted in 2007, plans for agricultural uses near the boundary with Baroda Township.

Finally, the Village of Baroda's most recent future land use plan was written in 1978, and may not reflect current land use conditions or desired policies. Nevertheless, the plan generally calls for agricultural uses and open space along the east Village limits and medium-density residential uses along the west Village limits. This is fairly consistent with current land use in the Township.

### IMPLICATIONS – LAND USE PATTERNS AND ECONOMIC DEVELOPMENT

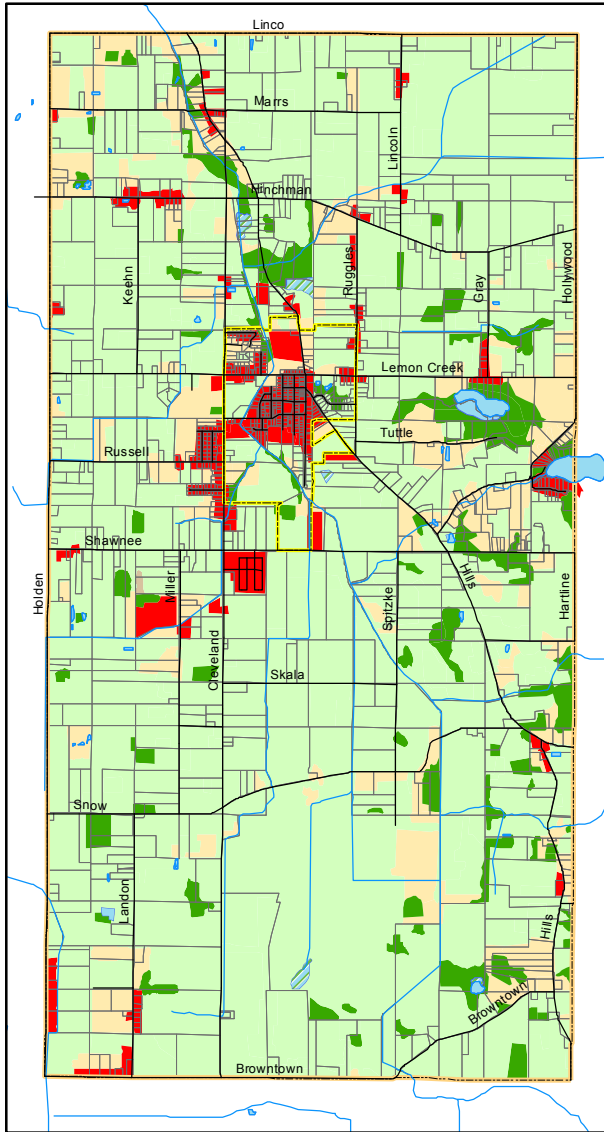
1. The increase in taxable value of real property has been slower in Baroda than in most neighboring townships. This may be expected, given that Baroda Township is primarily a countryside community. However, many neighboring communities are fairly rural, as well. The Township should decide if recent trends in economic development are adequate and to what extent future growth should be encouraged and controlled.

Presumably, any future growth should not undermine the Township's rural character; and proper planning, zoning requirements and design standards can help to assure that new developments and buildings are designed to reflect the small-town personality of Baroda.

2. Even though housing in Baroda Township is comparatively more attainable than the County overall, affordability problems exist for some residents. To help lessen the impacts of foreclosure and blight, the Township should think about partnering with adjacent communities to evaluate whether the immediate region provides for adequate affordable, high-quality housing.



# 1978

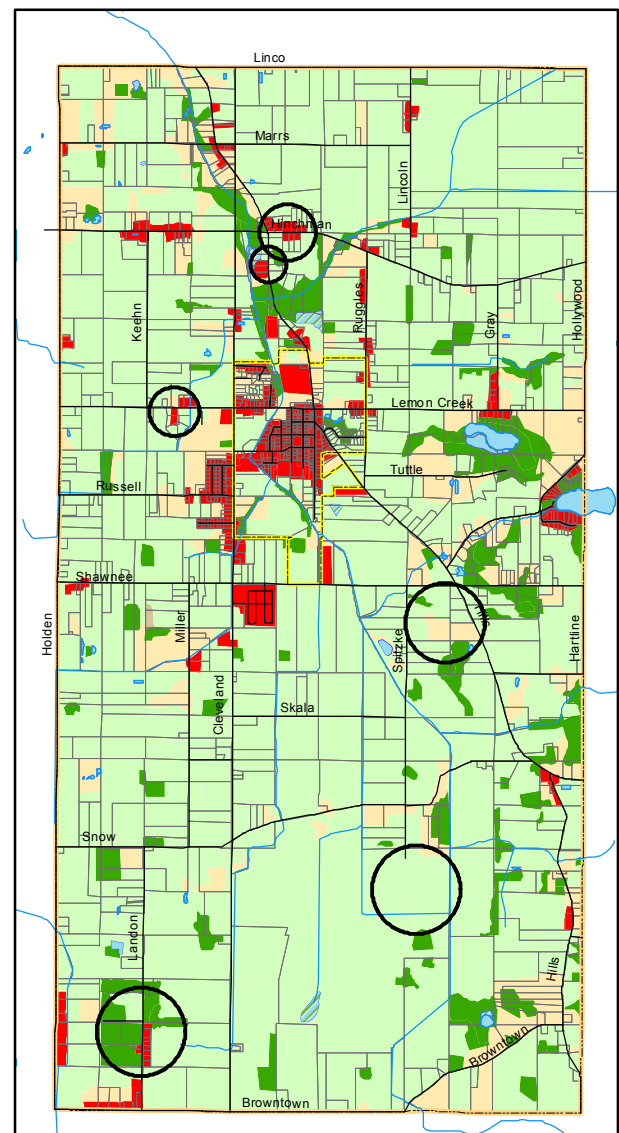


## Baroda Township

Berrien County, Michigan

### Map 6 Land Use Change 1978-2005

# 2005



#### Legend

- Agricultural Land
- Barren
- Forest Land
- Rangeland
- Urban and Built Up
- Water
- Wetlands
- Areas of Significant Land Use Change

**Williams & Works**

Source: Berrien County and the Michigan Center for Geographic Information





## CHAPTER 5. TRANSPORTATION

A safe and well-balanced transportation network is essential to the health of any community, as it links activities and land uses within a community to those in the broader region. In addition, features of transportation resources typically play a critical role in determining the nature and intensities of land uses in a community.

### General Commuting Patterns

**The automobile is overwhelmingly the most used form of transportation in Baroda Township.**

The 2000 Census reveals that 91% of Baroda's 1,452-person workforce over 16 years of age used a private automobile to travel to work. Of these 1,584 people, 82.9% drove alone to work. Mean travel to work time for a Baroda resident in 2000 was 18.6 minutes, similar to Berrien County's average time of 20 minutes. None of Baroda's population used public transport while traveling to places of employment, which is not surprising, given the Township's sparsely-settled development patterns.

Clearly, the automobile is overwhelmingly the most used form of transportation in Baroda Township. This is likely due, in part, to very low-density land use patterns and the segregation of land uses. The latter two are common attributes of most rural communities that preclude the feasibility of walking to meaningful destinations, since most land uses – and even neighbors – are very far apart.

If the commuting patterns of Township residents are examined, only 17% of the Township's working population works within the Township boundaries. Another 15% of Township residents work in Lincoln Charter Township and 12% work in St. Joseph.<sup>8</sup> This suggests that the Township may want to consider strengthening local employment opportunities. Furthermore, the number of Township residents who are employed (1,452) is more than twice the number of people who work within the Township (654). This also suggests that the residents may benefit from additional employment opportunities in Baroda Township.

### Road Characteristics and Improvements

**The current traffic configuration bypasses downtown Baroda.**

Baroda Township is blessed with a transportation system providing abundant access for motorists. The bucolic character of Baroda Township generally creates a congestion-free environment. Further, in most instances a lack of natural or man-made obstacles results in a "straight-through" driving pattern in the Township, providing sufficient connections with neighboring communities. However, exceptions exist and linkages may be improved.

For example, the current traffic configuration bypasses downtown Baroda. First Street, the "main street" within the Village of Baroda, functions as a dead-end

<sup>8</sup> This information was derived from <http://www.icpsr.umich.edu/CENSUS2000/civildivision.html>, the Census 2000 at ICPSR website.

street, with no connection to the Township. Passerby motorists can easily travel through the Village without being aware of downtown Baroda, which has adverse impacts on visibility and economic development. Since downtown Baroda is the center of the community – including both the Village and Township – it is important that it be accessible and visible.

The Berrien County Road Commission holds jurisdiction over the roadways in Baroda Township. While the County had many scheduled improvements for roads in 2009, only one segment of roadway in Baroda Township was planned for resurfacing in 2009: Cleveland Avenue from Linco Road to Lemon Creek Road.

Additionally, a number of County roads are seal coated to prevent them from further deterioration, or as a part of reconstruction. Seal-coating consists of spraying a tar substance onto the road and then spreading fine gravel on top. The eastern portion of Snow Road in the Township (between Cleveland and Holden) was planned for seal-coating in 2009.

## Traffic Volume

**Vehicular traffic flow is heaviest on Cleveland and Shawnee near the Village of Baroda.**

Generally, traffic on the Township’s roads flows smoothly and there are few congestion concerns. Vehicular traffic flow is heaviest on Cleveland and Shawnee near the Village of Baroda, since these roadways are near the most populated area in the Township and also connect to more populated communities such as Lincoln Township to the north, Lake Township to the west and Oronoko Township to the east. However, traffic in the Township is currently manageable.

Below is a table showing a breakdown of traffic volume for selected roads in the Township from 2002-2008. The average daily traffic counts were collected by the Berrien County Road Commission.

**Table 5.1** Average Daily Traffic Counts in Baroda Township, 2002-2008

Road	Location	Count	Year
Browntown	W of Snow	2,530	2005
Browntown	E of Snow	633	2005
Browntown	E of Cleveland	307	2008
Browntown	W of Hills	291	2008
Cleveland	N of Lemon Creek	4,625	2005
Cleveland	N of Shawnee	4,344	2005
Cleveland	S of Shawnee	2,685	2005
Cleveland	btw Snow and Browntown	2,603	2005
Cleveland	N of Hinchman	4,474	2007
Hills	in Village	1,373	2002
Hills	E of Ruggles	1,599	2006
Hills	S of Shawnee	1,367	2006
Hills	S of Snow	789	2006
Hinchman	W of Stevensville-Baroda	780	2002
Hinchman	W of Hollywood	1,648	2005

Road	Location	Count	Year
Hinchman	W of Ruggles	1,521	2007
Hinchman	W of Cleveland	700	2007
Hollywood	S of Linco	1,872	2002
Lemon Creek	in Village	1,866	2002
Lemon Creek	in Village	1,786	2002
Lemon Creek	W of Ruggles	1,584	2007
Lemon Creek	E of Ruggles	1,397	2007
Linco	W of Hollywood	862	2003
Linco	W of Stevensville-Baroda	884	2007
Linco	E of Cleveland	1,226	2008
Ruggles	N of Lemon Creek	505	2007
Ruggles	S of Lemon Creek	338	2007
Shawnee	W of Cleveland	4,297	2002
Shawnee	E of Cleveland	268	2007
Shawnee	E of Holden	4,042	2008
Snow	W of Hills	159	2002
Snow	N of Browntown	369	2005
Snow	E of Cleveland	201	2007
Snow	E of Holden	746	2008
Stevensville-Baroda	S of Hinchman	2,499	2006

As a point of reference, the capacity of a typical two-lane roadway is approximately 10,000 vehicle trips per day.<sup>9</sup> Beyond this capacity, the road’s level of service begins to decline and congestion worsens. According to Table 5.1, no roadway in Baroda Township is experiencing more than 5,000 vehicles per day.

## Air and Public Transportation

While there are no railroads, state or federal highways in Baroda Township, many of these regional connections are within a short drive for Township residents. US-31 in Oronoko Township to the east connects motorists to employment centers in St. Joseph, Niles and South Bend, Indiana. I-94 in Lincoln and Lake Townships, to the north and west, respectively, connects motorists to a much larger transportation network that includes Chicago, Kalamazoo, Grand Rapids and many west Michigan lakeshore communities.

### Air Transportation

There are no commercial airports in the Township, and Andrews University Airpark is the nearest private airport located east of US-31 in Oronoko Township. This Airpark primarily serves students participating in the University’s Program of Aviation Flight. However, it is available for use by members of the community as well. The nearest commercial airports include the Michiana Regional Transportation Center in South Bend, Indiana, and the Kalamazoo International Airport in Kalamazoo.

<sup>9</sup> *Highway Capacity Manual*, Transportation Research Board, 1996.

**Public Transit**

Berrien Bus is a nonurban system that provides public transportation options to Berrien County residents. This service is headquartered in Berrien Springs to the east and offers regularly-scheduled daily trips to destinations across the County including Benton Harbor, St. Joseph, Niles, Coloma, Watervliet and others. Additionally, Berrien Bus offers a demand-response service where riders can schedule a ride at least a day in advance.

Fares for Berrien Bus are \$4.00 for Baroda Township riders. Senior citizens over the age of 60 receive a 50% discount off regular fares.

**IMPLICATIONS - TRANSPORTATION**

1. Regional connectivity could be improved by linking First Street with other area thoroughfares. The lack of connection between downtown Baroda's "main street" and area roadways undermines its economic potential.
2. Eighty-three percent of Township residents leave the community for work. In line with the economic development discussion in Chapter 4, the Township may consider providing more employment opportunities in the community if non-residential growth is desired.

## CHAPTER 6. COMMUNITY FACILITIES, UTILITIES AND SERVICES

Community facilities play an elemental role in augmenting civic engagement, sponsoring cultural events, and promoting community pride; and recreational opportunities are quality of life indicators. Recreational facilities and public schools provide public spaces for interaction, learning, and community building, and safety personnel provide a compulsory service to the community. Finally, utility systems are important to understand, because utilities can influence land use decisions, development intensity, and residential densities. The reliable delivery of water and the safe and efficient disposal of wastewater can improve quality of life.

### Educational Facilities

#### Public School Districts

Three public school districts serve Baroda Township, including the Lakeshore district; the Bridgman district; and the River Valley district. As Map 7 shows, the bulk of the Baroda community falls within the Lakeshore district. The Lakeshore district also serves the Stevensville and Lincoln Charter Township area; and includes 3 elementary schools, a middle school, and a high school.

**Lakeshore has seen a modest, yet steady increase in enrollment, while Bridgman and River Valley have declined.**

The Bridgman district serves two portions of Baroda Township – near the southwest corner and the northwest corner; as well as the Bridgman and Lake Charter Township area. The Bridgman district includes the Bridgman Aquatic Center as an amenity. Constructed in 1974, the facility offers a 6-lane, 25-yard competitive pool available to Berrien County. Truly a community assembly facility, the Aquatic Center can accommodate more than 570 people for events; and swimming classes, water polo and water basketball are offered.<sup>10</sup>

The River Valley district covers a very large geographic area, serving the southwest corner of Baroda Township; and also Lake Charter Township, Oronoko Charter Township, Buchanan Township, Weesaw Township, Chikaming Township, Three Oaks Township, Galien Township and New Buffalo Township. The River Valley District contains one Middle/High School in Three Oaks and two elementary schools: one in Chikaming and one in Three Oaks.

The graph below presents a summary of total district enrollment for the three districts serving Baroda. While Lakeshore Public Schools has seen a very modest, yet steady increase in the number of students enrolled at its schools, Bridgman and River Valley have seen slight declines in student enrollment.

<sup>10</sup> [www.bridgmanschools.com](http://www.bridgmanschools.com)



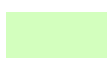


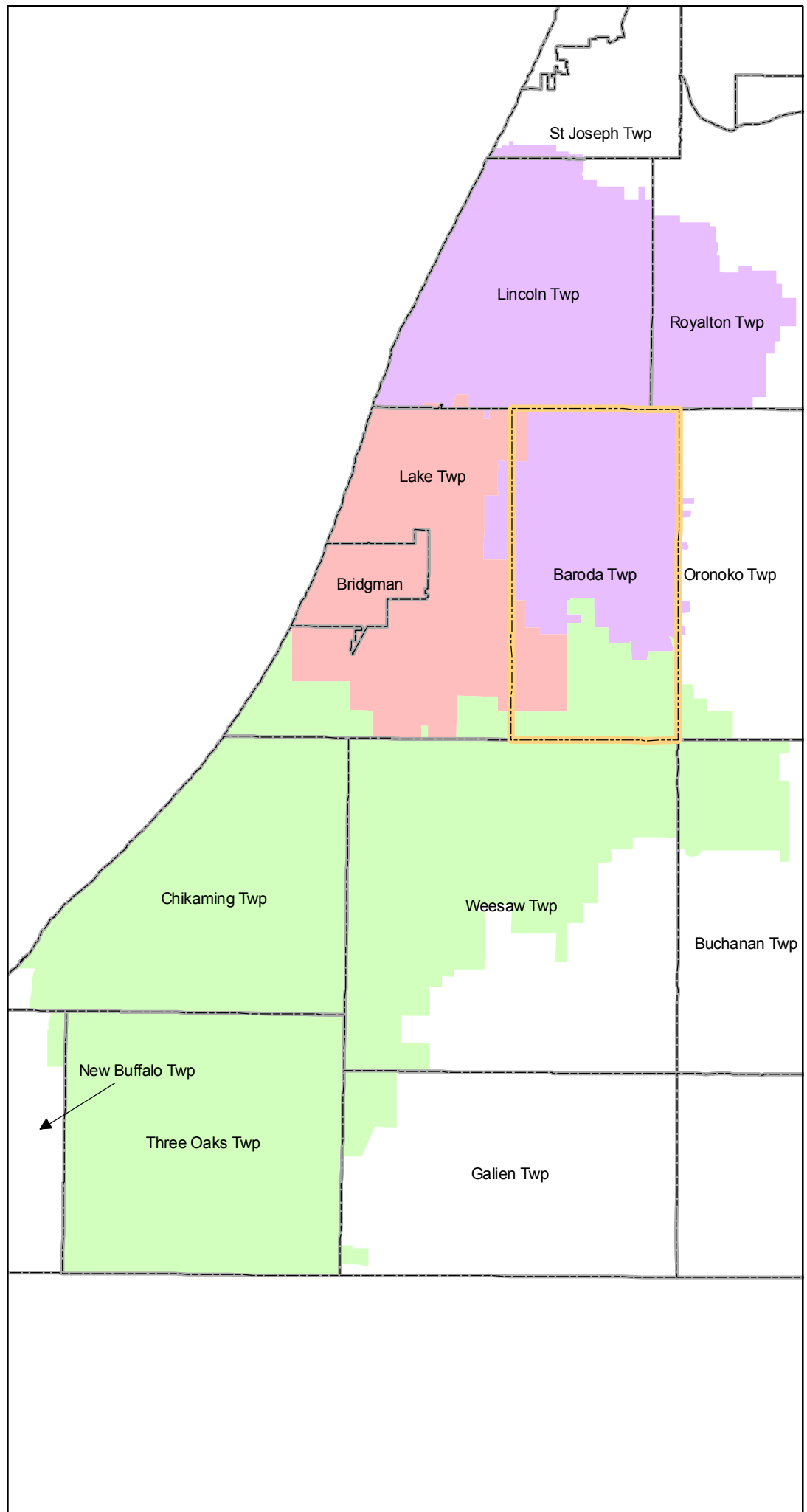
# Baroda Township

Berrien County, Michigan

## Map 7 School Districts serving Baroda Township

### Legend

-  Bridgman Public Schools
-  Lakeshore School District
-  River Valley School District

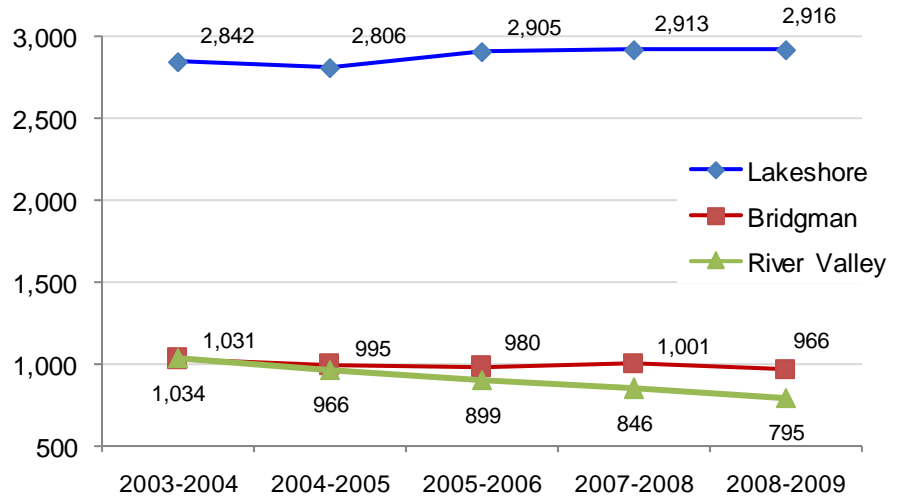


**Williams & Works**

Source: Berrien County and the Michigan Center for Geographic Information



Figure 6.1. School Enrollment Trends



**Other Learning Institutions**

Residents of Baroda Township are within close proximity to many educational institutions. These include Lake Michigan College in Benton Harbor, Western Michigan University - Southwest Campus in Benton Harbor, Southwestern Michigan College in Niles, Siena Heights College in Benton Harbor, and Notre Dame University in South Bend, Indiana. Andrews University, located in Oronoko Charter Township immediately east of Baroda, boasted a 2008 enrollment of 3,419 students. Andrews University provides cultural and religious opportunities to the region, and offers several assembly facilities. These facilities include the Siegfried Horn Archaeological Museum, the Howard Performing Arts Center, and the James White Library.

In addition to the James White Library in Oronoko and several other libraries in the area, the Baroda community is specifically served by the Lincoln Township Public Library. Besides the book collection, the library offers room reservations and appurtenant equipment; study rooms; listening stations; a snack room; and a courtyard.<sup>11</sup> Residents may also use the Bridgman Public Library and the William Hessel Library at Lake Michigan College.

**Recreational Opportunities**

**Hess Lake Park**

Hess Lake Park serves as the Township’s community park; and is owned and maintained by the Township. Located along Lemon Creek Road adjacent to Hess Lake, the 47-acre facility preserves aesthetically significant woodland and wetland

<sup>11</sup> www.lincolntownshiplibrary.org

areas and offers a large, dramatic green-space. Specifically, the following amenities are provided to park users:

A walking trail	A pavilion	A soccer field
A boat launch	Two horseshoe pits	A basketball net
Two baseball fields	A volleyball court	A new playground (improved for 2009)



**Hess Lake Park is the Township's primary recreational amenity.**

Historically, the National Recreation and Park Association has recommended that a community park be at least 25 acres; or that a community park be at least 5 acres per 1,000 people it is meant to serve. Hess Lake Park would only need to be about 15 acres to comply with this suggestion. The 47-acre park may therefore comply with national recommendations related to parkland.

#### **Other Baroda Parks**

In addition to Hess Lake Park, Baroda Village Park is centrally located within the Village and also easily serves Township residents. The 5.2-acre recreational area includes a pavilion, two tennis courts, a basketball court, picnic table areas, a baseball diamond, a gazebo, sitting areas, playground equipment, and a walkway over Hickory Creek. Moreover, Meadows Family Golf

Center is a privately-owned, 42-acre facility within Baroda Township that provides 9 holes of golf and a full clubhouse.

It should be noted that trails have increased in popularity, and many Michigan communities have scrambled to plan and provide for the recreational amenity. Baroda Township currently does not offer trails as a recreational option for its residents.

#### **Nearby Recreation**

It is also important to note the recreational opportunities that exist outside of, but adjacent to, the Township. Given the proximity to Lake Michigan's public beaches and the recreational culture associated with the tourism industry that is prevalent in the area, these nearby recreational opportunities are vast:

- Warren Woods State Park, a 311-acre natural area in Chikaming Township adjacent to Lake Michigan.
- Warren Dunes State Park, a 1,950-acre, multi-faceted facility in Lake Township and Bridgman that includes camping, cabin renting, beach houses, playgrounds, Lake Michigan beaches, hiking, wheelchair trails, hunting, cross-country skiing, and many other amenities.
- Grand Mere State Park, a 985-acre facility that includes 3 miles of Lake Michigan shoreline located in Lincoln Township. Grand Mere includes beaches, hiking, boating, fishing and cross-country skiing.
- Pebblewood Country Club, an 18-hole golf course just 1 mile west of Baroda that includes a full clubhouse.

- Lake Township Park, a community park just 1.5 miles west of Baroda.

## Potable Water and Sanitary Sewer

Public water and sewer facilities exist in a limited capacity in the Township. It is evident that the bulk of Township residents utilize private wells to receive potable water. A small portion of the west/central area of the Township is served by the Lake Charter Township water system, as shown on Map 8. It should be noted that the water lines shown on Map 8 along Holden Road are along the west side of the roadway. The Lake Township system pulls water from Lake Michigan, with a carrying capacity of 6 million gallons per day. Reports indicate that available capacity is steadily diminishing. However, due to the cyclic nature of the local tourist population in Lake Township and elsewhere in the region, the daily flow of water varies dramatically from summer to winter.

**The Township lacks a comprehensive public utility system.**

There is no municipal sewer in the Township. The Village of Baroda has both public water and sewer; but the Village systems have not been extended into the Township. However, the manufactured housing community near Shawnee Road and Cleveland Avenue is provided with a central disposal system. Municipal sewer can be used to guide and direct desirable growth; and it can be used as an environmental-protection mechanism. Public sewer can also be a catalyst for growth, which may erode the rural qualities of the community. Without public sewer service, it will be important to ensure proper septic maintenance to protect well-water quality and reduce nitrate levels in groundwater.

## Private Utilities

Baroda Township is served with relatively basic private utilities. Telephone services are provided by Verizon North; gas services are provided by Michigan Gas Utilities; and electric services are provided by American Electric Power Company. As with many rural communities, portions of Baroda Township may not be completely served with a variety of innovative energy and communication systems.

### Cable

Cable internet dedicates channels normally used for television to data transmission. The result is an “always on” internet connection with a relatively high bandwidth. The availability of these services may be very limited in segments of Baroda Township.

### DSL

Digital Subscriber Lines (DSL) works by converting a telephone line into a three-channel data delivery system. One of these lines remains dedicated to the telephone and/or fax machine, while the other two lines are used by the computer to send and receive data. What results is a medium to high-speed internet connection that requires no additional infrastructure and may be slightly less expensive than cable in most areas. Unfortunately, the range of DSL is limited to the distance a residence is from a “station” (usually not more than 18,000 feet). As

with cable service, DSL may become increasingly available with any future development that occurs.

### **Fiber-Optics**

Fiber-optic technology is primarily used in telecommunications, and uses hair-width strands of nearly pure glass and beams of light to transmit data, rather than traditional copper wires and electrical signals. This configuration results in exceptionally high bandwidth. It is a fairly new technology and is prohibitively expensive for most businesses. It can be assumed that fiber optics is not available to individual residences or businesses in Baroda. However, as technology moves ahead, fiber optics may become much more affordable and more widely available.

## **Public Safety Services**

Police, fire, and hospital services are necessary for any community, as they protect the general welfare, help alleviate crime, and provide treatment when needed. Police service is provided by the Baroda-Lake Police Department. Four full-time officers are provided and shared between the two communities. In addition, 20 paid-on-call firefighters are provided through the Baroda Fire Department, which services the Township and the Village. Medic 1 Ambulance offers ambulance services and Lakeland HealthCare, the nearest major hospital, is located in St. Joseph.

## **IMPLICATIONS – COMMUNITY FACILITIES, UTILITIES AND SERVICES**

1. The community lacks a comprehensive trail system. Trails provide tremendous opportunities for leisure and promote fitness and alternative, cleaner transportation. Trails can be designed for nature interpretation, walking, running, bicycling, skating, cross-country skiing, or snow shoeing. A linear park could be used to connect downtown Baroda to Hess Lake Park. In addition, a regional trail could connect Andrews University to Baroda and to the lakeshore state parks.
2. The Township should consider evaluating whether public utilities are needed, to protect groundwater resources, to serve the few densely developed areas, or to influence the location of any future growth areas that may be desired.
3. Wind energy has emerged into a hot planning topic. Local communities are rushing to explore the feasibility of these facilities in their communities and enacting zoning regulations that manage the impacts associated with them. While commercial wind farms can have many impacts and may or may not be practicable given Baroda's distance from Lake Michigan, private residential turbines are much smaller and have much less of an impact on neighboring uses and may be contemplated as a potential alternative energy source for the community's residents.
4. The Township should explore the availability of high-tech infrastructure in the area, including cable and high-speed internet. These communication

resources can bring advanced employment opportunities to the area and can help to improve quality of life for those already living in the community. The master planning process can result in goals and objectives to address this issue.



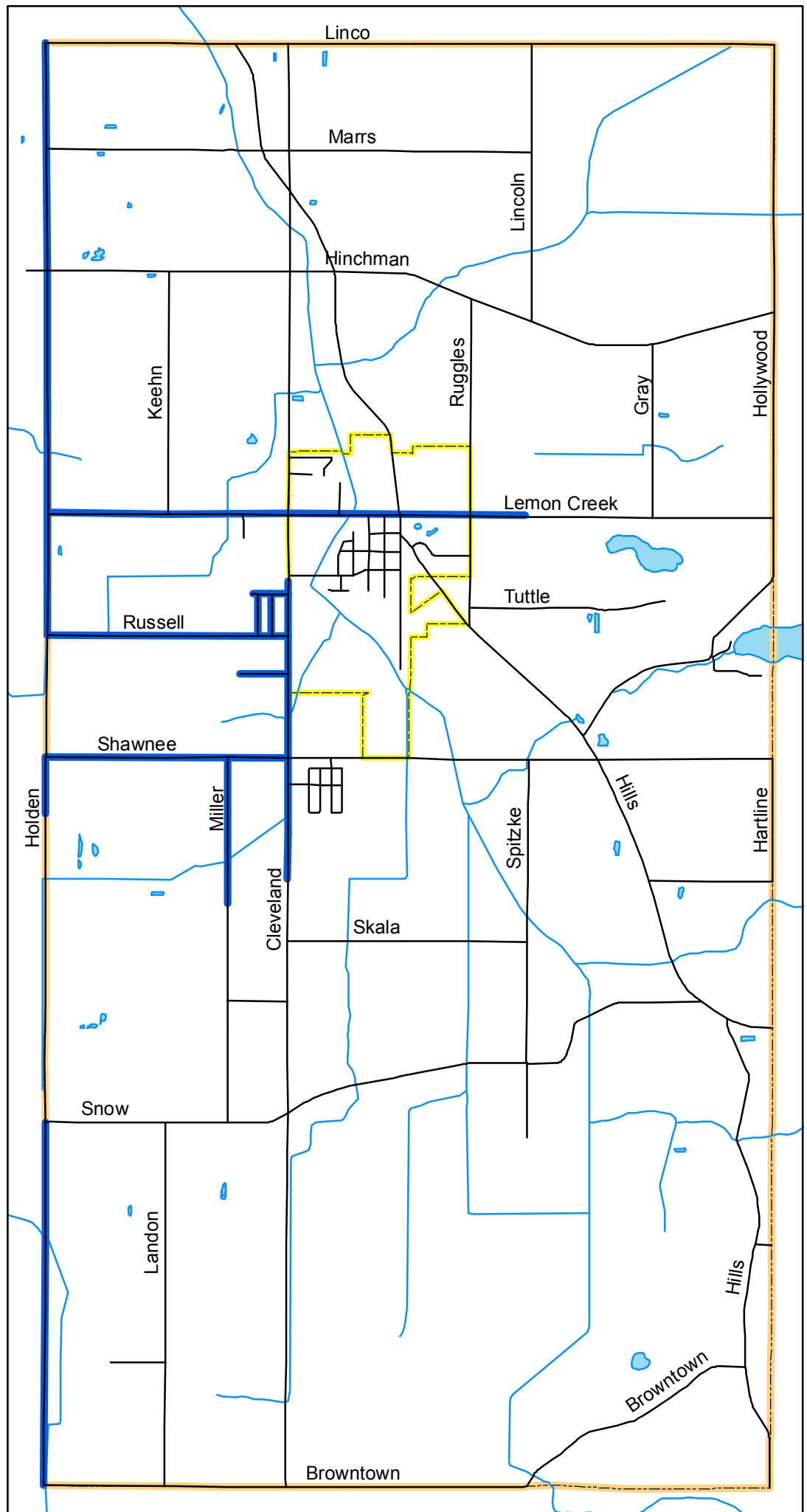
# Baroda Township

Berrien County, Michigan

## Map 8 Water Distribution

### Legend

 Water Distribution



**Williams & Works**

Source: Berrien County and the Michigan Center for Geographic Information



## CHAPTER 7. CITIZEN INPUT

**The Township facilitated a community open house and visioning workshop, and disseminated a community opinion survey.**

Baroda Township is committed to citizen input and has been dedicated to using this input to assist in evaluating trends and in forming goals and objectives for the community. To gather input, the Township facilitated a community open house and visioning workshop, and disseminated a community opinion survey.

The open house and visioning workshop was conducted during a three-hour evening session at the Baroda Fire Hall Community Room on Thursday, May 14, 2009. Approximately twenty-five residents attended the event.

The open house portion of the meeting was intended to offer residents an informal opportunity to review the results of phase one of the master planning process – the completion of the community profile report. The open house lasted one hour and served as a social icebreaker event for participants.

In addition, the visioning portion included a group process which provided the opportunity to voice concerns about land use and development options, and the impact these options may have on agriculture, aesthetics, open space, natural features and the provision of goods and services in the community. The meeting included facilitated group discussions intended to aid participants in identifying and prioritizing the factors that may affect quality of life in the Township immediately and in the next twenty years or so.

In June 2009, following completion of the open house and visioning workshop, Baroda Township issued community opinion surveys to all households in the Township as a part of the public input process for the Master Plan. The purpose of the survey was to test public opinions regarding land use, planning and zoning within the Township; and to scientifically confirm the views expressed during the visioning workshop. The results of the survey, which are described on page 64, informed policy decisions related to the Plan.

### The Visioning Activity

**Visioning can assist the Planning Commission in articulating the values of Township residents.**

The visioning activity was intended to develop a general consensus among the participants as to the likely result of a continuation of the current development trends, what those trends may imply and some potential solutions to perceived issues. This process also can assist the Planning Commission in articulating the values of Township residents.

#### The Visioning Process

Williams & Works directed the workshop and facilitated group discussions. The atmosphere was open and informal, although the meeting followed an established format to assure a functional outcome. Participants were encouraged to engage the process to provide the Township with the benefit of their experience, expertise and perspectives. The visioning workshop was structured as follows:

1. Welcome and Overview

The consultants from Williams & Works provided a brief introduction to the process and an overview explanation of how the results of the activity will be incorporated into the Baroda Township Master Plan. The presentation also included a discussion of the purpose of master planning, the process, and some implications taken from the community profile report chapters.

2. Land Use Images Survey

In this activity, a series of slides were shown representing land use conditions common in Southwest Michigan communities. Participants used a sheet of paper to note their impressions of the scenes. Williams & Works led a general discussion of the images and the land use issues they may illustrate. The primary



**The land use images survey was meant to help residents visualize some of the issues the master plan can address.**

purpose of this activity was to help the participants begin to think about the multiple dimensions of land use, design, infrastructure and growth as a precursor for the visioning exercise.

3. Visioning Exercise

At the workshop, the larger group of participants was divided into three smaller “breakout” groups of about 8 persons each to discuss opportunities and threats and to map future land uses and amenities.

4. Reports to Larger Group

At the completion of the final exercise, all the participants gathered for a brief report of their activities to the re-assembled broader group. Each group was represented by a “spokesperson.” The spokesperson summarized the work of their group and the key discussion points identified.

**Visioning Results**

**Land Use Images Survey Results Summary**

The land use images exercise revealed some striking consensus items among participants, while some other issues required more discussion. A generalized summary of the results is below, followed by a percentage breakdown of how participants responded and write-in comments:

**Most participants opined that agricultural land should be protected from development encroachment.**

1. Residents generally feel that trails throughout the community would be an amenity, in addition to a new expanded trail system in Hess Lake Park.
2. It was stated that, while conventional commercial areas can offer services and provide tax base, strip malls can erode community character. Further, participants said we should be focusing on filling storefronts in existing areas (including downtown Baroda) rather than planning for new areas.
3. While most participants indicated that low-density housing constitutes the “rural living” Baroda is accustomed to, some felt that low-density residential development is ultimately not sustainable, if the desire is to preserve open

space and farmland. It was also expressed that “low-density” subdivisions do not reflect “rural living.”

4. Most participants opined that agricultural land should be protected from development encroachment.
5. Participants identified public water and sewer facilities as an expensive undertaking, but there was some recognition that such infrastructure can protect groundwater quality. Many residents felt that public utilities can promote or encourage development.
6. Most people generally believe that offices and light industry provide jobs and tax base, which is desirable; however, proper site planning is needed to ensure that such land uses do not become a detriment to the environment and rural character and development should be confined to certain planned areas.
7. Most of the participants felt that mixed-use commercial design should be concentrated in the downtown area of the Village, rather than permitted in the Township. However, several people stated that such a design is an attractive alternative to conventional strip commercial and that it may be appropriate in a few locations.
8. Multiple-family housing is generally believed to be out of character, although some senior housing may be desired as long as it is not in the form of a conventional apartment complex.
9. Most participants indicated that homeowners should be able to erect a turbine to harness wind energy, as long as regulations are in place to “protect” neighbors from any potential impacts.
10. Most participants felt that higher-density, traditional neighborhoods do not belong in Baroda Township, while a few others noted that, if such development patterns were demanded, they could be located adjacent to the Village and with the proper utilities.

**Land Use Images Survey Responses and Write-In Comments**

Following is a nominal computation of participant responses, and a listing of write-in comments. Please note that in some cases, participants selected more than one answer.

1. Trails.

Which phrase/word best applies?

- 80% Trails are an amenity
- 12% I probably wouldn’t use them anyway
- 8% Not a priority

Write-In Comments:

- My personal priority is biking; cross skiing
- Needed – using roads is no longer comfortable
- Walking trails
- Needed
- Trails are more important as emphasis grows for fitness/healthy



- Links to lakes, forests, etc in other townships
- Would appeal to visitors

2. Commercial strip mall.



Which phrase/word best applies?

- 33% Offers services and provides tax base
- 33% This lacks character; design standards are needed
- 8% Not inviting; no place for people

Write-In Comments:

- Need for regulation
- Looks like a ghost town in tough economy
- Also need to bring in businesses into the existing town
- Not the rural country atmosphere that brought me to Baroda
- We already have an empty mall, and an empty downtown
- Invites hanging out
- We are too rural
- Not enough people to support
- Not at all important now
- Don't need one here
- Not here - tends to get junky. Enough nearby shopping and would the community support it anyway?

3. Low-density housing.



Which phrase/word best applies?

- 8% Nice middle-class housing
- 54% Rural living - what we're about
- 8% Inefficient use of land

Write-In Comments:

- Allows too many homes at the expense of farms. Not truly rural living
- Would reduce agricultural activities

4. Agricultural land/open space.



Which phrase/word best applies?

- 0% Keep people and development away
- 54% Preserve and protect it
- 17% Good development potential

Write-In Comments:

- Good development potential with planning
- But also in certain areas of township
- Keep land in agriculture as much as possible
- Good use of land
- If done carefully

5. Public water and sewer facilities.



Which phrase/word best applies?

37% Promotes development

45% Expensive

25% Protects groundwater quality

Write-In Comments:

- We need
- NO!!!
- Maintenance costs are high
- Public water would come from Lake MI but filtration of this water does not meet the high standards of Chicago
- Avoid as much as possible
- Do not force out in the country vs. dense, “downtown”
- Will support but need enough people to approve and lower costs

6. Offices/Light Industry.



Which phrase/word best applies?

33% Jobs and tax base

4% Undermines rural character

16% Detriment to the environment

Write-In Comments:

- Need regulation
- In the appropriate area
- Grandfather in existing and give tax incentive to stay and thrive
- Jobs and tax base that fit area
- We have plenty of empty buildings, put them in there
- Causes problems for other residents due to lack of knowledge of effect of projects
- Space currently available
- Professional and I.T.
- Industrial park
- Keep it in industrial park
- Keep in central location
- If done with careful siting and planning

7. Mixed-use commercial design.



Which phrase/word best applies?

12% Attractive alternative to strip commercial

25% Possibly appropriate in one or two locations

37% Keep in Village, not in Township

Write-In Comments:

- Need to fill existing empty buildings
- Doesn't say "Farm Community" to me
- Same as #6. We have plenty of empty bldg. already, put them in there
- Use facilities already in place in the village
- Not for Baroda
- Not for Baroda
- Takes away from classic buildings
- No more mobile home pads



8. Multiple-family housing.

Which phrase/word best applies?

- 4% We need options like this
- 16% Should be limited to senior housing
- 29% Does not belong here

Write-In Comments:

- Upscale senior housing with activities
- Only in certain areas
- Enough of this, now, as it is. Don't need more
- Maybe in a special area
- Already have
- Promotes transient movement
- OK for downtown

9. Residential wind energy.



Which phrase/word best applies?

- 25% Smart and timely
- 37% Allow, but regulate to protect neighbors
- 12% Ugly, annoying and dangerous

Write-In Comments:

- Need to research
- Sounds good on surface but not economically and environmentally practical
- NO!!!
- Need to talk about it
- But can you protect neighbors?
- Possibly on farmland



10. Traditional neighborhood.

Which phrase/word best applies?

- 12% Small lots are good for young people and seniors
- 0% Great for vacation rentals
- 20% Too urban for our Township

Write-In Comments:

- In the appropriate area
- Only in certain areas, like the village
- If you're going to have a subdivision; cram them in there
- Preserve traditional farms – don't destroy to build subdivisions
- That is something that evolved years ago
- OK for village
- Develop from village – out
- Already available in village and in subdivisions
- Great for towns
- Lot 126 very important
- Keep in downtown Baroda



### **Visioning Exercise**

The visioning workshop included two distinct exercises: listing and ranking opportunities and threats, and discussing future land uses in the community. Participants were asked to spend a few minutes envisioning the “ideal” Baroda Township and listing the opportunities and the threats to that vision; and then rank the top three of each. Opportunities are ideas that would help achieve that ideal, and can include general strengths; while threats are ideas that would hinder that ideal, and can include current weaknesses.

Finally, the facilitators disseminated markers color-coded with questions on a blank map and asked participants to map the desired future of the community from a land use perspective. The questions that guided the mapping discussion were as follows:

1. If current trends continue, how do you envision Baroda Township in the next 20 years or so, from a land use perspective? Should we embrace these changes, try to guide them, or attempt to prevent them?
2. Where are areas of special agricultural production that should be protected from development encroachment?
3. Where are areas of special environmental consideration that should be protected from development encroachment?
4. Population projections indicate that there may be demand for an additional 200 homes in Baroda Township within the next 20 to 30 years. Where and in what density should these homes be built? For example, should we plan for dense villages with water and sewer, suburban subdivisions, and/or a predominance of 5-acre lots dotting the countryside? Think about and discuss the implications of these different patterns.
5. Where are areas that should be considered for non-agricultural and non-single-family residential land uses? Think in terms of commercial, office, mixed-use, light industrial and multiple-family uses. It is okay to

state that little or no change is desired, but consider what that implies about local quality of life.

Following is a summary of the results, including the top three opportunities and threats and a general discussion of the mapping activity for each group.

**Group One – with Jay Kilpatrick as facilitator**

**Opportunities**

1. (tie) Provision for basic services
1. (tie) Planned Unit Development, confined and well-planned, near the Village
2. Fill existing storefronts
3. Town with tax diversion for improvements (x-mas lights)

**Future Land Use Notes**

The group identified the two small lakes as important natural features to protect. Stream corridors are also labeled as important.

Their default perspective was “keep it as is.” However, lack of stores and scattered homes breaking up farmland are concerns.

If growth is inevitable, open space design and PUDs are preferred. However, some in the group felt that very low density residential development can be sustainable, even over time.

Eventually they considered the watermain loop between Russell and Shawnee and decided that that area west of the Village would make sense for higher density residential. They were looking at the area west of Cleveland and north of Russell as the model.

They also felt that there is enough commercial or light industrial along Shawnee near Cleveland. The southerly extent of this along Cleveland to beyond Skala was only one member’s vision; the others seemed less inclined that there should be so much commercial there.

They did strongly buy into the idea of preserving and strengthening the existing commercial and industrial in the Village, rather than compete with it, if possible.

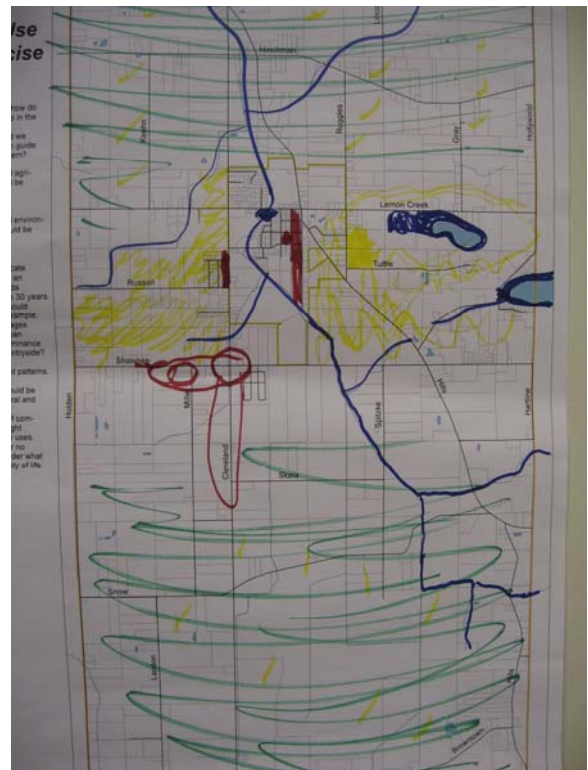
They also thought there was enough residential immediately east and south of the Village along Hills road, that it would make sense to plan for residential growth there, too.

Finally, in the farming areas (the rest of the map) they want to see continued farming and/or open space. But they also recognize that scattered

**Threats**

1. Possible RV parks – too dense
2. Breaking up acreage into small plots
3. (tie) Drugs/crime
3. (tie) Higher taxes

single-family development will probably continue. There was some discussion on mechanisms to limit the inefficient fragmentation of farmlands, like a maximum lot size for non-farm development (like 1 or 2 acres), or limitations on subdivisions, private roads and site condos in the farming areas.



Group Two – with Brian Wegener as facilitator

**Opportunities**

1. Tourism (bringing more people into the community)
  - a. Traditional (recreational/camping)
  - b. Agri-tourism (wineries, etc)
2. Natural beauty and wide open views
3. (tie) Proximity to services, goods and retail in other communities
3. (tie) High quality schools and libraries

**Threats**

1. The economy
2. Dying downtown businesses
3. Lack of communications infrastructure and general technology

**Future Land Use Notes**

Group Two felt that prime agricultural areas, identified in green, should be preserved to the extent practicable. Large concentrations of productive farmland in the northeast corner and south central area, as well as some scattered areas to the west, should be protected from sprawl development.

Additionally, areas colored in blue represent critical natural areas that represent prime hunting grounds or thick forestland; and these areas should be especially considered for environmental protection.

Potential future residential expansion, if any, should be located immediately adjacent to the Village to build out from the existing core, particularly to the north, east and west. Participants felt this will help avoid leapfrog development out in the countryside; and this also reflects and builds upon current trends. However, utilities should be in place if any medium-density development does occur.

They believe that commercial expansion should not be encouraged. The focus should be on rebuilding existing areas, both in the Township and downtown in the Village.



Group Three – with Michael Clark as facilitator

Opportunities

1. Rural character
2. Maintaining that character
3. (tie) Scenic views
3. (tie) Serenity

Threats

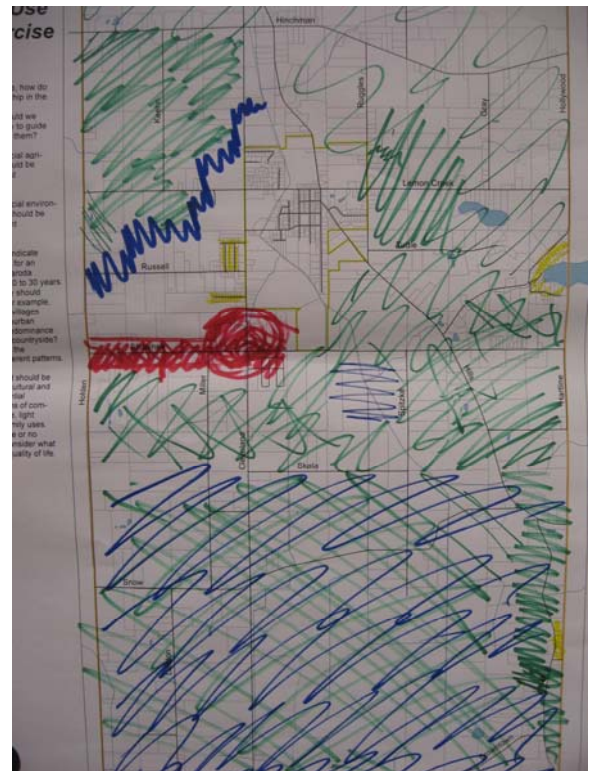
1. Subdivisions
2. Unchecked development
3. Apathy

Future Land Use Notes

Group Three felt that it was very important to preserve the rural character of the Township by maintaining or increasing the amount of agricultural land in the Township. The southern section of the Township and areas in close proximity to the creeks and drains should be limited to low-density, scattered site housing and agriculture as these areas might be environmentally-sensitive. The group was very opposed to any subdivisions or any development that would undermine the scenic, rural character of the community.

All non-residential and non-agricultural development should be clustered within the Village and along Shawnee Road, between the western Township border and the Village. Participants felt that concentrating the development within this area, which currently has public water, agricultural lands farther out could be preserved. The commercial businesses would ideally be small in scale, but able to provide a regional draw.

There are pockets of residential development that currently exist, especially close to the creek and the lakes, but these areas should not expand. Instead, any new housing should be on a lot between 2 acres and 5 acres in size, and evenly spread throughout the Township.



## Community Opinion Survey

### Methodology

The community opinion survey was completed using a written survey instrument mailed to every household in the Township and Village. The survey instrument (see Appendix 1) included a letter from the Planning Commission explaining the purpose of the survey. The format of the survey enabled respondents to provide confidential replies using a “check-the-box” format to expedite the completion of the form and to maximize the rate of response, although write-in responses were possible, as well. This format also facilitated consistent scoring of the returned instruments. The survey was prepared with return postage provided.

Of the 892 households who were mailed surveys, 199 completed and returned the survey instrument, resulting in a response rate of 22%. This rate of return is considered adequate for reliable results with a confidence interval of plus or minus 6%. Confidence interval is a measure of how confident the surveyor is that the survey results can be generalized to the entire population surveyed. The larger the sample, the smaller the confidence interval. Although the Township sent surveys to the entire population, some residents did not respond, so the results still reflect a sample.

**The total population represented by the survey was 252 persons. This is approximately 8.8% of the Township’s population of 2,880 people.**

The confidence interval improves with a greater marginal difference among responses. For example, if a particular response indicated 45% believed “X” to be true, one could say that this represented the view of the entire Township with a confidence interval of plus or minus 6%. However, if in this sample 95% of the respondents believed “X” to be true, the confidence interval narrows to about plus or minus 3%.

The total population represented by the survey was 252 persons (including adults and children). This is approximately 8.8% of the Township’s population of 2,880 people.

### Validity

The survey form was mailed to all households of the Township; the “random sample” approach was not used. One way to measure whether the “sample” represents the larger population is to evaluate whether systematic variance exists, which can cause the scores to lean heavily in one direction. One method of measuring systematic variance is to examine the degree to which the profile of the respondents corresponds to that of the larger Township population. The following probable systematic variations may exist:

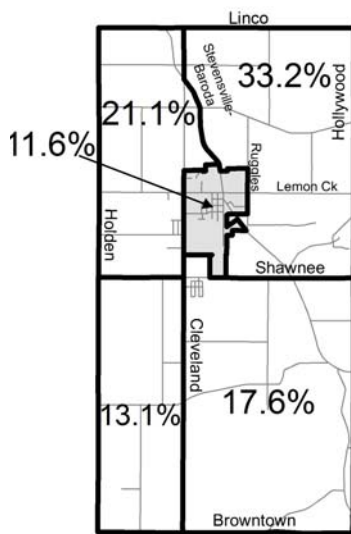
- The pool of respondents includes a greater percentage of those over the age of 65 than found in the Township overall. About 13% of Baroda Township is over age 65, according to the 2000 Census; but about 26% of respondents indicated they were age 66 and up. This systematic variance is typical, as retirees are more likely to find the time to complete an opinion survey.
- Conversely, households with children are underrepresented. The 2000 Census reveals that 34% of households in Baroda Township include children under the age of 18, while only 22% of respondents indicated the presence of

children under 18 living at home. This difference between the respondents and broader Township likely correlates to the older population that completed the survey.

For these reasons, the confidence interval may in fact be slightly higher than 6%, since the calculation of that figure assumes a completely representative pool of respondents. These variances need not undermine the validity of the survey process; however, it will be important to keep them in mind as the Township makes use of the survey results for policy decisions.

### Respondent Background Information

The survey instrument asked several background questions, and following is a summary of the results.



**52% of respondents indicated residing in the Township for 25 years or more.**

1. All the respondents (100%) indicated that their primary residence is in Baroda.
2. Geographically, respondents were quite evenly distributed throughout the community, with a plurality (33.2%, n=66) located in the NE area. The map to the left illustrates a full breakdown of the respondents' geographic location.
3. 14% of respondents (n=28) indicated residing in the Township for 0 to 5 years; 12% of respondents (n=24) indicated residing in the Township for 6 to 10 years; 12% of respondents (n=23) indicated residing in the Township for 11 to 15 years; 9% of respondents (n=18) indicated residing in the Township for 16 to 20 years; and 52% of respondents (n=103) indicated residing in the Township for 25 years or more.
4. Question 5 asked respondents to write the zip code of their previous community of residence. 15% (n=30) noted 49127, the Stevensville area; and 14% (n=28) noted 49085, the St. Joseph area. Only 4 respondents identified Illinois as their previous residence.
5. A majority of respondents, 53% (n=107), indicated living on a home site of less than five acres. 14% (n=28) said they reside in an apartment or mobile home; and 10% (n=20) said they live on an active farm of more than 10 acres or on a rural homesite of 10 acres or more. 9.5% (n=19) of respondents reside on a rural homesite of between 5 to 9 acres; and only 1% (n=2) live in a condo or duplex.
6. Over half (62%, n=123) of respondents indicated living in a household with two adults, while 22% (n=43) indicated that there was only one adult in the household. In addition, 11% (n=21) of households contained three or more adults.
7. Less than a quarter (about 22%, n=44) of respondents stated that children live in the household. Of these, 8% (n=15) contained two children; 12% (n=25) contained one child; and the balance contained three or more children (3%, n=5).
8. Only 6% (n=22) of respondents were between the ages of 18 and 25; 7% (n=25) were between the ages of 26 and 35; 10% (n=38) were between the

ages of 36 and 45; and roughly a quarter of respondents (27%, n=98) were between 46 and 55; while 24% (n=86) were between the ages of 56 and 65; and over 26% (n=98) indicated they were over the age of 66.

9. The survey asked for the respondent’s employment status and that of the other adult(s) in the household. A majority of respondents (51%, n=186) indicated that they were employed outside the Township, while only 5% (n=17) indicated working inside the Township. Approximately 31% (n=112) indicated that they were retired.
10. Question 8 asked respondents to describe how often they frequent certain shopping and personal service areas. Below are the responses:

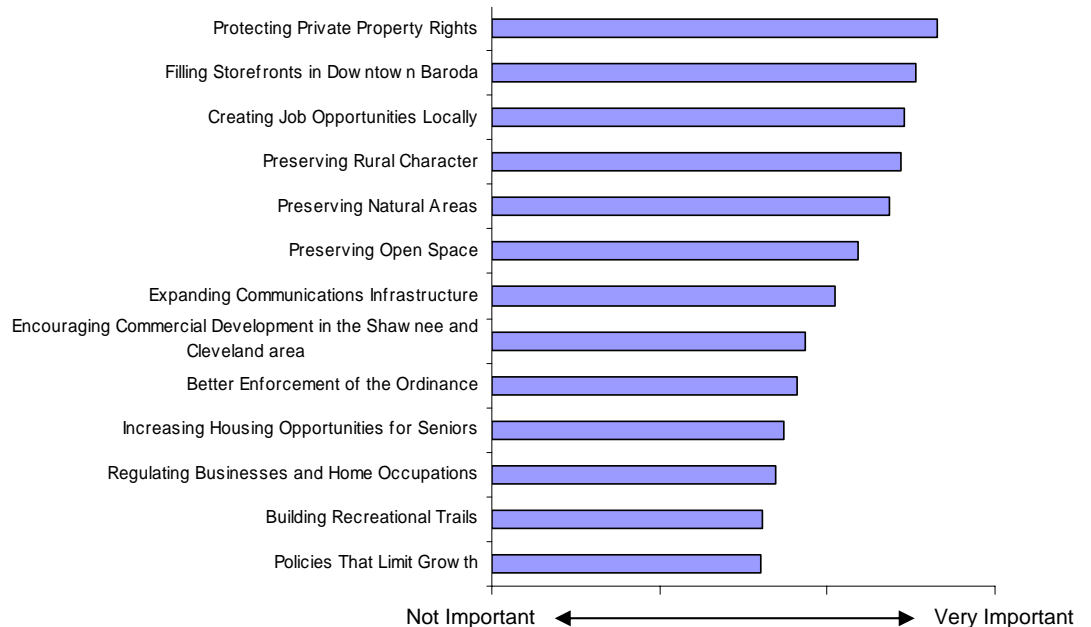
	Frequently	Occasionally	Rarely	Never
Downtown Baroda	61	65	55	11
Lincoln Township	86	59	29	9
Stevensville	81	58	36	16
Bridgman	<b>92</b>	60	34	4
Berrien Springs	9	24	82	64
St. Joseph	53	<b>77</b>	50	7
Niles	7	27	82	<b>67</b>
South Bend	12	60	<b>87</b>	29
Benton Township	67	65	28	26

**Opinions, Preferences, and Perceptions**

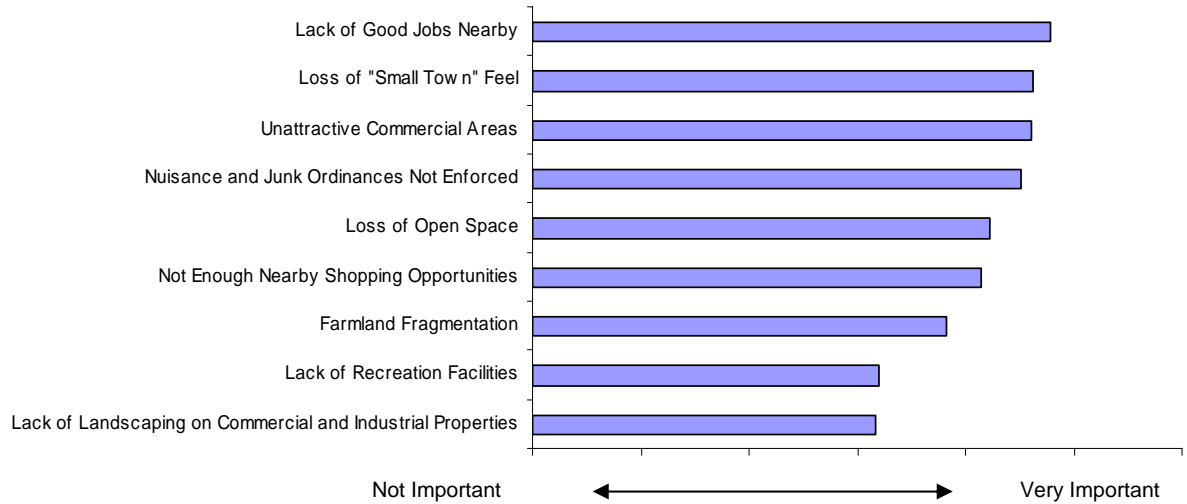
The survey form included land use questions that were intended to draw out the views of respondents. Following is a summary of the results.

**The top three priorities include protecting property rights, filling downtown storefronts, and creating job opportunities.**

1. Question 10 provided the opportunity to indicate the importance of several priorities. The graph below depicts the results:

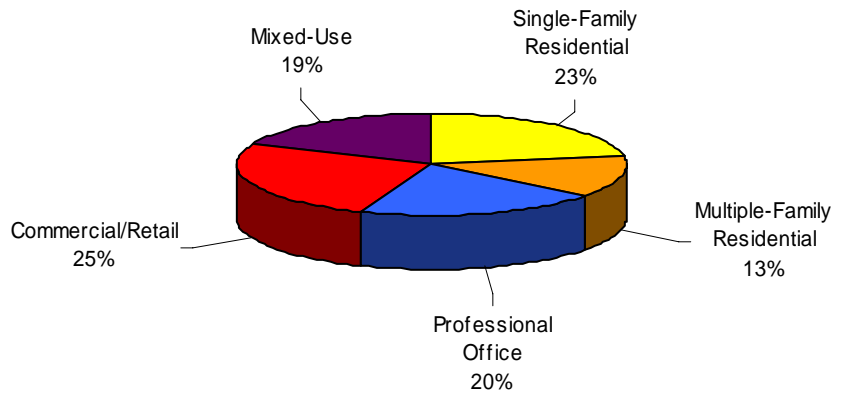


2. Question 11 offered the chance to indicate the importance of several issues. The graph below illustrates the results:



3. Question 12 asked what types of land uses should be permitted near the intersection of Shawnee and Cleveland. The figure below summarizes the breakdown of “yes” responses, and shows that commercial and retail uses were the most preferred:

**Multiple-family development was the least desired land use near the intersection of Shawnee and Cleveland.**



4. Question 13 included fourteen declarative statements, and asked respondents to state the level of agreement with each. Following is a listing of responses based on percentage:

**Over half of respondents agreed or strongly agreed that, if growth will occur, it should happen in concentric rings around the Village.**

a. Zoning should be used to control growth.				
Strongly Agree	<b>Agree</b>	Disagree	Strongly Disagree	Don't Know
13.6%	<b>41.2%</b>	21.1%	5.0%	17.6%

b. If growth will occur, it should happen in concentric rings around the Village of Baroda.				
Strongly Agree	<b>Agree</b>	Disagree	Strongly Disagree	Don't Know
10.6%	<b>44.7%</b>	18.6%	3.0%	21.1%

**Over 81% of respondents agreed or strongly agreed that tourism is a way to bolster the local economy.**

c. If walking trails were built, I would use them regularly.				
Strongly Agree	<b>Agree</b>	Disagree	Strongly Disagree	Don't Know
12.6%	<b>26.6%</b>	22.6%	16.6%	18.6%

d. Tourism (agri-tourism, camping, wine-making) is a way to bolster the local economy, and should be encouraged.				
Strongly Agree	<b>Agree</b>	Disagree	Strongly Disagree	Don't Know
34.2	<b>47.7%</b>	6.0%	4.0%	6.5%

e. Fences should be regulated.				
Strongly Agree	<b>Agree</b>	Disagree	Strongly Disagree	Don't Know
11.6%	<b>35.7%</b>	26.6%	7.0%	17.1%

f. The Township needs better policies that protect natural features (e.g., woodlands, wetlands).				
Strongly Agree	<b>Agree</b>	Disagree	Strongly Disagree	Don't Know
18.1%	<b>36.2%</b>	17.6%	3.0%	23.1%

Only 22.6% of respondents agreed or strongly agreed that paying taxes to preserve open space was desirable. 29.6% agreed or strongly agreed that paying taxes for trail or park improvements would be acceptable.

g. Zoning should be used to strengthen the local tax base.				
Strongly Agree	<b>Agree</b>	Disagree	Strongly Disagree	Don't Know
6.5%	<b>40.2%</b>	21.1%	5.0%	21.1%

h. I am willing to pay additional taxes to purchase and preserve open space, farmland and natural areas.				
Strongly Agree	Agree	Disagree	<b>Strongly Disagree</b>	Don't Know
5.0%	17.6%	26.6%	<b>31.2%</b>	15.6%

i. I am willing to pay additional taxes to fund local trail development and/or park improvements.				
Strongly Agree	Agree	Disagree	<b>Strongly Disagree</b>	Don't Know
3.0%	26.6%	21.1%	<b>33.2%</b>	10.0%

j. The Township should investigate methods to encourage small-business start-ups, including home occupations.				
Strongly Agree	<b>Agree</b>	Disagree	Strongly Disagree	Don't Know
19.6%	<b>54.8%</b>	10.6	2.0%	9.5%

k. Baroda Township should allow private residential wind turbines.				
Strongly Agree	<b>Agree</b>	Disagree	Strongly Disagree	Don't Know
15.6%	<b>42.7%</b>	11.1%	5.5%	22.6%

l. The Township should evaluate the feasibility of public water and sewer for densely-developed areas or near the Village.				
Strongly Agree	<b>Agree</b>	Disagree	Strongly Disagree	Don't Know
16.1%	<b>48.2%</b>	12.6%	5.0%	12.1%

m. Temporary signs along the road can be distracting and an eyesore.				
Strongly Agree	<b>Agree</b>	Disagree	Strongly Disagree	Don't Know
17.6%	<b>35.2%</b>	30.7%	5.5%	9.0%

n. County drain maintenance is adequate.				
Strongly Agree	<b>Agree</b>	Disagree	Strongly Disagree	Don't Know
5.5%	<b>31.7%</b>	22.1%	12.6%	25.1%

**The plurality, 49% of respondents, said the current lot size provisions in the Agricultural District are appropriate.**

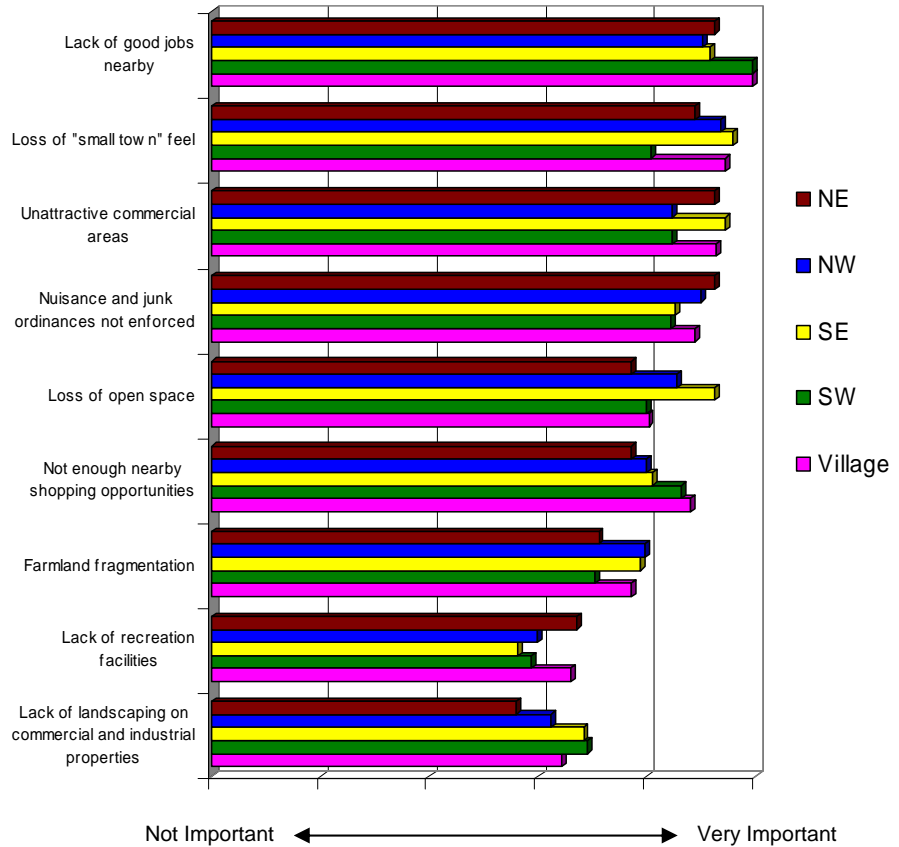
**52% of respondents felt that the open space preservation approach to subdivision design maintains rural character more than the conventional approach.**

5. Question 14 solicited comments on the minimum lot size requirement of 2 acres in the Agricultural District; and on the increase to 5 acres when livestock or horses are proposed. The plurality, 49% of respondents (n=98), indicated that the current standard is appropriate; 11% of respondents (n=22) indicated that the minimum lot size should be increased; 4% of respondents (n=7) indicated that the minimum lot size should be decreased; 18% (n=36) said that a landowner should be able to keep livestock or horses on 2 acres; and 14% (n=28) had no opinion on the matter.
6. Question 15 presented two different scenarios for residential development. The first was a “conventional” subdivision, where 50 acres were divided to contain 43 homesites. The second scenario was an “open space” subdivision, where 50 acres were divided into 43 smaller homesites, with the balance of the property preserved as open space. The survey asked which approach helps to protect rural character more. 12% of respondents (n=23) indicated that the conventional subdivision would preserve rural character more; 52% of respondents (n=103) felt that the open space subdivision would preserve rural character more; and 31% (n=62) said that they needed more information to make a decision.
7. The survey form included eight areas where respondents were permitted to fill-out a blank or write in comments. The largest write-in space was Question 16, which offered the opportunity to write any other ideas, concerns, or suggestions. A total of 37% (n=73) of respondents completed Question 16. Write-in comments are included in Appendix 2.

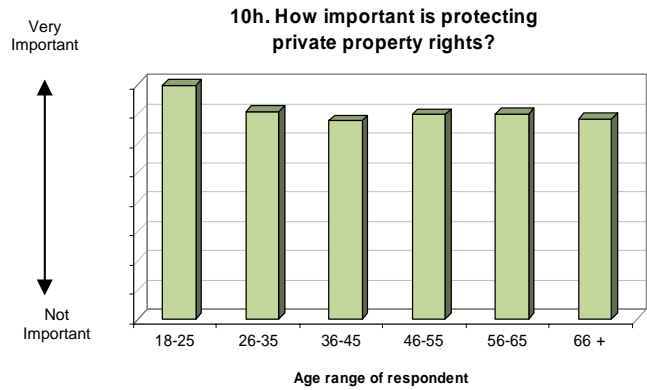
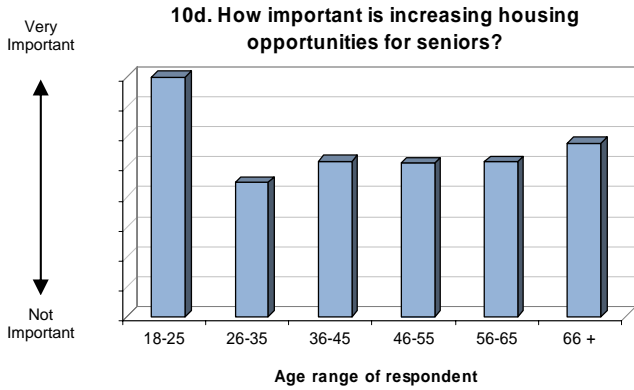
**Cross-tabulations**

Several cross-tabulations were completed in an effort to better understand the data. For example, the chart below shows the results from cross-tabling Question 11, which asked about the importance of 9 issues, with responses from Question 1, which asked respondents which area of the Township they reside in. Additional data relating to cross-tabulations is included in Appendix 3.

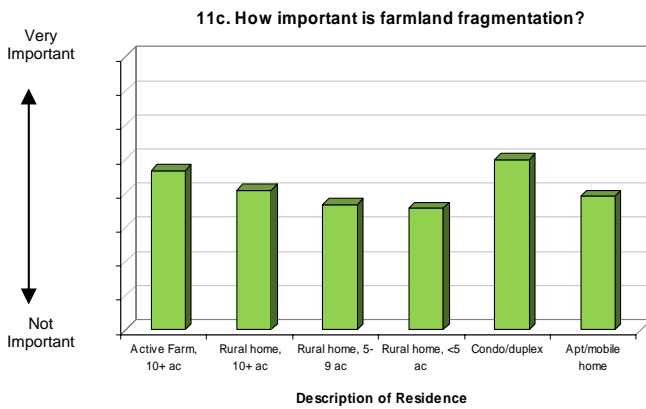
**11. How important are the following issues?**



The marginal differences between each region are very modest and probably not statistically significant. However, the chart illustrates that there may be very minor differences in opinion among the five areas of the community, when averaging out the responses.



These cross-tabulations illustrate that, on average, respondents between the ages of 18 and 25 view housing opportunities for seniors as more important than other age groups. Moreover, there is little difference in opinion on private property rights between different age groups. Perhaps unexpectedly, respondents living in condos or duplexes viewed farmland fragmentation as more important than those respondents residing on farms or acreage home-sites. Finally, most respondents view loss of small town feel as important and there is marginal difference in opinion when factoring in how long the respondents have lived in the Township.



**IMPLICATIONS – RECURRENT PRIORITIES**

It is apparent from the survey results that many Baroda residents would benefit from information and outreach programs designed to inform citizens about planning in the community. For example, 25% of respondents indicated that they did not know whether County drain maintenance was adequate; and 23% indicated that they did not know whether the Township needs better policies to protect natural features during development. Public participation in the local government process and resident knowledge of current issues and Township success stories can be facilitated, in part, by recommending improvements in communication with residents.

Additionally, several recurrent themes or priorities were identified during the visioning meeting and community opinion survey. The Master Plan supports these concepts and the Township will attempt to achieve them over time. While many other ideas and concerns were raised during public input, the following appeared to be the most broadly held, repeated, and agreed upon:

1. **Farmland and Open Space.** Residents of Baroda Township view productive farmland as key to maintaining the current way of life. The Master Plan should therefore provide the policies necessary to help support agricultural activity. These policies should be reasonably balanced with realities in the private marketplace and the rights of property owners. In addition, agriculture is an integral component of the local tourism industry, which residents viewed as a way to strengthen the local economy.
2. **Downtown and Commercial Areas.** Residents of Baroda Township view downtown Baroda, in the Village, as the “central place” of their community. As such, filling downtown storefronts and improving the streetscape should be a priority and a joint effort among jurisdictions. Additionally, residents generally would like to see improved commercial areas in the Township that provide goods and services in a way that complements and enhances the rural character of the community.
3. **Rural Character.** “Rural character” can be an elusive concept to grasp or define, but residents agree that the character of Baroda should be maintained. The Township is set apart by its wide open spaces, hilly topography, water features, quality homes, friendly people, farm fields, and natural features. Residents want Township leaders and policy makers to continue this character into the future through proper planning.



**CHAPTER 8. GOALS AND OBJECTIVES**

A result of the visioning workshop and community opinion survey is a collection of broad goal statements, each supported by more specific objectives. This Master Plan is founded on the policies outlined in these statements. The goals are intended to describe the state of the Township within the next 10 years, or more. They are intentionally general, but are thought to be attainable through concerted effort and cooperation by a multitude of entities. The objectives are more detailed and may be thought of as milestones in the journey to achieving the goal.

**Tourism**

**GOAL 1**

Baroda Township and the immediate region will experience enhanced visibility and increased tourism and will be known for its unique agricultural environment.

**OBJECTIVES:**

1. Review the Township Zoning Ordinance for standards that may discourage the development of tourist-related activity, such as bed and breakfasts or art studios; and consider incorporating more flexible zoning requirements to promote such development.
2. Partner with neighboring communities, local Chambers of Commerce, wineries, and other entities in promotional efforts to advertise local events, offerings and amenities.
3. Complete an evaluation of the addition of gateways at key entry points into the Township; and install gateways if feasible.

**GOAL 2**

The Baroda community will host a diverse range of public and private destinations for arts and recreation that foster a quality community image and build upon the unique identity of the area.

**OBJECTIVES:**

1. Identify cultural, historic and natural resources, and local traditions and artists.
2. Work with the National Trust for Historic Preservation’s Heritage Tourism Program and the Share Your Heritage Workshop program in engaging these resources at an appropriate scale to maintain rural context.
3. Partner with essential local entities in creation of an arts incubator to foster leadership and capacity through subsidized facilities, central administrative services, onsite technical assistance, business planning and marketing.

## **Economic Development**

### **GOAL 3**

The Baroda community will be balanced with a varied mix of businesses and industries, attractively developed and maintained and providing meaningful employment opportunities.

#### **OBJECTIVES:**

1. Amend the Zoning Ordinance to provide standards related to architectural elements, landscaping, signage, and other features in support of the visions expressed throughout the planning process.
2. Review existing available economic development incentives and develop programs to promote and support their use.
3. Contemplate and implement additional policies which would encourage innovative industries and business start-ups to locate in the area.

### **GOAL 4**

Downtown Baroda will be a quaint, vibrant and regional destination with an attractive streetscape that serves the needs of residents and visitors as a hub of social and retailing activity.

#### **OBJECTIVES:**

1. Assist the Village in mutually-beneficial efforts dedicated to researching and recommending development incentives and other measures to attract private investment.
2. Partner with the Village in completion of a market study to determine which businesses the Township and Village can support.

## **Farmland and Open Space Preservation**

### **GOAL 5**

Baroda Township will feature productive and economically viable agricultural lands for years to come and the Township will promote preservation of open space and agricultural lands.

#### **OBJECTIVES:**

1. Publicize, and serve as a resource for landowners interested in, the Berrien County Farmland and Open Space Preservation Program, a purchase of development rights program; and other methods to preserve farmland, such as easements and PA 116 Agreements.
2. Investigate enacting a local transfer of development rights program, which would preserve designated agricultural land and open space while facilitating development in certain areas.
3. Engage local farmers in a focus group discussion to define the needs of Township farmers and to establish suitable approaches to

assist farmers. Explore mechanisms for, and the feasibility and extent of, small farms advocacy which would encourage and support the continuation of smaller, independent agricultural enterprises.

4. Explore alternative zoning solutions, such as fixed area ratio zoning and sliding-scale zoning.<sup>12</sup>

**GOAL 6**

Existing and future development in the Baroda community will include permanently preserved natural open spaces.

**OBJECTIVES:**

1. Amend the Zoning Ordinance to permit open space residential developments by right in residential zoning districts, while requiring that conventional residential developments be processed as special land uses.
2. Revise the Zoning Ordinance to allow approval of a planned unit development with open space that is non-contiguous with the rest of the planned unit development.
3. Explore and implement feasible approaches to acquire and/or protect critical natural features and open spaces. These approaches may include raising funds from public and private sources, local higher learning institutions and conservancies.
4. Explore the possibility of joint open space planning, including multi-jurisdictional transfer of development rights programs.

**Community Character**

**GOAL 7**

Baroda Township will have a unique identity which includes clean, maintained and inviting shopping and industrial areas; desirable rural residential areas; and a charming small-town personality.

**OBJECTIVES:**

1. Amend the Zoning Ordinance to include design standards that promote rural townscape principles to allow the Township to grow in a manner that reflects and maintains the existing character. Standards can regulate building massing, landscape architecture, site configuration, parking placement, rooflines, materials, signage and lighting.
2. Modify the Zoning Ordinance to include flexible fence standards.
3. Protect tree-lined areas along scenic corridors via overlay zoning.

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<sup>12</sup> Fixed area ratio zoning allows one dwelling at a density standard, with a maximum lot area. Sliding scale zoning would allow comparatively more nonfarm dwellings to be subdivided from smaller farm parcels than larger parcels.

**Trails**

**GOAL 8**

The residents and visitors of the Baroda community will enjoy a network of trails and safe, inviting and non-intrusive connections to local and regional natural areas and recreational facilities.

**OBJECTIVES:**

1. Amend the Zoning Ordinance to require the inclusion of pathways throughout new development to promote pedestrian connections.
2. Develop and implement a walking trail route plan, taking into account likely emerging growth areas, existing and proposed regional trails, natural feature destinations, parks, public and quasi-public uses, and cultural venues.
3. Explore possible funding opportunities or general resource partners, including the Michigan Natural Resources Trust Fund, the Berrien County Parks and Recreation Commission, the Land & Water Conservation Fund, and the Michigan Trails and Greenways Alliance.

**Infrastructure**

**GOAL 9**

Baroda Township will feature abundant, clean, potable water and a sufficient capacity of other utility services to support the requirements of a vibrant rural community.

**OBJECTIVES:**

1. Complete an assessment of the need for public sewer and water services in the Township. If utilities are deemed necessary and feasible, evaluate and implement equitable and predictable financial structures to provide them.
2. Develop mechanisms to ensure that utility installation occurs in a rational and sequential manner to promote the protection of groundwater quality and to ensure that land use policies guide utility extension decisions.

**GOAL 10**

The Baroda community will be sufficiently served with the appropriate telecommunications infrastructure necessary to promote desired economic growth and to augment quality of life.

**OBJECTIVES:**

1. Conduct an inventory of technological resources available in Berrien County; and become familiar with regional technological advancement strategies.

2. Establish an alliance with neighboring communities, telecommunication companies, higher education institutions, Berrien County, the Southwestern Michigan Economic Growth Alliance, Cornerstone Alliance and the Lakeshore Chamber of Commerce to identify the communication and data processing needs of businesses, educational institutions, governments, and residents, and to define regional objectives.
3. Petition regional legislators to assist in the effort to develop and implement a plan to generate responses to local telecommunication needs and to identify and secure federal resources.

**Communication with Citizens**

**GOAL II**

Residents of Baroda Township will benefit from an open and available communication process with Township leadership and staff that enriches sense of community and educates on planning matters.

**OBJECTIVES:**

1. Utilize electronic communication, face-to-face relations and other media as a means to enhance and encourage contact with residents and to promulgate planning and zoning information.
2. Develop and implement a program to conduct occasional Township Board and Planning Commission meetings outside of the Township offices to encourage participation in the local government process.
3. Develop and implement a program of community involvement focusing on service activities and cultural events.



## CHAPTER 9. FUTURE LAND USE AND ZONING PLAN

This section of the Master Plan builds upon the goals and objectives and translates the Township’s vision into a future land use plan for physical development. 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 these lands by ordinance or law. The future land use map, Map 9, and the supporting narrative below, is meant to be a guide for the Township as it contemplates rezoning and development applications. Map 9 is not a zoning map; but it will guide rezoning decisions.

**Map 9  
establishes a  
general blueprint  
of land uses.**

The timing of particular uses is dependent on a number of factors, including availability of public utilities, provision for adequate roadways, effect on public services, environmental characteristics, and the demand for the use as determined by market forces. Map 9 establishes a general blueprint of land use to foster efficient growth patterns that preserve the community’s cherished rural character, while encouraging certain types of development in specific, identified areas.

### Central Themes

Throughout the planning process, several recurrent themes or priorities were acknowledged, as discussed at the end of Chapter 7. The future land use framework generally supports these concepts:

- Productive farmland is key to maintaining the current way of life.
- Redevelopment and enhancement of downtown Baroda and existing commercial areas; and support for the area’s general economy.
- Maintenance of the Township’s treasured rural character.

### Future Land Use

The following narrative supports, and is meant to be used in conjunction with, Map 9.

#### Agricultural

Agricultural operations are a primary land use in the Township. The public input exercises revealed that these operations are viewed positively, as farms establish a strong rural character and help to define the community. It is well documented that farms and non-farm uses can conflict with each other, for a variety of reasons. It is further recognized that non-farm development in transitional agricultural areas tends to have a domino effect, undermining the economies of scale in agricultural production that is afforded with relative size and contiguity of highly productive or unique soil classifications. Land use decisions in the Agriculture areas should be mindful of these considerations.

The Agricultural land use designation is meant to accommodate farming activities and agricultural support services and to recognize the desire of residents to maintain the Township's farmland and rural character. Agriculture is an important component of the heritage of Baroda Township and the region. This Master Plan recognizes this fact and the Agricultural designation is therefore crafted to encourage farmers to continue operating in the Township. As such, non-farm development should be limited; and, other than farms and low-density residential uses, new development should only be permitted by special land use permit.



**The Agricultural designation is primarily intended for farming.**

**Locations:** Baroda Township is blessed with several significant clusters of large parcels planned for agricultural use. This Master Plan encourages continued farm operations in those areas designated as such on Map 9.

**Desired Uses and Densities:** Agricultural uses are encouraged, as well as associated farm homesteads. Future extension of public water and sewer into these areas is not contemplated over the life of this Master Plan; and densities should therefore be relatively low. Density should be a minimum of one dwelling unit per two acres.

#### Rural Residential

The Rural Residential land use category is intended primarily to address the desire of many for low-density, single-family homes in rural environments that provide the opportunity for small-scale or hobby agricultural activity. These areas will likely remain dominated by scattered land divisions and pockets of farmland and natural areas. The Rural Residential designation is meant to accommodate country living, while also protecting the very features that characterize that development form.



**The Rural Residential designation is characterized by low-density residential uses.**

**Locations:** Rural Residential areas are chiefly located toward the east portion of the Township, and in areas that have experienced increased conversion of farmland to low-density single-family uses.

**Desired Uses and Densities:** The primary land use will be single-family homes developed on lots of at least one acre. Agricultural operations are also encouraged, but the Rural Residential designation reflects areas where large-scale farming operations are beginning to be replaced with large-lot home-sites. Uses catering to tourists are also specifically encouraged in these areas, as Rural Residential areas are believed to be located along key corridors frequently traveled by tourists. Public water and sewer are not likely to serve these areas over the life of this Master Plan. Any development, such as subdivisions or site condominiums, should meet standards to ensure adequate buffering, preservation of open space, deep setbacks from roadways, and preservation of natural features to maintain rural character.

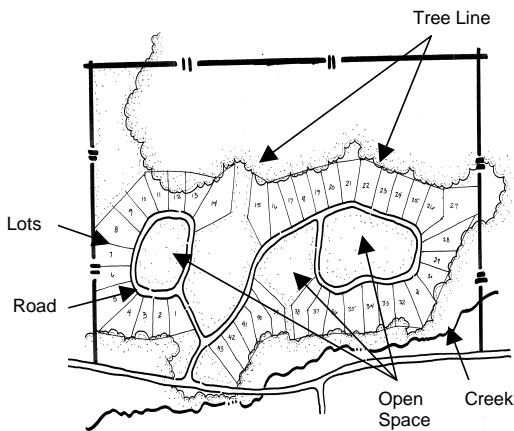
#### Residential

This Master Plan is intended to preserve the rural character of the community, but must be balanced with realities in the market place. The Residential land use designation has been crafted in recognition of existing development patterns and the probable future demand for family-oriented, single-family neighborhoods. New development in these areas should be designed as open space communities,

with clusters of single-family lots gathered around large expanses of green space. Additionally, new development should provide an internal walking trail or sidewalk system to promote pedestrian safety, walkability and interconnection between neighboring developments.

**Locations:** Residential areas will be located adjacent to existing development, and will be located in areas that may be planned for future public utilities.

**Desired Uses and Densities:** Open space subdivisions and site condominiums should be permitted by right, with overall densities no greater than two to four dwellings per acre; in conservation clusters that result in the preservation of at least 20% to 30% of a development site. Conventional residential developments that do not preserve common open space may be permitted as special land uses, with standards that require landscape buffers to filter the view from major roads into neighborhoods. Open space should be positioned so as to preserve pastoral views along roadways, and to protect the most significant natural features within the development site. The character of these neighborhoods will be enhanced with pedestrian facilities and street trees.



**Residential uses will be designed to protect the site's woodlands and significant natural features to help preserve rural character, even as any development occurs.**

This designation is primarily encouraging single-family uses. Some duplexes exist, as well as some multiple-family and manufactured housing uses. Although public water exists in some areas, sewer is generally not available at this time and will not likely be available over the life of this plan. Additionally, the Township seeks to protect groundwater quality and public health. As such, additional multiple-family development, manufactured housing or other intense land uses are not

appropriate. Nevertheless, if a comprehensive utility system is provided in the future, this Master Plan will be revisited and other residential uses may be found to be appropriate in certain designated areas at that future time.

### Commercial

The Commercial future land use label represents the desire to reuse and enhance existing commercial properties, while providing for limited expansion when located in an area that may be currently served with public water or planned for future public utilities and experiencing relatively high traffic counts. The limited future expansion of new commercial uses is premised on the policy that downtown Baroda, in the Village, is the central gathering place and heart of the Baroda community. As such, the Township does not necessarily wish to provide excessive opportunities for competing suburban commercial developments; and rather, would like to support the redevelopment and improvement of downtown and existing Township commercial areas.

Nevertheless, new Commercial areas are planned and are intended to accommodate establishments that offer goods and services to residents and visitors. Along Shawnee Road, some light industrial uses exist, but operate congruously with this designation. Desired uses include retail, commercial, personal service

with this designation. Desired uses include retail, commercial, personal service establishments, eating and drinking establishments, financial institutions, convenience stores, and professional offices.



**These two restaurants are provided as examples of design that may deviate from corporate architecture and reflect small-town character.**

Architectural details are paramount in the Commercial areas. New development and redevelopment should be designed to reflect Baroda's small-town character. Chain establishments should be designed to deviate from conventional corporate architecture, to maintain Baroda's unique pastoral quality. Building facades should be constructed of high quality elements where possible, such as stone, brick, wood or other natural materials. Meaningful pedestrian circulation patterns, ground-mounted signage, and efficient site illumination are encouraged. Landscaping standards are needed to ensure proper buffering and attractive, welcoming facilities.

In addition, large expanses of parking area should be avoided, with some parking placed to the side or rear of buildings. Site access should be coordinated with neighboring properties to minimize traffic conflict points and to foster safe vehicular movements. This may be accomplished with shared access and service drives and by requiring relatively large distances between street intersections and commercial driveways.

#### Light Industrial

The Light Industrial areas will be characterized by small-scale, low-impact industrial activities, such as research and development, office, manufacturing, warehouse, shipping and showrooms. Limited eating establishments and retail activity may be appropriate to serve the needs of employees and when incidental to the primary industrial use. These supplemental uses may help to foster an employment area where workers can walk to or have easy access to places to shop for limited convenience items and eat during breaks.

Any light industrial uses next to residential uses should include buffer areas to protect the residential uses from any potential adverse effects. Buffer areas should include substantial setbacks, landscaping and possibly fencing. Moreover, architectural design and site development standards may be implemented to ensure functional, aesthetic and unobtrusive development. Criteria should include signage, landscaping and buffering, lighting, and may include building facade design. Generous landscaping should be provided to establish attractive streetscapes.

Light Industrial areas will be located adjacent to existing industrial uses and where public utilities may be planned for the future.

#### Public Recreation and Open Space

This land use designation seeks to provide continued recreational opportunities for Township residents and visitors. These lands include Hess Lake Park and two cemetery properties in the Township.



**This Plan supports future regional trails.**

Additionally, conceptual trail routes are identified. While the exact use of these trails is not determined at this time, it is likely that the trailways will accommodate bicyclists and pedestrians. One would connect Hess Lake Park with Baroda Village Park. Others are shown on Map 9 to link up with neighboring communities. This Master Plan supports future regional trails connecting Baroda to the shores of Lake Michigan, wineries and other destinations that attract both tourists and residents. These preliminary routes are purely conceptual and would require cooperation with a number of different individuals, property owners, neighboring and regional jurisdictions and entities.

## **Zoning Plan**

State statute requires that a Master Plan include a “zoning plan.” The purpose of a zoning plan is to explain how the future land use categories coincide with the current zoning districts of the Township. The following table is the zoning plan for Baroda Township.

**The zoning plan explains which zoning districts of the Township implement the recommendations of the future land use designations.**

The zoning plan explains which zoning districts of the Township implement the recommendations of the future land use designations. The following table outlines an approach to guide zoning decisions under this Master Plan. It identifies zoning districts that may be supported by and compatible with each of the above future land use designations. The zoning plan may be used as guidance for the Planning Commission, the Township Board and the public in considering compatibility.

The zoning plan is meant as a point of beginning in a rezoning decision, and may not be viewed as the only factor to be considered. There may be extenuating circumstances that could apply to any rezoning request and the reader is cautioned to pay attention to existing and potential land use conflicts and to changing conditions that could impact a rezoning decision.

To use this table, the reader should begin with the future land use map, identifying the future land use classification applicable to a specific property. The left-hand column lists future land use classifications; and the reader should find the row stating the applicable future land use category. The middle column lists the zoning districts that are frequently, but not always, compatible with the applicable future land use designation. Finally, the right-hand column lists some considerations.

It is important to note that the zoning map and ordinance, as well as the future land use narrative on preceding pages, must be referenced for an accurate depiction of what land uses and development form are encouraged or permitted in specific land use categories or zoning districts. Nonetheless, the zoning plan will serve as a guide and a starting point for determining which zoning districts carry out the intent of the future land use designations of this Plan.

Zoning Plan		
Future Land Use Designations	Corresponding Zoning Districts	Considerations
Agricultural	AG	<ul style="list-style-type: none"> <li>• Agricultural uses encouraged</li> <li>• One dwelling on at least two acres</li> </ul>
Rural Residential	R-2	<ul style="list-style-type: none"> <li>• Standards should be implemented to maintain rural character as any development (subdivisions and site condominiums) occurs</li> <li>• One dwelling on at least one acre</li> </ul>
Residential	R-1, R-2, R-3, R-4	<ul style="list-style-type: none"> <li>• Open space developments by right, others by special land use with landscape buffering standards</li> <li>• Additional multiple-family and manufactured housing developments not encouraged at this time because of lack of utilities</li> <li>• Overall densities no greater than two to four dwellings per acre</li> </ul>
Commercial	C	<ul style="list-style-type: none"> <li>• Design standards may be implemented</li> </ul>
Light Industrial	I	<ul style="list-style-type: none"> <li>• Design standards may be implemented</li> </ul>
Public Recreation and Open Space	N/A	<ul style="list-style-type: none"> <li>• Trail planning and development</li> <li>• Park and cemeteries</li> </ul>

# Baroda Township

Berrien County, Michigan

## Map 9 Future Land Use

### Legend

Gateways\*\*

Trails\*

Water Lines

### Future Land Use

Agricultural

Rural Residential

Residential

Commercial

Light Industrial

Public Recreation and Open Space

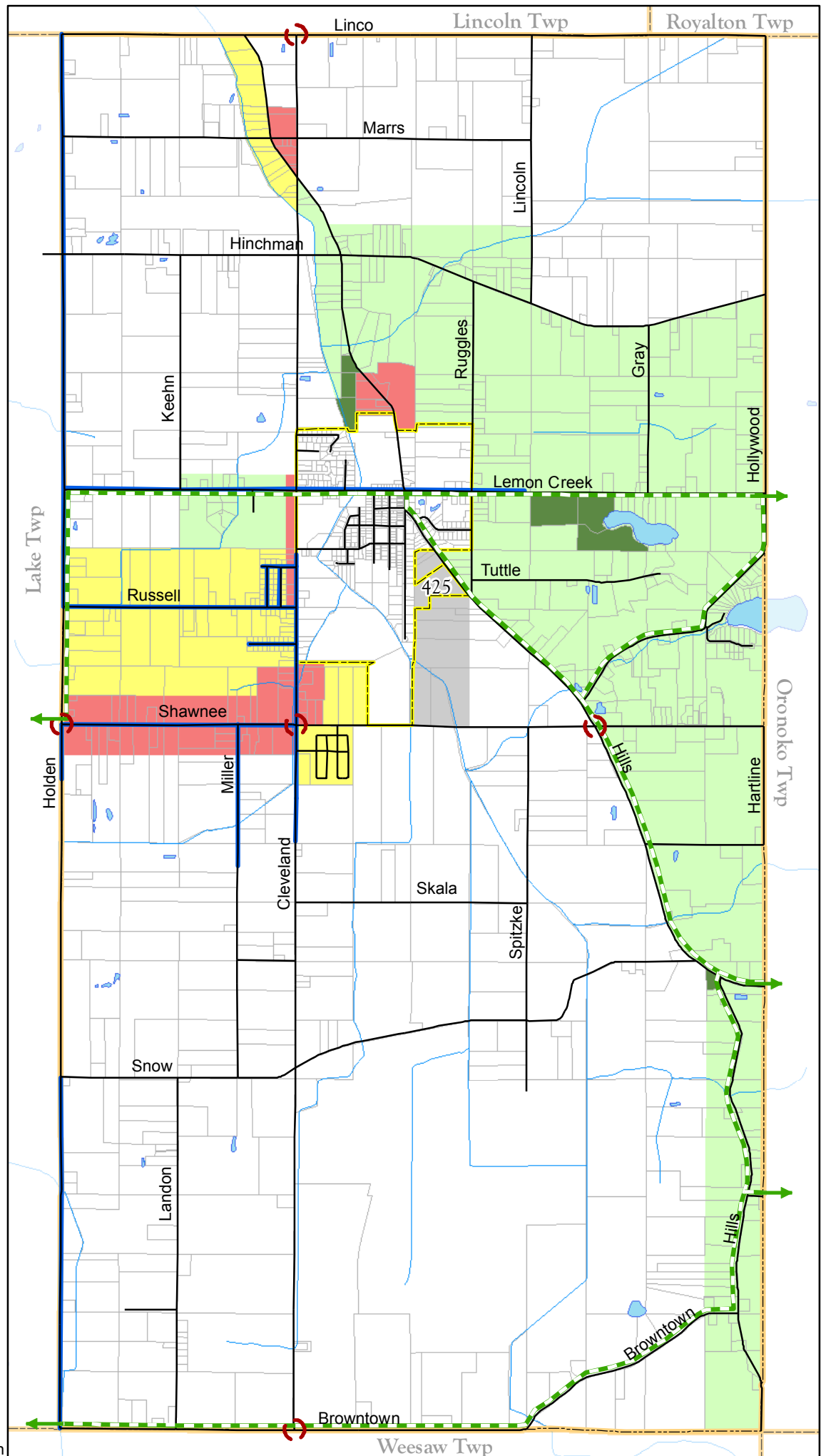
\* The trail identified is desired and is preliminary; this route is conceptual and would require cooperation with a number of different individuals, property owners and entities.

\*\*Gateways are key entrance areas into the Township. These areas should be enhanced with signage and landscape features, and possibly art, to establish a dramatic entry experience and to properly recognize Baroda Township.



**Williams & Works**

Source: Berrien County and the Michigan Center for Geographic Information





## CHAPTER 10. IMPLEMENTATION SUMMARY

Many of the strategies presented in this Plan will be long-term in nature and in many instances, entities in addition to Baroda Township and its boards, commissions and staff will need to cooperate in order to fully implement this Plan. In other instances, the Township's role is that of facilitator or administrator. Many of the approaches outlined below will require significant public and private investment. While a few of the policies conceived during the planning process are challenging and ambitious, they will be feasible with the commitment of the Township, property owners, businesses, and regional entities.

### Adhere to the Future Land Use Plan

The Township should strive to make decisions that are in harmony with the future land use plan. Nevertheless, the policies of this Master Plan should be viewed as flexible, and they should be revised as the character of the community changes over time. The Plan should be reviewed and periodically updated at least once every five years to remain current and to meet statutory provisions. As stated in the description of the Zoning Plan on page 85, proposed land uses should be consistent with the future land use designations. However, the Planning Commission may determine that a proposed land use would not be consistent with the applicable future land use designation, but would not be incompatible with the underlying policies of the Plan, and would represent a logical extension of land use. It may therefore be a preferred alternative to the Plan, and the Plan may be amended accordingly.

### Amend the Zoning Ordinance

**The Zoning Ordinance will be the primary implementation mechanism to achieve the land use goals of this plan.**

The Zoning Ordinance will be the primary implementation mechanism to achieve the land use goals of this plan. This action item contemplates a comprehensive evaluation of the entire Zoning Ordinance, and other ordinances that influence the physical environment, in connection with the goals, objectives and future land use plan. This may include a revision of the Zoning Map to better support the future land use map, likely over time as requests are made by property owners; and a revision of some zoning district classifications to better conform to the future land use descriptions summarized in the preceding chapter. The following summarizes many of the changes that may need to be contemplated, although other amendments to the Zoning Ordinance may also be necessary. The following recommendations, at a minimum, should be explored:

1. Design guidelines should be applied to commercial areas, and possibly light industrial areas. While this Plan does not necessarily contemplate form-based coding or strict regulations that dictate minor architectural details, it is the intent of this Plan to promote development that respects the community's aesthetic, small-town character. Therefore, zoning standards should promote better landscaping and buffering; ground-mounted permanent signage; reduction or better regulation and enforcement of temporary signage; low-

impact, rural-friendly lighting; and design principles that preserve rural character. These principles may include pitched roofs; parking located to the side or rear of buildings; mixed-uses; and high-quality building materials.

2. The Township is relatively undeveloped, and timing is therefore ideal to consider access management regulations, which can help avoid haphazard, uncoordinated and unsafe driveways in commercial areas. Standards can regulate distance between access points and intersections, driveway consolidation, shared service drives, and other features to help ensure safe turning movements and proper traffic flow.
3. The Township should identify tourist-related uses that may be desired in the community, and review and edit the ordinance, as necessary, to streamline the review and approval process for such uses.
4. The residential zoning districts should be modified to permit open space developments by right, with general standards that define, guide and encourage the use of such a development form. Conventional residential development can be permitted as a special land use, with standards in place that require a specific amount of open space to be kept free from development along the roadway.
5. Ordinances governing subdivisions and site condominiums – and possibly other forms of development – should be amended to require installation of sidewalks and street trees, to strengthen quality of life, walkability, pedestrian safety and residential desirability.
6. The Zoning Ordinance should be revised to allow approval of a planned unit development with open space that is non-contiguous with the rest of the planned unit development.
7. Fence standards should be incorporated into the Zoning Ordinance.
8. Provisions similar to an overlay zoning district, which would seek to protect significant stands of woodlands adjacent to roadways, should be contemplated, to preserve tree-lined corridors and rural character.

The Planning Commission should lead the effort to evaluate the Zoning Ordinance, likely with support from planning professionals. This is an extensive task with multiple elements that will require careful coordination with the public. Each item brings along a unique set of challenges that may require each activity to be addressed independently. Any resulting amendments to ordinances may require the review of the Township’s legal counsel and ultimately adoption by the Township Board.

## **Support the Preservation of Farmland and Open Space**

The Michigan Department of Agriculture’s Farmland and Open Space Preservation Program includes several instruments that the Township can help to promote. The program also authorizes the Township to participate in several

methods to encourage agricultural operations. Following are tools that should be endorsed and advertised by the Township, to the extent possible:

1. **Purchase of Development Rights.** This is a permanent, voluntary restriction on the land between the property owner and the State that preserves the land for farming in exchange for a cash payment. This State program corresponds with the Berrien County Farmland and Open Space Preservation Program, a purchase of development rights program. Neither the State nor County is currently funding the program; but may in the future.
2. **Farmland Development Rights Agreements.** This is a temporary, voluntary restriction on the land between the property owner and the State; which protects the agricultural use of the land in return for tax benefits and special assessment exemptions. This tool is commonly known as P.A. 116.
3. **Local Open Space Easement.** These are also voluntary and temporary, but represent an agreement between the landowner and the Township; where certain tax benefits and exemptions from various assessments are made possible.
4. **Conservation Easement Donation.** Conservation Easement Donations are permanent restrictions voluntarily entered into by the landowner between the same and the State; preserving the land for either farmland or open space.
5. **Designated Open Space Easement.** This is a temporary, voluntary restriction on the land between the property owner and the State; which maintains the land as open space in return for tax benefits and special assessment exemptions.

## **Strive to Continually Strengthen Quality of Life**

Engaging in efforts to strengthen quality of life will lead to a more attractive community. This Master Plan suggests several endeavors that can lead to an improved social and economic environment for citizens. Following are some of the concepts that the Plan explores:

1. **Gateways.** Gateways can offer an important opportunity to create a positive impression. A dramatic entry experience can be established with art, amenities for bicyclists (pedestrian furniture, refuse containers, water fountains), landscape features and signage. A gateway can be a point of entry, used for way-finding, or an important intersection that should be highlighted as a special place. Amenities at key gateways can improve aesthetics and can remind people that they are in Baroda Township, a significant community in the heart of Michigan's wine country.

The Michigan Department of Transportation Enhancement Program provides grants for pedestrian and bicycle facilities and improvements and landscaping and other beautification within the public right-of-way. The

program can fund street trees, planters, decorative light poles, decorative paving, and design elements to improve pedestrian safety. The Township should explore this as an option.

2. **Trails.** Trails promote individual and community wellness and enhance quality of life. Trails can also improve pedestrian and bicyclist safety by providing a designated place, away from a roadway, for people to exercise and contemplate the scenery. The Land and Water Conservation Fund, Michigan Natural Resources Trust Fund, Michigan Trails and Greenways Coalition, Safe Routes to School and the Bikes Belong Coalition can be resources as the Township contemplates trail planning and development. Additionally, a “Friends of the Baroda Trail” entity can be formed to support the effort.
3. **Market Study.** The Township should partner with the Village in conducting a market study to establish a realistic sense of the Baroda marketplace. The College of Business at Andrews University could be a potential resource; professors could organize a senior practicum where students are engaged in analyzing market trends in Baroda that affect regional business decisions. A market study can confirm which new businesses the community can support; and that information can be used as a foundation in any future effort to solicit specific desired enterprises for the community, such as a grocery store.
4. **Economic Development.** Economic conditions are determined by numerous forces, most of which cannot easily be affected or controlled by local government. Nonetheless, the Township can do its part to remain competitive for desired development in the appropriate locations, while still maintaining rural character. Partnering with local institutions in promotion of the community’s social events, local attractions, and the arts can lead to enhanced visibility and tourism. In addition, communication infrastructure, including broadband internet, can increase marketing opportunities for existing small businesses and may help to generate jobs. The Township should continually be looking for ways to foster desired economic development in the community, while also promoting rural character preservation.

## Implementation Summary Table

The following table summarizes many of the action items that may help achieve the policies of this Master Plan; and expresses a general proposed timeframe of completion. In addition, likely partners in the process and potential funding sources are identified. The implementation concepts summarized below should be used in conjunction with the objective statements, and are intended to support citizen visions, the goals and the future land use framework, all presented in earlier chapters of the Plan.

TOPIC	IMPLEMENTATION ACTION	TIMEFRAME	POTENTIAL FUNDING SOURCE(S)	POTENTIAL PARTNER(S)	DATE ACCOMPLISHED
Land Use and Zoning	Amend Zoning Ordinance	1-2 years	General Fund	ZBA, Township Board, Planning Commission, property owners	
	Adhere to Future Land Use Plan	On-going	n/a	Township Board, Planning Commission	
Tourism and Economic Development	Gateway improvements	2-4 years	General Fund, MDOT TE grant	BCRC, Township Board	
	Promote the community	On-going	n/a	Wineries, Chambers, businesses, neighboring communities, MI Grape and Wine Industry Council	
	Promote the arts	On-going	n/a	Artists, National Trust for Historic Preservation, regional institutions	
	Complete market study	2-3 years	General Fund	Village of Baroda, colleges, consultants	
	Employ development incentives	2-4 years	General Fund	Village of Baroda, Township Board	
Utilities and Infrastructure	Possible water and sewer expansion	On-going	General Fund, special assessments, hook-up fees	Township Engineer, Village of Baroda, Lake Township, Township Board, property owners	
	Install telecommunications infrastructure	On-going	Federal resources	Legislators, Chambers, colleges, Berrien County, SMEGA, Township Board	
Natural Features, Open Space, and Farmland	Publicize PA 116, County program and easements	On-going	Berrien County, USDA, MAPF	Berrien County Extension, Township staff	
	Explore TDR	On-going	n/a	Legislators, Township Board, Planning Commission	
	Develop trails	2-4 years	General Fund, MNRTF, LWCF, MTGA, Bikes Belong Coalition, private donations	Property owners, Township Board, MNRTF, Berrien County, LWCF, MTGA	
	Rural Road Overlay	1-2 years	General Fund	ZBA, Township Board, Planning Commission, property owners	
Public Outreach	Develop community involvement program	3-5 years	n/a	Volunteers	
	Enhance communication/redesign Township website	On-going	General Fund	Township Board, Planning Commission	







# BARODA TOWNSHIP COMMUNITY SURVEY

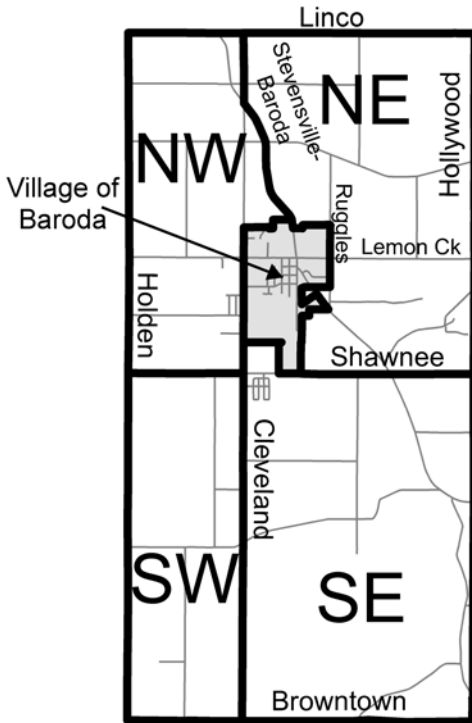
Thank you for your willingness to complete this questionnaire.  
It should be completed by an adult in your household and should only take a few minutes.

## BACKGROUND QUESTIONS

The following questions will help the Planning Commission better understand how the opinions of Township residents vary across the community.

**1. Which quadrant or area do you live within? See map below.**

- 1  NW
- 2  NE
- 3  SW
- 4  SE
- 5  Village



**2. How many persons are in your household?**

\_\_\_\_\_ <sup>a</sup> Adults (18+ yrs)      \_\_\_\_\_ <sup>b</sup> Children (0-17 yrs)

**3. What is your approximate age and that of the other principal adult(s) (if any) in the household?**

	a	b	c
	Your Age	Other Adult	Other Adult
18-25 years	<input type="checkbox"/> 1	<input type="checkbox"/> 1	<input type="checkbox"/> 1
26-35 years	<input type="checkbox"/> 2	<input type="checkbox"/> 2	<input type="checkbox"/> 2
36-45 years	<input type="checkbox"/> 3	<input type="checkbox"/> 3	<input type="checkbox"/> 3
46-55 years	<input type="checkbox"/> 4	<input type="checkbox"/> 4	<input type="checkbox"/> 4
56-65 years	<input type="checkbox"/> 5	<input type="checkbox"/> 5	<input type="checkbox"/> 5
66 years and over	<input type="checkbox"/> 6	<input type="checkbox"/> 6	<input type="checkbox"/> 6

**4. About how long have you lived in the Township?**

- |                               |                               |                               |                               |                               |
|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|
| 1<br><input type="checkbox"/> | 2<br><input type="checkbox"/> | 3<br><input type="checkbox"/> | 4<br><input type="checkbox"/> | 5<br><input type="checkbox"/> |
| 0-5<br>years                  | 6-10<br>years                 | 11-15<br>years                | 16-20<br>years                | 21 +<br>years                 |

**5. Write the zip code of your previous community of residence.**

\_\_\_\_\_ (e.g., 49127)

**6. Is your Baroda home your primary residence or a second or seasonal residence?**

\_\_\_\_\_ <sup>a</sup> Primary      \_\_\_\_\_ <sup>b</sup> Second/Seasonal

**7. Which of the following best describes where you currently live?**

- |                                      |   |                                    |
|--------------------------------------|---|------------------------------------|
| 1<br><input type="checkbox"/>        | 2<br><input type="checkbox"/>           | 3<br><input type="checkbox"/>      |
| Active farm of<br>10 acres*, or more | Rural homesite of<br>10 acres*, or more | Rural homesite of<br>5 to 9 acres* |
| 4<br><input type="checkbox"/>        | 5<br><input type="checkbox"/>           | 6<br><input type="checkbox"/>      |
| Homesite of less<br>than 5 acres*    | Condo/<br>Duplex                        | Apartment or<br>mobile home park   |

\* An acre is an area of about 208 x 208 feet

**8. How frequently do you or your family members shop or obtain services or entertainment in the following areas?**

	Frequently (weekly)	Occasionally (about once a month)	Rarely (a few times in a year)	Never
	3	2	1	0
a. Downtown Baroda	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Lincoln Township	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Stevensville	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Bridgman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Berrien Springs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. St. Joseph	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Niles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. South Bend	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Benton Township	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Other (specify) _____				

**9. What is your employment status and that of any other adult(s) in the household?**

	a	b	c
	You	Other Adult	Other Adult
Employed, work at home	<input type="checkbox"/> 1	<input type="checkbox"/> 1	<input type="checkbox"/> 1
Employed, work elsewhere in Township	<input type="checkbox"/> 2	<input type="checkbox"/> 2	<input type="checkbox"/> 2
Employed, work outside Township	<input type="checkbox"/> 3	<input type="checkbox"/> 3	<input type="checkbox"/> 3
Not currently employed	<input type="checkbox"/> 4	<input type="checkbox"/> 4	<input type="checkbox"/> 4
Retired	<input type="checkbox"/> 5	<input type="checkbox"/> 5	<input type="checkbox"/> 5
Homemaker	<input type="checkbox"/> 6	<input type="checkbox"/> 6	<input type="checkbox"/> 6

# LAND USE QUESTIONS

The next group of questions ask for your opinions about development, land use and planning in the Baroda community.

## 10. In terms of your priorities, how important are the following?

	Very Important 3	Somewhat Important 2	Not Important 1	No Opinion 0
a Creating job opportunities locally	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b Expanding communications infrastructure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c Preserving natural areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d Increasing housing opportunity for seniors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e Encouraging commercial development in the Shawnee and Cleveland area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f Preserving rural character	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g Building recreational trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h Protecting private property rights	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i Preserving open space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j Filling storefronts in downtown Baroda	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
k Policies that limit growth	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
l Better enforcement of the zoning ordinance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
m Regulating businesses and home occupations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 11. How important are the following issues?

	Very Important 3	Somewhat Important 2	Not Important 1	No Opinion 0
a Unattractive commercial areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b Loss of open space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c Farmland fragmentation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d Lack of recreation facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e Lack of good jobs nearby	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f Loss of "small town" feel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g Nuisance and junk ordinances not enforced	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h Not enough nearby shopping opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i Lack of landscaping on commercial and industrial properties	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j Other concerns _____				

(write in)

## 12. Do you feel the following types of land use should be permitted near the intersection of Shawnee and Cleveland?

	Yes 2	No Opinion 1	No 0
a Single-family residential	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b Multiple-family residential	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c Professional office	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d Commercial/retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e Mixed-use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f Other _____			

## 13. Please indicate whether you agree or disagree with the following statements.

a Zoning should be used to control growth.	4 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	0 <input type="checkbox"/>
	Strongly Agree	Agree	Disagree	Strongly Disagree	Don't Know
b If growth will occur, it should happen in concentric rings around the Village of Baroda.	4 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	0 <input type="checkbox"/>
	Strongly Agree	Agree	Disagree	Strongly Disagree	Don't Know
c If walking trails were built, I would use them regularly.	4 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	0 <input type="checkbox"/>
	Strongly Agree	Agree	Disagree	Strongly Disagree	Don't Know
d Tourism (agri-tourism, camping, wine-making) is a way to bolster the local economy, and should be encouraged.	4 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	0 <input type="checkbox"/>
	Strongly Agree	Agree	Disagree	Strongly Disagree	Don't Know
e Fences should be regulated.	4 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	0 <input type="checkbox"/>
	Strongly Agree	Agree	Disagree	Strongly Disagree	Don't Know
f The Township needs better policies that protect natural features (e.g., woodlands, wetlands).	4 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	0 <input type="checkbox"/>
	Strongly Agree	Agree	Disagree	Strongly Disagree	Don't Know
g Zoning should be used to strengthen the local tax base.	4 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	0 <input type="checkbox"/>
	Strongly Agree	Agree	Disagree	Strongly Disagree	Don't Know

h I am willing to pay additional taxes to purchase and preserve open space, farmland and natural areas.

4 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	0 <input type="checkbox"/>
Strongly Agree	Agree	Disagree	Strongly Disagree	Don't Know

i I am willing to pay additional taxes to fund local trail development and/or park improvements.

4 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	0 <input type="checkbox"/>
Strongly Agree	Agree	Disagree	Strongly Disagree	Don't Know

j The Township should investigate methods to encourage small-business start-ups, including home occupations.

4 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	0 <input type="checkbox"/>
Strongly Agree	Agree	Disagree	Strongly Disagree	Don't Know

k Baroda Township should allow private residential wind turbines.

4 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	0 <input type="checkbox"/>
Strongly Agree	Agree	Disagree	Strongly Disagree	Don't Know

l The Township should evaluate the feasibility of public water and sewer for densely-developed areas or near the Village.

4 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	0 <input type="checkbox"/>
Strongly Agree	Agree	Disagree	Strongly Disagree	Don't Know

m Temporary signs along the road can be distracting and an eyesore.

4 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	0 <input type="checkbox"/>
Strongly Agree	Agree	Disagree	Strongly Disagree	Don't Know

n County drain maintenance is adequate.

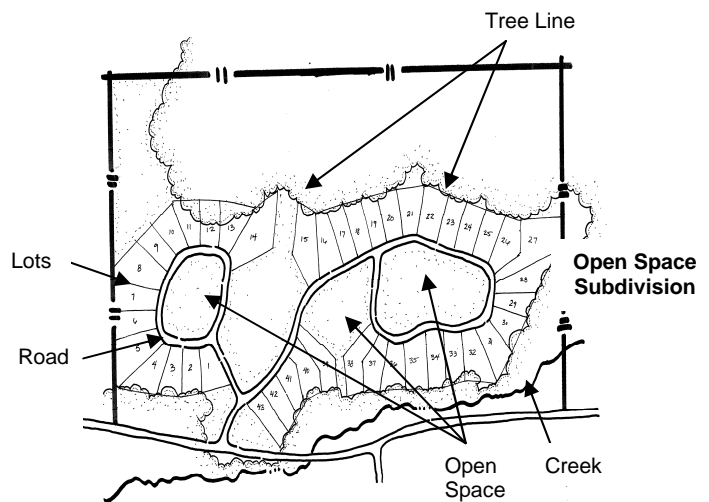
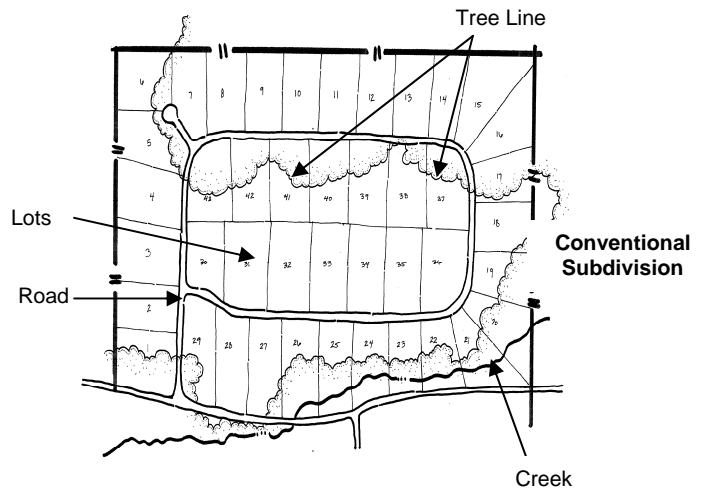
4 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	0 <input type="checkbox"/>
Strongly Agree	Agree	Disagree	Strongly Disagree	Don't Know

**14. The minimum required lot size in the Agricultural District is 2 acres. This is increased to 5 acres where livestock or horses are proposed. What is your opinion on this provision?**

- 1 Its appropriate
- 2 The minimum lot size requirement should be increased
- 3 The minimum lot size requirement should be decreased
- 4 A landowner should be able to keep livestock or horses on 2 acres
- 5 No opinion

**15. Two typical types of single-family residential development exist today – conventional subdivisions and open space subdivisions. The graphics below illustrate how both types of development could be achieved on the same 50-acre piece of land. Assume that both development types yield a total of 43 lots, or home sites. Also assume the 50-acre parcel contains natural areas, including woods, an old farm field and a creek.**

The conventional subdivision would include large lots and no common open space; the open space subdivision would include smaller lots and about 30 acres of common open space. That common open space would be accessible only by residents of the subdivision and would be comprised primarily of natural area, though a portion may be improved as a neighborhood park or a nature trail.



**Assuming that each type of development would result in 43 lots on 50 acres, which helps to protect rural character more?**

Select One

- Conventional Subdivision  1
- Open Space Subdivision  2
- I need more information to make a decision  3

16. Please use the remaining space to write down your ideas and opinions concerning the development and preservation of Baroda Township. While we cannot respond to general questions from this survey, we are happy to learn more about your opinions. Of course, if you have a specific question about your Township government, we encourage you to call the Township at (269) 422.2300, or visit our website at [www.barodatownship.org](http://www.barodatownship.org).

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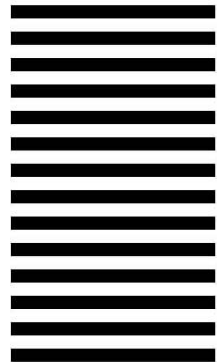
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Thank you very much for your cooperation. Please fold the questionnaire with our address on the outside, tape it closed and drop it in a mailbox - no postage is needed. Remove the cover sheet that includes your address to remain anonymous. Please reply by July 4<sup>th</sup>.

*Thanks again for your help!*



NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES



**BUSINESS REPLY MAIL**

FIRST-CLASS MAIL PERMIT NO. 2060 GRAND RAPIDS, MI

POSTAGE WILL BE PAID BY ADDRESSEE

**BARODA TOWNSHIP  
PLANNING COMMISSION  
c/o WILLIAMS & WORKS  
549 OTTAWA AVE NW STE 310  
GRAND RAPIDS, MI 49502-3549**

TAPE  
HERE



TAPE  
HERE

Baroda Township  
9091 First Street; PO Box 215  
Baroda, MI 49101

**June 22, 2009**

**Dear Baroda Township Resident,**

The Township Planning Commission is in the process of updating the Township Master Plan. The Master Plan serves as a general guide to preservation and development in the Township. As we go through this process, it is very important that we have as much input from the community as possible. We ask your cooperation in completing the enclosed survey form. Your confidential reply will be very helpful as we work to make Baroda Township an even better place to live, work and play.

The form should be completed by an adult in your household. Please take a few minutes in the next few days to complete and return the enclosed questionnaire. No postage is required and you do not need to put your name on the form.

When you are finished, just fold the questionnaire so that the return address is visible, tape it closed and drop it in the mail. Remember to remove this cover sheet to remain anonymous. Please return your survey form prior to July 4, 2009.

Thank you for your time and support; and for your assistance in helping to determine our community's future.

**BARODA TOWNSHIP PLANNING COMMISSION**

Please give us your thoughts!

Planning Commission  
**Baroda Township**  
9091 First Street; PO Box 215  
Baroda, MI 49101





**Baroda Township  
Community Opinion Survey  
Question 16. Write-In Comments**

Number	Survey ID Number	Comment
1	3	How about a senior center in Baroda?
2	4	I feel its important to keep our farmland from over-development like in urban areas
3	5	I believe the idea to develop the Meadows golf course as an RV park is a bad idea. If the demand for such business decreases due to high gas prices etc., the owners will want to make money in other ways & allow less desirable uses. The township will agree to keep taxes flowing & the township will degrade.
4	8	We need sewer & gas!!
5	9	It's just my opinion, but it seems like a Noise Control ordinance is in order. Long over due! Major concern is the car stereo volume and secondary is residential noise, also stereo/radio related. Many other local towns post and enforce fines for excessive car stereo volumes. Baroda could do it if they wanted to! Thank you.
6	10	Why should someone with no children have to pay so many school taxes?
7	23	Increase tax base by making Baroda attractive to small business. Keep taxes reasonable, lower speed limit on Ruggles Rd to 35 MPH -Fix county drains
8	27	Reduce the speed limit on Cleveland Ave. between Lemon Creek & Shawnee
9	29	The home on the corner of Singer Lake Rd with the dogs chained and the dirty dog houses they live in should be investigated. It seems like a dog mill and the dogs look malnourished.
10	31	Need younger families to be attracted to area. Many people (locally @ work) ask me where Baroda is. Help us boost home property value.
11	33	We prefer the town to stay small. The more development there is the more our taxes are raised. A new home should not be built unless it's replacing an old structure.
12	38	We need a grocery store or a save-a lot store.
13	40	I don't want my zoning changed.
14	48	I hope the planning comm. would consider a walk & bike trail along Ruggles Rd. when and if one is designed.
15	49	Baroda you are sleeping, wake up! We need to get a better selection of stores in downtown Baroda, since the village is growing we need a variety store, like the one in St. Joe. How about fire hydrant to keep our insurance premiums down-we paid over \$1,032.00 for house insurance- Wow! A family on Hills Rd-always burn their garbage by the road. It is very unsightly and should not be permitted for us to see & tourists going to Round Barn & Tabor Hill.
16	50	Zoning should never infringe on private property rights

17	51	I am a resident of Shawnee Mobile Home Park and am on the corner of Cleveland and Shawnee. I love the Hardware store that is there. If there were plans to build commercial or residential areas here, I would hope that some discretion would be used to choose businesses not too disruptive to the quiet semi-rural atmosphere in the park. We use it because its quiet and peaceful and want to keep it that way.
18	54	We don't need more growth in Shawnee Cleveland Area/already have Trailer Park, Sewer Ponds/D'agostinos/Meadows/Multi-Tech/storage units-zoned residential/ag-none of these should be here, we need to put a stop to it NOW! Don't ruin our community's small town feel. We don't need another St. Joe or Stevensville.
19	57	We feel the Twp. is not working wisely with the monies taken in for taxes. For example: spending 4 ½ million dollars for what we consider is unnecessary to build a combined twp. when both twps. have useable bldgs. & not getting sewers for twp. residents, when they were promised yrs. ago.
20	62	Please make people responsible for keeping their dogs in their OWN yards. There are three dogs in our neighborhood that run loose everyday!
21	64	Encourage preservation of downtown Baroda/promote limited commercial growth outside downtown/village; promote maintenance of rural/agricultural use outside of village/ promote wine industry/capitalize on "LITTLE NAPA"
22	69	We need grocery store-pharmacy and stores like Meijer or Wal-Mart to encourage people to shop here, even a doctor or dentist.
23	70	Rebuild the village first-(Retail and office), then build around.
24	75	I think sending Angela Kirby around the Twp. with her little clipboard raising the taxes of people who beautify their lawns is WRONG! You are only discouraging residents from making Baroda a more beautiful place to live. Also, I feel it is the job of our village & Twp. government to keep taxes as low as possible. Why are we building yet another Twp. Hall when our storm drains don't work!?
25	76	Installation of water/sewer in strategic areas; i.e. near the village would serve to steer growth. Property owner's rights should be protected vigorously.
26	78	LOWER TAXES
27	80	We need a grocery store
28	82	Be more strict on rental properties such as junk cars, un-mowed lawns, campfire's, noise, road sides are not mowed. The road from Cleveland Ave. going east to Baroda, fix the holes.
29	83	We love living here!
30	84	Twp. should have water & sewer hook-up. I think you need to take steps to clean up the village, lawns etc. you really need to make the town look beautiful like other villages. Baroda is not as attractive to see. (lights, flowers, clean-up)

31	86	The market for homes, businesses, jobs, is based on the rural aspect and small town feel of the area. We have an area that should not try to compete with industrial areas and should not. Make the village the "Ideal Retirement" place and promote Centennial Farms & Agriculture
32	92	Downtown Baroda needs small businesses to come back. We do not have that many businesses left in downtown anymore, example: shopping/grocery centers.
33	93	We feel the redevelopment of the golf course area to RV Development will not harm the area - will increase revenue to the area with a minimum of traffic problems. The season of use will be the same and the residents will be of good character. This type of business works well throughout the U.S.
34	94	13. K: with proper zoning 13. I: To include Nat. Gas 13. M: So many days before & days after the event.
35	97	The proliferation of wineries in the Baroda area has led to a significant increase in traffic. While they may meet the zoning requirements for locating in the agricultural areas, I am of the opinion that the functions they sponsor such as carnivals, fests and the like are a violation of their zoning restrictions and should be curtailed I bought my property in 1969 and built my home a few years later to escape the rapid growth in Lincoln Twp. Where I previously resided. Baroda Twp. should reject any attempts to further commercialize agricultural areas. Case in point, the proposed travel trailer park. This is not in keeping with the goals of preserving our rural nature.
36	101	If this survey is preparatory to a 5 - 20 yr. plan, why is the singular focus on Shawnee/Cleveland?? (re: 10(e) and 12) The clever positioning of local officials at the visioning work shop did not go unnoticed - I would think you would want to avoid even the "appearance" of skewing the results to pre-determined outcomes. Re: Question 13 - slipping "camping" between agri-tourism and wine-making is shamefully deceptive - trying to elicit favorable responses? Camping is in a category all its own. It is naïve to think otherwise. A solid master plan is critical to avoid knee-jerk reactions to requests for zoning changes that set the stage for a pandora's box of new problems. Promises of strengthening the tax base may be more than a marketing strategy of potential developers.
37	103	Whatever the outcome of this survey, take a bold and futuristic approach and not be conservative just for the sake of conservatism.
38	105	We appreciate the fireworks every year. With offering 2 large trash pick ups a year-front yards need to have appeals. Junk cars (cars not used not driveable) should not be allowed to stay for years in driveways or backyards the are viewable to neighbors. I miss the deli store downtown the new store doesn't have good set store hours. Something like the Hollywood store or Ice Cream shop would be nice. Exercise place with night hours.
39	106	It is quiet & peaceful here, that is why we stay in this area. Keep it rural!

40	107	We've traveled thru the U.S. camping & in our opinion a long term campground is junk haven. A short term is always better kept (clean & neat) they need the business. Look at Weko Beach Campground.
41	108	Sewer system needed for Twp. subdivisions along Cleveland Rd.
42	115	Need to find a way to force home owners to clean up/repair home sites, 9 Hills, red (2), Shawnee (1)
43	116	Sidewalks on Lemon Creek to Hollywood
44	122	We should try to keep Baroda a farming community
45	125	The area around Round Barn and Tabor Hill wineries should be patrolled more by the police because the people coming from out of town don't seem to know how to drive right. (That is the majority of them anyways.) Also, the semis that run in this area go too fast!
46	131	I do not understand why village residents must pay village and Twp. taxes - make it either-or!! This is NOT Harbor Shores!!
47	133	Baroda needs to take advantage of tourism & agriculture that exists in the area to create more business. Development should focus on Lemon Creek Rd. and Shawnee to bring more people into the wineries, maybe then there would be more small business interest in Baroda.
48	134	You are doing a good job for our Township.
49	137	I love the quiet, small town feeling of Baroda, but I won't go walking on the busy roads. I would "love" a walking trail. Thanks! (Also love the parks.)
50	140	Keep Baroda country. Leave the farms alone!!!
51	145	Question 15 raises questions: as - is this a "gated community?" Who enforces open space use? Lot sizes are different between the two designs - what effect does this have on taxes?
52	155	Water should be made available throughout Twp. We do not need more rules inhibiting property owner's rights.
53	156	I think a sewer system would greatly benefit the Twp. of Baroda. It would increase the property values & help to keep pollution under control. It would also be a plus to anyone wanting to move to this area.
54	157	We need a grocery store in Baroda.
55	162	We need to do all we can to increase population, if we don't grow people wise, everything else becomes more questions.
56	164	We are pleased to see so many children & adults using the parks. The improvements are very nice.
57	167	It would be nice to see the Twp. check businesses (Bed & Breakfasts, Guest Houses) for safety hazards. It would be GREAT if Baroda Twp. could aid residents in working w/wineries that border the Twp. Ex: Round Barn doing fireworks=loud, noisy evenings for neighbors, there is SO much happening & NO ONE notifies neighbors.
58	168	I feel that city water, gas & sewage extended down Cleveland & Shawnee Rd. would help promote growth and offer a better quality of living to present residents. The iron content in these areas is very high causing extra cost to residents in filters or wear on appliances.
59	169	Not pleased with changes to playground equipment at township park. No longer have equipment for older children 10-14 age.

60	172	Baroda Township is unique. We moved here to be away from the rapid development that is encroaching on our area. Everyday we see farms, orchards & vineyards being sold off. We want to preserve the beauty and peaceful atmosphere of Baroda.
61	173	Temporary signs are ok, but should have a time limit.
62	176	Little town of "Helen" in Georgia used to be a sawmill industry which went bust - now featured as little Austria, lots of tourists - encourage wineries/breweries. "Baroda the wine capitol of the USA". Empty shops - storefronts should all look like winery & grapes - festivals. We are on the right track thanks to "Diane Mensinger" and so many more - encourage decorating store fronts.
63	177	Rural character and large lot size (5 acres or more minimum) are critical to preserving Baroda's character & value. If you lose this the rest doesn't matter. This rural character is our #1 asset. Second, enhancing downtown Baroda by encouraging restaurants/food related as agri-tourism extensions (wineries, etc.) will build up & complement rural nature of community. Offer them incentives to come, stay & thrive. Industry can go to another community but not here!
64	178	Concerning the golf course being a campground for high end living. Why do you want to cater to Chicago people when they will stay here but spend money in St. Joseph or New Buffalo? You should have something for the residents of Baroda to use.
65	179	No further comments. Good Luck!!
66	182	I consider avoiding sprawl important. Business development in areas other than those that are already commercial will detract from those areas and draw business from those areas. Let's grow but preserve what we have at the same time. Businesses on Cleveland/Shawnee will ensure traffic will not come to the village.
67	184	It would be great if we could get more retail options in the village of Baroda.
68	186	In the near future, you can not expect any increase in tax income. In the far future you need to plan for and support a large tax income decrease.
69	187	A large retail store would bring people in. Right now, gas prices are an influence in purchases. With both a Martins and a Hardings close, a retail store would bring people in. Preserve the downtown area for antiques & restaurants & service.
70	191	We would like to see natural gas, water, and sewer pipe lines run down the Stevensville-Baroda Rd area.
71	192	Main street Baroda should be addressed before the Twp.
72	194	Publically publish the result of this survey.
73	196	I love the pet pick-up bags at the park. However, I feel that the play ground equip. at Hess Lake Park is a joke and dangerous. I do not want multi-family living. We do <u>not</u> need any more <u>bars</u> . Police should patrol more. <u>Keep children out of the roads</u> . I would love to see a dog park somewhere. Police also need to patrol bars -> give more tickets for drunk driving

74	201	Before we bought our house I called the township office to ask about water. I was told all of Baroda Township would have city water in two years. That was over 30 yrs ago. How come some parts of the township get no services?
75	202	Property owners must preserve their right to sell for development or other uses. If residents wish to maintain a "rural" feel & limit development (especially farmland) then the public should be willing to purchase development rights. The farmer is a fundamental & basic right that must be protected!
76	203	There are far too many NIMBY's in Baroda Twp.
77	204	Improved phone/cable communication is essential. Capitalizing on rural recreation is an inexpensive and effective way to begin controlling growth.
78	206	Because of lack of knowledge on most of these issues, I couldn't answer the questions. Tourists come because of our beautiful orchards, wineries, land and the caring community. I believe we should concentrate on these - preserve and grow. Tourists from other states comment on these treasures and say these are some reasons for visiting because they don't have these treasures back home.
79	207	A lot of people down Shawnee Rd. do not want an "upscale" RV park at the Meadows. I am not willing to pay for a sewer line being put down the road from Lake Township for someone else's profit, for someone to park their RV and use it part time.
80	208	#1 No one wants higher taxes. #2 Everyone wants better money management. #3 Baroda does need help for its downtown. #4 Tourists and locals love our natural beauty and we need to protect and build on this asset.
82	211	I would like to see docks installed at both Hess & Singer Lakes. These are both nice spots, but unless you have a boat, there is no way to fish far enough out to be out of the weeds.
83	212	We definitely need high-speed internet available outside of Comcast which charges a fortune if you don't use them for TV service. DSL is a must have. I would also love to see another grocery store - miss the convenience of the old Hardings. Support local businesses - downtown is becoming sparse - layoff, closings, etc. Public bathroom at Village Park!!
84	216	Would like a note to go out to the village & township, to remind people to pick up your dog poo! Baggies are cheap to buy, and no one wants to walk in their own yard and step in it. Would also like to see a supermarket back.
85	222	I enjoy the rural atmosphere, but would like to see more small businesses in the village, which would bring in more jobs.





10a. How important is creating job opportunities locally?

q1	Number of Responses	No answer	Percent	No opinion	Percent	Not important	Percent	Somewhat important	Percent	Very important	Percent
No answer	7	1	25.0%		0.0%	1	5.9%	3	4.3%	2	1.9%
NW	42	1	25.0%	1	33.3%	1	5.9%	21	30.0%	18	17.1%
NE	66	2	50.0%		0.0%	7	41.2%	19	27.1%	38	36.2%
SW	26		0.0%	2	66.7%	2	11.8%	9	12.9%	13	12.4%
SE	35		0.0%		0.0%	5	29.4%	13	18.6%	17	16.2%
Village	23		0.0%		0.0%	1	5.9%	5	7.1%	17	16.2%
Total	199	4	100%	3	100%	17	100%	70	100%	105	100%

10d. How important is increasing housing opportunities for seniors?

q3	Number of Responses	No answer	Percent	No opinion	Percent	Not important	Percent	Somewhat important	Percent	Very important	Percent
No answer	5	2	28.6%	1	6.3%		0.0%	1	1.2%	1	2.7%
18-25 years	1		0.0%		0.0%		0.0%		0.0%	1	2.7%
26-35 years	9		0.0%	1	6.3%	8	14.8%	5	5.9%		0.0%
36-45 years	19		0.0%	3	18.8%	10	18.5%	29	34.1%	1	2.7%
46-55 years	54	1	14.3%	3	18.8%	16	29.6%	26	30.6%	5	13.5%
56-65 years	51	1	14.3%	5	31.3%	12	22.2%	24	28.2%	7	18.9%
66 years +	60	3	42.9%	3	18.8%	8	14.8%		0.0%	22	59.5%
Total	199	7	100%	16	100%	54	100%	85	100%	37	100%

10h. How important is protecting private property rights?

q3	Number of Responses	No answer	Percent	No opinion	Percent	Not important	Percent	Somewhat important	Percent	Very important	Percent
No answer	5	1	14.3%		0.0%		0.0%	1	2.5%	3	2.1%
18-25 years	1		0.0%		0.0%		0.0%		0.0%	1	0.7%
26-35 years	9		0.0%		0.0%	1	25.0%	1	2.5%	7	4.9%
36-45 years	19		0.0%	2	33.3%		0.0%	4	10.0%	13	9.2%
46-55 years	54	2	28.6%		0.0%		0.0%	17	42.5%	35	24.6%
56-65 years	51	1	14.3%		0.0%	3	75.0%	11	27.5%	36	25.4%
66 years +	60	3	42.9%	4	66.7%		0.0%	6	15.0%	47	33.1%
Total	199	7	100%	6	100%	4	100%	40	100%	142	100%

11a. Unattractive Commercial Areas

q1	Number of Responses	No answer	Percent	No opinion	Percent	Not important	Percent	Somewhat important	Percent	Very important	Percent
No answer	7	1	11.1%		0.0%		0.0%	3	3.7%	3	3.5%
NW	42	1	11.1%	4	57.1%	3	20.0%	16	19.5%	18	20.9%
NE	66	6	66.7%	1	14.3%	5	33.3%	26	31.7%	28	32.6%
SW	26		0.0%		0.0%	3	20.0%	16	19.5%	7	8.1%
SE	35		0.0%	1	14.3%	2	13.3%	14	17.1%	18	20.9%
Village	23	1	11.1%	1	14.3%	2	13.3%	7	8.5%	12	14.0%
Total	199	9	100%	7	100%	15	100%	82	100%	86	100%

11b. Loss of Open Space

q1	Number of Responses	No answer	Percent	No opinion	Percent	Not important	Percent	Somewhat important	Percent	Very important	Percent
No answer	7	1	14.3%		0.0%	1	4.5%	2	2.4%	3	4.1%
NW	42	1	14.3%	4	26.7%	2	9.1%	18	22.0%	17	23.3%
NE	66	4	57.1%	5	33.3%	10	45.5%	29	35.4%	18	24.7%
SW	26		0.0%	3	20.0%	3	13.6%	10	12.2%	10	13.7%
SE	35		0.0%	2	13.3%	3	13.6%	11	13.4%	19	26.0%
Village	23	1	14.3%	1	6.7%	3	13.6%	12	14.6%	6	8.2%
Total	199	7	100%	15	100%	22	100%	82	100%	73	100%

11c. Farmland fragmentation

q1	Number of Responses	No answer	Percent	No opinion	Percent	Not important	Percent	Somewhat important	Percent	Very important	Percent
No answer	7	1	10.0%		0.0%	1	3.0%	4	5.2%	1	1.7%
NW	42	2	20.0%	4	19.0%	4	12.1%	19	24.7%	13	22.4%
NE	66	5	50.0%	8	38.1%	12	36.4%	24	31.2%	17	29.3%
SW	26	1	10.0%	3	14.3%	6	18.2%	9	11.7%	7	12.1%
SE	35		0.0%	4	19.0%	5	15.2%	13	16.9%	13	22.4%
Village	23	1	10.0%	2	9.5%	5	15.2%	8	10.4%	7	12.1%
Total	199	10	100%	21	100%	33	100%	77	100%	58	100%

11d. Lack of recreation facilities

q1	Number of Responses	No answer	Percent	No opinion	Percent	Not important	Percent	Somewhat important	Percent	Very important	Percent
No answer	7	2	25.0%		0.0%	3	4.2%		0.0%	2	6.9%
NW	42	1	12.5%	6	35.3%	14	19.4%	14	19.2%	7	24.1%
NE	66	3	37.5%	4	23.5%	20	27.8%	29	39.7%	10	34.5%
SW	26		0.0%	2	11.8%	10	13.9%	13	17.8%	1	3.4%
SE	35	1	12.5%	4	23.5%	16	22.2%	9	12.3%	5	17.2%
Village	23	1	12.5%	1	5.9%	9	12.5%	8	11.0%	4	13.8%
Total	199	8	100%	17	100%	72	100%	73	100%	29	100%

11e. Lack of good jobs nearby

q1	Number of Responses	No answer	Percent	No opinion	Percent	Not important	Percent	Somewhat important	Percent	Very important	Percent
No answer	7	1	20.0%		0.0%		0.0%	2	3.2%	4	3.8%
NW	42		0.0%	2	40.0%	4	20.0%	15	23.8%	21	19.8%
NE	66	2	40.0%	3	60.0%	6	30.0%	20	31.7%	35	33.0%
SW	26	1	20.0%		0.0%	2	10.0%	8	12.7%	15	14.2%
SE	35	1	20.0%		0.0%	6	30.0%	11	17.5%	17	16.0%
Village	23		0.0%		0.0%	2	10.0%	7	11.1%	14	13.2%
Total	199	5	100%	5	100%	20	100%	63	100%	106	100%

11f. Loss of "small town" feel

q1	Number of Responses	No answer	Percent	No opinion	Percent	Not important	Percent	Somewhat important	Percent	Very important	Percent
No answer	7	1	12.5%		0.0%		0.0%	4	5.7%	2	2.1%
NW	42	3	37.5%	3	37.5%	2	10.5%	11	15.7%	23	24.5%
NE	66	4	50.0%	3	37.5%	6	31.6%	25	35.7%	28	29.8%
SW	26		0.0%	2	25.0%	4	21.1%	10	14.3%	10	10.6%
SE	35		0.0%		0.0%	3	15.8%	14	20.0%	18	19.1%
Village	23		0.0%		0.0%	4	21.1%	6	8.6%	13	13.8%
Total	199	8	100%	8	100%	19	100%	70	100%	94	100%

11g. Nuisance and junk ordinances not enforced

q1	Number of Responses	No answer	Percent	No opinion	Percent	Not important	Percent	Somewhat important	Percent	Very important	Percent
No answer	7	1	33.3%	1	6.7%	1	4.2%	1	1.9%	3	2.9%
NW	42		0.0%	4	26.7%	4	16.7%	10	18.9%	24	23.1%
NE	66	2	66.7%	4	26.7%	6	25.0%	18	34.0%	36	34.6%
SW	26		0.0%	1	6.7%	5	20.8%	9	17.0%	11	10.6%
SE	35		0.0%	4	26.7%	5	20.8%	7	13.2%	19	18.3%
Village	23		0.0%	1	6.7%	3	12.5%	8	15.1%	11	10.6%
Total	199	3	100%	15	100%	24	100%	53	100%	104	100%

11h. Not enough nearby shopping opportunities

q1	Number of Responses	No answer	Percent	No opinion	Percent	Not important	Percent	Somewhat important	Percent	Very important	Percent
No answer	7	1	33.3%		0.0%	1	2.1%	2	3.1%	3	3.9%
NW	42		0.0%	3	42.9%	12	25.0%	7	10.8%	20	26.3%
NE	66	1	33.3%	4	57.1%	15	31.3%	25	38.5%	21	27.6%
SW	26		0.0%		0.0%	4	8.3%	13	20.0%	9	11.8%
SE	35		0.0%		0.0%	10	20.8%	13	20.0%	12	15.8%
Village	23	1	33.3%		0.0%	6	12.5%	5	7.7%	11	14.5%
Total	199	3	100%	7	100%	48	100%	65	100%	76	100%

11i. Lack of landscaping on commercial and industrial properties

q1	Number of Responses	No answer	Percent	No opinion	Percent	Not important	Percent	Somewhat important	Percent	Very important	Percent
No answer	7	1	12.5%	2	13.3%	2	2.7%	1	1.3%	1	4.0%
NW	42	1	12.5%	2	13.3%	18	24.0%	16	21.1%	5	20.0%
NE	66	4	50.0%	7	46.7%	25	33.3%	26	34.2%	4	16.0%
SW	26	1	12.5%	1	6.7%	8	10.7%	12	15.8%	4	16.0%
SE	35		0.0%	2	13.3%	11	14.7%	16	21.1%	6	24.0%
Village	23	1	12.5%	1	6.7%	11	14.7%	5	6.6%	5	20.0%
Total	199	8	100%	15	100%	75	100%	76	100%	25	100%

11c. Farmland fragmentation

q7	Number of Responses	No answer	Percent	No opinion	Percent	Not important	Percent	Somewhat important	Percent	Very important	Percent
No answer	2	1	10.0%		0.0%		0.0%		0.0%	1	1.7%
Active Farm, 10+ ac	20	2	20.0%	1	4.8%	1	3.0%	7	9.1%	9	15.5%
Rural home, 10+ ac	21		0.0%	2	9.5%	3	9.1%	8	10.4%	8	13.8%
Rural home, 5-9 ac	19		0.0%	1	4.8%	6	18.2%	7	9.1%	5	8.6%
Rural home, <5 ac	107	4	40.0%	14	66.7%	19	57.6%	45	58.4%	25	43.1%
Condo/duplex	2		0.0%		0.0%		0.0%	1	1.3%	1	1.7%
Apt/mobile home	28	3	30.0%	3	14.3%	4	12.1%	9	11.7%	9	15.5%
Total	199	10	100%	21	100%	33	100%	77	100%	58	100%

11f. Loss of small town feel

q4	Number of Responses	No answer	Percent	No opinion	Percent	Not important	Percent	Somewhat important	Percent	Very important	Percent
No answer	2	1	12.5%		0.0%		0.0%	1	1.4%		0.0%
0-5 years	28	1	12.5%		0.0%	2	10.5%	10	14.3%	15	16.0%
6-10 years	24		0.0%	1	12.5%	3	15.8%	12	17.1%	8	8.5%
11-15 years	23		0.0%	1	12.5%	3	15.8%	7	10.0%	12	12.8%
16-20 years	18	2	25.0%	1	12.5%		0.0%	2	2.9%	13	13.8%
21+ years	104	4	50.0%	5	62.5%	11	57.9%	38	54.3%	46	48.9%
Total	199	8	100%	8	100%	19	100%	70	100%	94	100%

q12a: Single Family residential

q1	Number of Responses	No answer	Percent	No	Percent	No Opinion	Percent	Yes	Percent
No answer	7	1	5.6%	2	4.5%	2	5.3%	2	2.0%
NW	42	2	11.1%	10	22.7%	9	23.7%	21	21.2%
NE	66	7	38.9%	16	36.4%	9	23.7%	34	34.3%
SW	26	1	5.6%	6	13.6%	4	10.5%	15	15.2%
SE	35	5	27.8%	7	15.9%	7	18.4%	16	16.2%
Village	23	2	11.1%	3	6.8%	7	18.4%	11	11.1%
Total	199	18	100%	44	100%	38	100%	99	100%

q12b: Multiple Family residential

q1	Number of Responses	No answer	Percent	No	Percent	No Opinion	Percent	Yes	Percent
No answer	7	2	8.7%	2	2.7%	2	4.5%	1	1.8%
NW	42	3	13.0%	17	22.7%	13	29.5%	9	15.8%
NE	66	8	34.8%	24	32.0%	15	34.1%	19	33.3%
SW	26	1	4.3%	13	17.3%	5	11.4%	7	12.3%
SE	35	7	30.4%	12	16.0%	5	11.4%	11	19.3%
Village	23	2	8.7%	7	9.3%	4	9.1%	10	17.5%
Total	199	23	100%	75	100%	44	100%	57	100%

q12c: Professtional office

q1	Number of Responses	No answer	Percent	No	Percent	No Opinion	Percent	Yes	Percent
No answer	7	1	4.8%		0.0%	2	3.6%	4	4.5%
NW	42	3	14.3%	11	32.4%	9	16.4%	19	21.3%
NE	66	7	33.3%	7	20.6%	21	38.2%	31	34.8%
SW	26	1	4.8%	5	14.7%	7	12.7%	13	14.6%
SE	35	5	23.8%	8	23.5%	8	14.5%	14	15.7%
Village	23	4	19.0%	3	8.8%	8	14.5%	8	9.0%
Total	199	21	100%	34	100%	55	100%	89	100%

q12d: Commercial retail

q1	Number of Responses	No answer	Percent	No	Percent	No Opinion	Percent	Yes	Percent
No answer	7	1	5.3%		0.0%	2	5.4%	4	3.5%
NW	42	2	10.5%	6	20.0%	7	18.9%	27	23.9%
NE	66	6	31.6%	6	20.0%	15	40.5%	39	34.5%
SW	26	3	15.8%	5	16.7%	3	8.1%	15	13.3%
SE	35	4	21.1%	10	33.3%	6	16.2%	15	13.3%
Village	23	3	15.8%	3	10.0%	4	10.8%	13	11.5%
Total	199	19	100%	30	100%	37	100%	113	100%

q12e: Mixed use

q1	Number of Responses	No answer	Percent	No	Percent	No Opinion	Percent	Yes	Percent
No answer	7	1	4.5%		0.0%	2	3.3%	4	4.9%
NW	42	3	13.6%	9	25.0%	14	23.3%	16	19.8%
NE	66	9	40.9%	11	30.6%	21	35.0%	25	30.9%
SW	26	2	9.1%	5	13.9%	7	11.7%	12	14.8%
SE	35	4	18.2%	9	25.0%	8	13.3%	14	17.3%
Village	23	3	13.6%	2	5.6%	8	13.3%	10	12.3%
Total	199	22	100%	36	100%	60	100%	81	100%

q14: Minimum lot sizes in AG

q1	Number of Responses	No answer	Percent	Its appropriate	Percent	Increase min lot size	Percent	Decrease min lot size	Percent	Keep livestock on 2 acres	Percent	No Opinion	Percent
No answer	7		0.0%	5	5.1%		0.0%		0.0%	1	2.8%	1	3.6%
NW	42	1	12.5%	26	26.5%	3	13.6%		0.0%	7	19.4%	5	17.9%
NE	66	3	37.5%	33	33.7%	9	40.9%	5	71.4%	9	25.0%	7	25.0%
SW	26		0.0%	13	13.3%	3	13.6%	1	14.3%	8	22.2%	1	3.6%
SE	35	2	25.0%	12	12.2%	3	13.6%		0.0%	10	27.8%	8	28.6%
Village	23	2	25.0%	9	9.2%	4	18.2%	1	14.3%	1	2.8%	6	21.4%
Total	199	8	100%	98	100%	22	100%	7	100%	36	100.0%	28	100.0%

q14: Minimum lot sizes in AG

q3	Number of Responses	No answer	Percent	Its appropriate	Percent	Increase min lot size	Percent	Decrease min lot size	Percent	Keep livestock on 2 acres	Percent	No Opinion	Percent
No answer	2		0.0%	2	2.0%		0.0%		0.0%		0.0%		0.0%
0-5 years	28		0.0%	13	13.3%	4	18.2%		0.0%	4	11.1%	7	25.0%
6-10 years	24	1	12.5%	12	12.2%	3	13.6%		0.0%	5	13.9%	3	10.7%
11-15 years	23	1	12.5%	15	15.3%	1	4.5%		0.0%	3	8.3%	3	10.7%
16-20 years	18		0.0%	7	7.1%	4	18.2%		0.0%	4	11.1%	3	10.7%
21+ years	104	6	75.0%	49	50.0%	10	45.5%	7	100.0%	20	55.6%	12	42.9%
Total	199	8	100%	98	100%	22	100%	7	100%	36	100.0%	28	100.0%