

# **VILLAGE OF STEVENSVILLE**

**BERRIEN COUNTY, MICHIGAN**

**COMPREHENSIVE LAND USE PLAN**

**2001**

## **VILLAGE OF STEVENSVILLE**

5768 St. Joseph Avenue  
Stevensville, Michigan 49127  
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## SECTION ONE

### INTRODUCTION

#### BACKGROUND

In 1976 and 1977, the Village of Stevensville completed a comprehensive review of land use and potential future development in the Village. These actions resulted in the preparation of a revised zoning ordinance that depicted the desired pattern of future development in the Village. After the two-year preparation period was completed, the Village Board of Trustees adopted the Updated Village Zoning Ordinance on January 20, 1977. The Zoning Map adopted with this ordinance illustrated the pattern of future land use desired for the Village. However, because the Village did not have an appointed Planning Commission the desired future land use map was never adopted as a Comprehensive Plan, pursuant to Michigan Law.

This document is the first Comprehensive Plan for the Village of Stevensville. In the process of preparing this Comprehensive Plan, review of the activities undertaken during 1976 and 1977 were completed to summarize the history of the planning and zoning process of the Village and to identify the major historic land use trends that shaped the current pattern of land use. The ordinance was codified in 1994. This historic information plus research and study completed during the preparation of the Comprehensive Plan is required for the identification of issues and land use trends which will shape the pattern of land use for the Village in the 21<sup>st</sup> Century.

The Comprehensive Plan is a far ranging document. In addition to serving as a statement of how the Village wishes to develop in the future, it is used by the Planning Commission as the basis for recommending issuance of special use permission, variances from strict ordinance terms or rezoning of land as provided by the Village Zoning Ordinance. Thus, the Plan serves as the Village of

Stevensville's "official" guide for future development and acts as the primary measurement tool for the rezoning of any parcel of land.

It has been twenty-three years since the Village prepared the Zoning Ordinance revision. During this time, changes in the economic forces that influence population growth and development have occurred, including:

Regional and county population growth, shifting housing development outward from the historic central city area comprising the Benton Harbor - St. Joseph Metropolitan area, the shift of retail and related commercial market demand from the historic central city areas to intersection locations of major transportation arteries within the St. Joseph-Benton Harbor Metropolitan Area, and continued residential development within the Village which resulted in the Village becoming almost totally developed.

These, and other trends, have resulted in an increased demand for residential home sites, commercial and industrial land use in the Village of Stevensville. In anticipation of the call for additional land use changes, the Village Planning Commission, determined that updating the future land use concept depicted within the current Zoning Map and preparation of a formal Comprehensive Plan for the Village, was necessary.

#### **UPDATE OBJECTIVE**

The objective of this Comprehensive Plan is to document this review process and establish the first Village of Stevensville Comprehensive Plan and Future Land Use Plan Map. The Village Planning Commission will use the Comprehensive Plan to review and make recommendation to the Village Board of Trustees concerning all future land development matters undertaken within the Village.

#### **LEGAL BASIS OF THE PLAN**

Michigan law describes the duties and responsibilities of the Village of Stevensville concerning its role as the Planning Commission and the contents of the Village Comprehensive Plan and Future Land Use Map. The contents of the Plan are found in Section 6 of the *Municipal Planning Act, P.A. 285 of 1931*, as amended.

*"The commission shall make and adopt a master plan for the physical development of the municipality, including any areas outside of its boundaries which, in the commission's judgment bear relation to the planning of the municipality. The plan, with the accompanying maps, plats, charts, and descriptive matter shall show the commission's recommendations for the development of territory, including, among other things, the general location, character, and extent of streets, viaducts, subways, bridges, waterways, floodplains, water fronts, boulevards, parkways, playgrounds, and open spaces, the general location of public buildings and other public property, and the general location and extent of public utilities and terminals, whether public or privately owned or operated, for water, light, sanitation, transportation, communication, power, and other purposes: also removal, relocation, widening, narrowing, vacating, abandonment, change of use or extension of any of the foregoing ways, grounds, open spaces, buildings, property, utilities or terminals; the general location, character, layout and extent of community centers and neighborhood units; and the general character, extent and layout of the replanning and redevelopment of blighted districts and slum areas; as well as a zoning plan...."*

The law continues with instructions in Section 7 regarding the duties of the Planning Commission concerning surveys and study of existing and future conditions.

*"In the preparation of such plan, the commission shall make careful and comprehensive surveys and studies of present and future conditions and future growth of the municipality and with due regard to its relation to the neighboring territory. The plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the municipality and its environs which will, in accordance with present and future needs, best promote health, safety, morals, order, convenience, prosperity, and general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, the promotion of safety from fire and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the promotion of good civic design and arrangement, wise and efficient expenditure of public funds, and the adequate provision of public utilities and other public requirements".*

As demonstrated by the content of the act, this Comprehensive Plan fulfills the requirements of a plan. The preparation of this Comprehensive Plan advances the content and understanding of new land use recommendations needed to guide Village growth and development into the 21<sup>st</sup> Century.

#### DATE OF ADOPTION

Pursuant to Michigan law, it is the duty of the Village Planning Commission to present the Plan to the public for comment and input. The Village of Stevensville Comprehensive Plan has been prepared in conformance with applicable Michigan law and presented to the public at a public hearing held on April 5, 2001.



The Village Planning Commission filed a copy of the Plan with the Berrien County Planning Commission, for information and coordination purposes, on March 19, 2001. Additionally, a copy of the executive summary and public hearing notice was filed with the Lincoln Charter Township Supervisor and Planning Commission Chair, on March 19, 2001.

The Village Planning Commission on May 3, 2001, formally adopted the Plan. The Planning Commission also requested the Village Board of Trustees consider adoption of motion endorsing the Plan. The Village Board of Trustees approved this motion on May 3, 2001.

## SECTION TWO

### SUMMARY OF THE 1970's LAND PLANNING EFFORT

#### VILLAGE ZONING ORDINANCE UPDATE - 1977

The Village Board of Trustees adopted the first Village Zoning Ordinance in July 1953. The comprehensive update was adopted in January 1977.

#### 1977 PLAN FOR FUTURE LAND USE

Interviews with the planner that prepared the Village Zoning Ordinance plus members of the Village Board of Trustees and Zoning Board, reveals a considerable amount of discussion was undertaken concerning the nature and extent of future development of the Village in the two year period the zoning ordinance was prepared. The interviews revealed that the zoning ordinance map details the land uses desired by the Village. Those interviewed disclosed that since the Village had no planning commission, the zoning ordinance map served the dual purpose as the Village Future Land Use Plan and Zoning Map. The dual-purpose zoning map was prepared after a series of public meetings to provide an opportunity for residents and other interested parties to discuss future growth and the desired pattern of future land use.

The 1977 Zoning Map documented a Future Land Use Plan that:

- Recognized that the total area of the Village would not expand, due to State of Michigan Annexation laws and policies,
- Acknowledged that the majority of new development would be residential and most likely result in total development of the Village at, or near, the turn of the 21<sup>st</sup> Century,

- Acknowledged that two major commercial/retail focus areas were present; the central downtown and the Red Arrow Highway commercial development area, and
- Acknowledged a small but stable industrial area immediately south of the downtown.

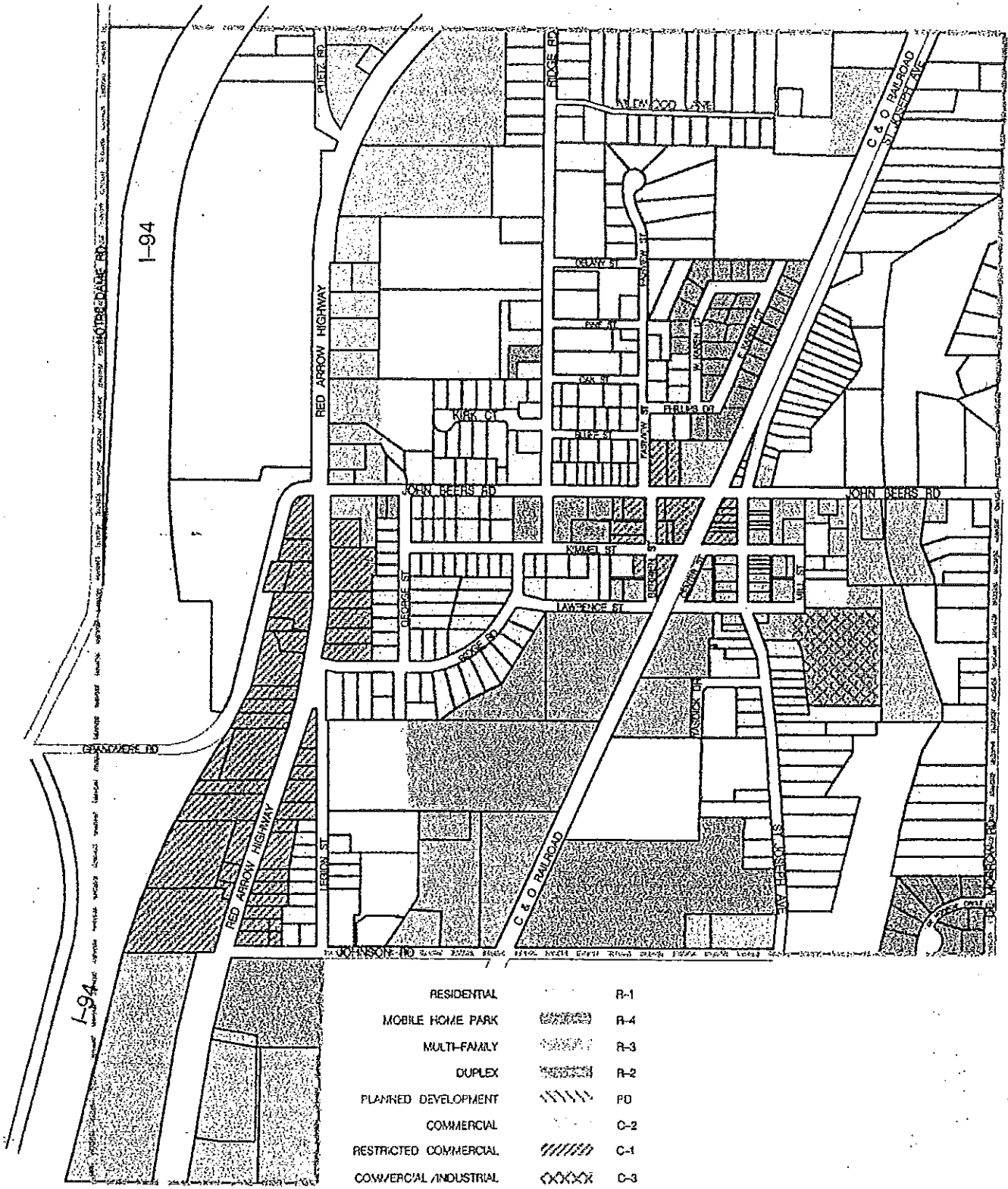
#### **FUTURE LAND USE PLAN**

The 1977 Zoning Ordinance Map is reproduced on the following page.

#### **ACCOMPLISHMENTS**

Careful observation of the current pattern of land use in the Village discloses the future land use plan displayed by the zoning ordinance map has been the basis for most decisions concerning future development within Village. Study of the map plan reveals that residential and commercial development has occurred in accordance with the 1977 map.

FIGURE 1 - 1977 ZONING ORDINANCE MAP



RESIDENTIAL	(Dotted pattern)	R-1
MOBILE HOME PARK	(Horizontal line pattern)	R-4
MULTI-FAMILY	(Vertical line pattern)	R-3
DUPLEX	(Diagonal line pattern)	R-2
PLANNED DEVELOPMENT	(Wavy line pattern)	PD
COMMERCIAL	(Stippled pattern)	C-2
RESTRICTED COMMERCIAL	(Diagonal line pattern)	C-1
COMMERCIAL/INDUSTRIAL	(Cross-hatch pattern)	C-3
INDUSTRIAL	(Large block pattern)	I-1

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# ZONING MAP

ADOPTED \_\_\_\_\_ BY STEVENSVILLE VILLAGE COUNCIL  
 \_\_\_\_\_ PRESIDENT \_\_\_\_\_ CLERK

## **SECTION THREE**

### **EXISTING LAND USE ANALYSIS**

#### **LAND USE SURVEY**

During the first three weeks of November 2000, a survey of all properties in the Village was conducted to identify the characteristics and location of all land uses in the Village. The purpose of the survey is to record the current use of land and buildings in the Village as observed from the street as the surveyor drives or walks each street in the Village. The information observed was color coded onto a Village base map, a copy of which is on file at the Village Hall. The information was entered into a computer aided mapping program to calculate the amount of land used for each of the land uses observed.

The recording process identified a number of existing land uses including:

- Residential; single-family living units,
- Residential; multi-family living units,
- Commercial, retail and office related uses,
- Industrial and related uses, and
- Parks and recreational uses including open space and vacant land.

#### **EXISTING LAND USE TABULATIONS**

Table 1 contains the data from the land use survey. Information gathered in the survey shows that

almost 100 percent of the Village is developed with about one-third of the Village developed with residential uses. It is note worthy that about six percent of the Village is developed with multi-family dwellings.

The survey showed that about seven percent of the Village was in commercial land use and approximately eight percent in industrial.

Unfortunately there is no historical information documenting land use. Thus no analysis can be made concerning the changes of land use between planning assessments.

Land Use	Acres	% Total
Single-Family	210.7	33.6%
Multi-Family	40.2	6.4%
Residential Subtotal	250.9	40.0%
Commercial	46.7	7.4%
Industrial	51.3	8.2%
Vacant	169.6	27.0%
Public	18.6	3.0%
Other	90.1	14.4%
Total	627.2	100.0%
Sources: 2000 Survey by Wightman Associates, Inc.		

## **SIGNIFICANT FINDINGS AND CONCLUSIONS**

There are several significant findings illustrated by this information:

### **1. PATTERN OF LAND USE SHOWS CONFORMANCE WITH ZONING MAP**

The pattern of land uses called for in the current zoning map and its conceptual plan embodied therein has guided the actual development of various land uses. It is evident from observation of the pattern of land use and the term of the zoning plan, that almost all development has taken place in accordance with the future land use plan embodied in the zoning ordinance map.

### **2. VILLAGE NEARING "100-PERCENT BUILD -OUT"**

The Village is slightly more than ninety percent developed based on the identification of between 40 and 60 acres of developable land remaining to be developed. Future development will likely seek "over-looked" or vacant sites which are thought to be unavailable for development because of current owner preference.

**3. RED ARROW HIGHWAY HAS MAJORITY OF DEVELOPMENT LAND**

Of the vacant land to be developed in the Village, almost all of the land is proximate to Red Arrow Highway or accessed principally from Red Arrow Highway. Some of the land will require installation of infrastructure and street access. The importance of Red Arrow Highway to the future development and the provision of access cannot be overstated.

**4. DOWNTOWN REDEVELOPMENT OPPORTUNITIES EMPHASIZED**

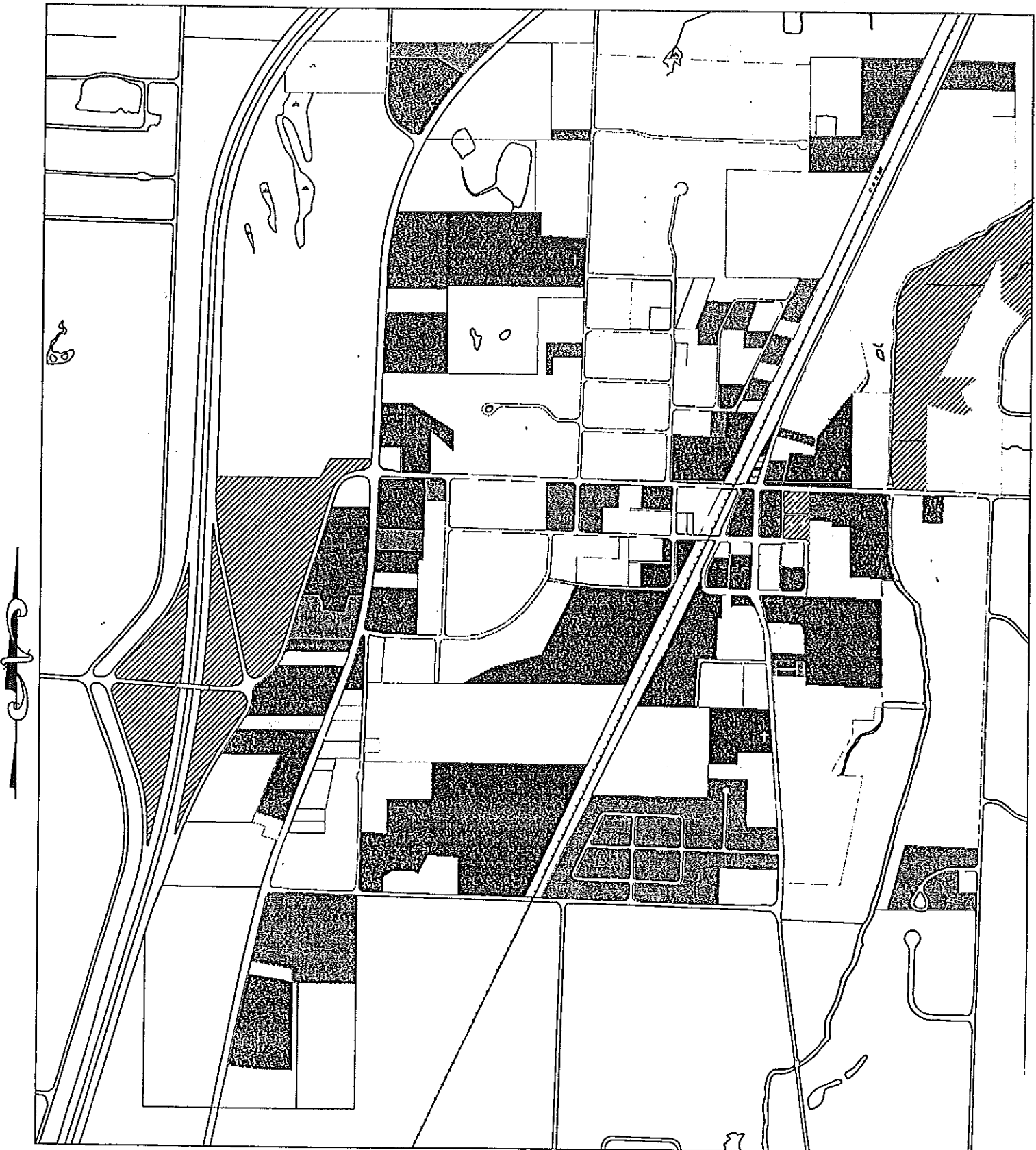
Due to the emphasis of retail and other commercial development expected to occur along Red Arrow Highway in the future, emphasis to redevelop existing properties will be of greater concern. Emphasis toward rehabilitation of existing property for current commercial and retail needs will become of greater concern to the Village in the future.

**5. RESIDENTIAL HOUSING TYPE DIVERSIFICATION TO BE SOUGHT**

Additional demand for new and different housing types may become more evident as land becomes more scarce, especially adult community or senior housing accommodations intended to be occupied by current Village residents.



FIGURE 2 - 2000 EXISTING LAND USE MAP



**VILLAGE OF STEVENSVILLE EXISTING LAND USE**  
 DECEMBER 2000

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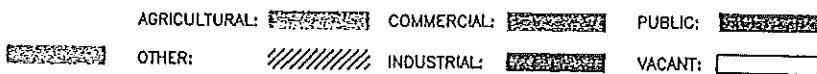
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## SECTION FOUR

### “KEY” PERSONS AND HOUSEHOLD SURVEYS

#### INTRODUCTION

To begin the process of updating the Comprehensive Land Use Plan, a survey was prepared and mailed to each household in the Village. In addition, a separate interview was held with “key” leaders in the community and an open discussion forum held to gather input from residents. The consulting team interviewed each “key” person and collected information, observation and answers to the predetermined questions listed on a discussion survey. The objective of the survey and interview process was to gather information concerning the validity of the current Master Plan as depicted within the current Zoning Ordinance, and to identify critical issues that should be addressed while updating the Comprehensive Land Use Plan.

To allow residents and business owners the opportunity to have direct input into the process, an open agenda item was also scheduled at the monthly planning commission meeting for the purpose of gathering input and discussing the update process and current progress. The purpose of this agenda item was to provide an opportunity for residents and others with interest to discuss specific issues and concerns which should be addressed during the process of updating the Comprehensive Land Use Plan prior to holding a formal public hearing.

To assure proper public participation, notice of the sessions were provided to the news media and formally posted according to legal public notification requirements. Additionally, specific invitations were extended to organizations and individuals to contribute to the process at various stages of the preparation of the Comprehensive Land Use Plan.

## KEY PERSONS INTERVIEWS

A total of thirty-one interviews were conducted with key officials and residents of the Village. The full text of the questionnaire used to guide the questions and discussion process is contained in the appendix. Table 2 contains a summary of the principal results of the survey. A complete copy of the survey and results is contained in the appendix.

## HOUSEHOLD SURVEY

On January 13 & 15, 2001 a total of 637 household surveys were mailed to every household and business in the Village. A total of 187 usable surveys were returned resulting in a 29.4 response rate. This equates to a 95 percent confidence interval within 6.5 percent. The consulting team believes this response rate is adequate to allow the results to be used as a representation of the overall opinion of residents of the Village of Stevensville. Table 3 contains a summary of the principal results of the survey.

Concerning immediate planning issues to be addressed in the Master Plan updating process, the residents and business owners who responded indicated that:

TABLE 2 - KEY FINDINGS - INTERVIEW PROCESS

### What is your opinion of the Village?

- Progressive
- Not so industrial
- Love area (2)
- Has potential (2)
- Good snow removal (20)
- Not enough shopping
- No lights
- Lot of money around
- Good library, schools, police and fire department (2)
- Peace & Quiet, If I want craziness I go to South Bend or Chicago
- Residential
- Nice towns
- Leaf pick-up is good
- Should grow-up
- Could appeal to more tourists
- Not crowded
- Too close to South Bend

### What are your general feeling of the Village?

- Clean and feel safe
- Needs more shopping (3)
- First class library
- Has potential (2)
- Like Memorial Day Parade
- Nice
- Need Health Clinic (2)
- Needs a 'niche'
- Nothing there to deal with
- Never go downtown, nothing there
- Could be like Three Oaks or Berrien Springs
- Lots of places to work with good pay
- Average
- Where do people work?
- Could be more appealing
- Nice & quaint
- Like Discover St'vl Festival (2)
- Came to ride bikes
- Very small area
- Need more stores

### What would you like to see in the Village in the next 5/10 years?

- Business growth
- Something to draw shopping
- Grant financing
- More shopping
- Better Village signage (3)
- Advertise
- Affordable senior housing
- Improve parking
- Capture tourists (7)
- Spruce-up store fronts
- Improve business area
- Improve Village services
- Downtown like Bridgman
- Promote school programs and awards
- Downtown development
- Antique shop
- Post Office
- Accessibility
- Better roadway signage (4)
- Consolidate services
- Speciality attraction (2)
- Nicer restaurant (8)
- Draw Chicago people
- Consistent code compliance
- Continue progress into future
- More friendly
- Expand farm markets

### What are your concerns for Village future plans?

- Accessibility
- Lack of growth (2)
- No unity
- Dance hall
- The passing lane
- Lack of nice restaurant
- Needs ambulance
- Businesses don't consider St'vl as a place to locate
- Lack of business diversity
- People don't support downtown businesses
- Nothing to draw kids back to area
- More services above basics
- Loss of businesses
- Don't disband
- Infrastructure
- Look abandoned
- Rent reduction for renovation

- Almost one-half of the respondents indicated they receive information concerning Village activities via direct mail and through the newspapers.
- To increase communication additional newspaper coverage and radio information is preferred.
- The top priority for expenditure of taxes is 1) street/sidewalk maintenance, 2) police and fire services and 3) promotion of additional commercial growth.
- Strong preferences were expressed for construction of residential streets (and gutters), a Village park and additional commercial development.
- A preference exists for more single family residential development opposed to additional multi-or duplex development.
- Over 30 percent of the respondents indicate very poor or poor familiarity with Village activities with almost 50 percent indicating average familiarity. Only 20 percent of respondents indicate good or very good familiarity with Village activities.

### **SIGNIFICANCE TO THE COMPREHENSIVE PLAN UPDATE**

The household, key person and public input received can be viewed as providing a focus or direction for part of the planning analysis. Based on the results of the public comment, certain topics obviously hold great concern

TABLE 3 - KEY FINDINGS - HOUSEHOLD SURVEY

1. Communication with residents and business owners should be improved..
2. Maintenance of infrastructure is highest concern of respondents.
3. Commercial development, especially in the downtown is second highest priority.
4. Beautification of streetscape is third highest priority.
5. There is new development preference for single family homes opposed to multi-family.
6. A bakery, restaurant and supermarket (or convenience store) is desired in the downtown.

to the participants. Interestingly, the concerns consistently voiced in the survey and public comment are almost identical to those identified by the Planning Commissioners members as the reasons for undertaking an update of the Comprehensive Land Use Plan.

## SECTION FIVE

### SOCIO-ECONOMIC ANALYSIS

#### HISTORIC POPULATION GROWTH TRENDS

Total Village population, as recorded in each decennial census, from 1950 to 1990 is shown in Table 4. As shown by this data, the period of 1950 through 1970 saw the greatest growth in population. Population growth began to subside in the late 1980's as land available for residential development became less. Population of the Village has reached a level where future population growth will be limited due to the amount of vacant land available for construction of new dwelling units. The official population count at the time of the 1990 U.S. Census was 1,230 persons.

Year	Count	Increase <decrease>	% Change
1950	480	---	---
1960	697	217	45.2
1970	1,107	410	58.8
1980	1,268	161	14.5
1990	1,230	<38>	<3.0>
1998	1,233	3	0.2

Source: US Census

#### CURRENT VILLAGE POPULATION ESTIMATE

Current population estimates are issued annually by the U.S. Census. They are estimates developed from statistical sampling methods using Internal Revenue Service data and building permit information reported by the Village to the Bureau of Census. As shown by the data presented in Table 5, the population of the Village, which experienced a decrease in population between 1980 and 1990, has reversed this trend and has increased its population to 1,233 persons in 1998.

To verify this increasing population trend, the consulting team purchased the current (Year 2000) population forecast and five-year population projections from Claritas, Inc., a national demographic forecasting firm. Claritas, Inc., using a forecasting model that relies on U.S. Census data, estimates the current (2000) population of the Village to be 1,299 persons. This is an increase of 69 persons since 1990, a 5.6 percent increase in population.

This population data shows the Village is growing slowly. The suspected reason behind this population increase is sales of homes by persons nearing, or at, retirement age, having no children living at home, to young families with children.

#### **PROJECTED POPULATION YEAR 2000**

The Southwest Michigan (Regional Planning) Commission (SMC), is the repository for U.S. Census data within the three counties which comprise southwest Michigan. In this capacity, the Southwest Michigan Commission distributes population projections prepared by the Michigan Department of Management and Budget, Office of the State Demographer. In the following table, Table - 5, population projections for the years 2000, 2010, and 2020, as issued by the Southwestern Michigan Commission are shown. For analysis purposes, Claritas, Inc., data is also presented for the year 2000 and 2005.

TABLE 5 - VILLAGE 2020 POPULATION PROJECTIONS	
Population 1990 - US Census .....	1,230
1998 Population Estimate (DMB) .....	1,233
2000 Population Projection (DMB) .....	1,237
2000 Population Estimate (Claritas) .....	1,299
2005 Population Projection (Claitas) .....	1,322
2010 Population Projection (DMB) .....	1,225
2020 Population Projection (DMB) .....	1,211
Sources: US Census, Claritas, Inc., and State of Michigan, Department of Management and Budget, Office of the State Demographer	

#### **VILLAGE POPULATION PROJECTION FOR THE PLANNING PERIOD**

This data shows that the "Official State" projections are lower than those issued by Claritas, Inc. From this data it can be concluded that the "official" population projections may underestimate the

future population of the Village, under the assumption that current demographic changes continue into the future. The consulting team has concluded from the data and information shown, the 2020-population projection of the Village should range between 1,400 to 1,600 persons. This range is projected on the belief that a limited number of new single family dwelling units will be constructed in the Village to house younger families in the future. In addition, a trend toward the sale of existing homes to families with children in the future, will raising the average number of persons living in each dwelling unit after 2005.

**PROJECTED INCREASE IN HOUSEHOLDS  
2005**

Table 6 contains information concerning the number of new households expected to reside in the Village in the year 2005 as issued by Claritas, Inc. As shown, the Village is expected to increase by approximately 19 households, or an annual average of 4 households each year during the period between 2000 and 2005. Construction of new residential dwelling units will be required to accommodate future population growth.

TABLE 6 - HOUSEHOLD PROJECTIONS - 2005	
Population 2000 .....	1,299
Projected population 2005 .....	1,322
Increase in population 2000 - 2005 .....	23
Households 2000 .....	592
Households 2005 .....	611
Increase in Households 2000 - 2005 .....	19
Source: Claritas, Inc.	

**TREND OF VILLAGE PERSONS PER HOUSEHOLD RATIO**

The number of persons living in each individual household has experienced a downward trend during the past several censuses. Data showing the persons per household ratio is shown in Table 7.

TABLE 7 - PERSONS PER HOUSEHOLD TRENDS	
YEAR	RATIO
2005	2.16
2000	2.19
1990	2.27
1980	2.46
Source: US Census & Claritas, Inc.	

As shown by this data, the ratio decreased during the period between the 1980 and 1990 Census by 0.19 persons. The ratio is also a projected decrease between the 1990 and the 2000 U.S. Census by 0.08 persons. An addition decrease is projected for the period between 2000 and 2005.



These trends document the "overall" aging population within the Village and the growing tendency toward smaller households. Counteracting this trend is the previously mentioned influx of new families having children which most likely is helping this ratio to remain above 2.0. A ratio of close to 2.0 is common in more mature communities where a majority of the population is nearing retirement age and no longer have children living at home.

#### **DEMOGRAPHIC PROFILE OF THE VILLAGE**

Unfortunately, the only data available for analysis is from the 1990 Census which is now ten years old. While this data is out of date, the information reveals certain trends concerning the characteristics of the population which affect land use decisions. To aid analysis, certain information is referenced from the Claritas source where appropriate.

With the release of 2000 U.S. Census data beginning in the spring of 2001, the Village Planning Commission will have additional information to assess the population characteristics of the Village. The Planning Commission will reevaluate this section of the Plan, as such information becomes available. Any resultant changes to the Plan necessitated by these evaluations would be offered as an amendment to the Plan.

Of specific importance to the future of the Village is data concerning the age of the population and householders. Stevensville historically developed as a Village of young families within close proximity to jobs offered in the immediate area. Most residents moved into the Village during the late 1960's and early 1970's to raise their families in a good community of newer homes.

As the children of these families grew older and moved away, the parents remained. The number of persons per household documents this trend. This trend will continue in the future but will be countered by new families moving into the Village to repeat the cycle of raising a family in the Village.

**Sex and Racial Composition**

Table 8 presents data on the number of males and females plus the racial composition of Village residents. As shown by this data, there are slightly more females in the population. The racial composition is predominately white with a small representation of minorities.

Sex	Count	Percent
Male	604	46.5
Female	695	53.5
<b>Race</b>		
White	1,287	99.1
Black	5	0.4
American Indian	5	0.4
Asian & Pacific Islander	2	0.2
Others	11	0.8
Source: Claritas, Inc. Percent total may not equal 100% due to rounding.		

**Age of Village Residents**

The Claritas, Inc., data for the year 2000 displayed in Table 9 shows the age of Village residents by various age groupings. The information shows the Village represents a rather old and young aged community at the same time. Almost 21 percent of the population in 2000 are children of school age or younger. Over 37 percent of the residents are aged between 18 and 44 years, which are the ages in which most families raise children. About 23 percent of the population is of retirement age and almost 19 percent in the pre-retirement age group.

Age Grouping	Count	Percent Total
0 - 5 years	76	5.9
5 - 17 years	195	15.0
18 - 24 years	88	6.8
25 - 44 years	397	30.6
45 - 60 years	244	18.8
65 - 84 years	268	20.6
85 and more years	31	2.4
Source: Claritas, Inc. Percent total may not equal 100% due to rounding.		

The significance of this information is that the Village has a rather large number of families with children. The Village will continue to be faced with supplying services for younger families. Additionally, the number of residents at or nearing the retirement age is also a significant proportion of the population of the Village. This trend indicates the need for senior services will be in greater demand in the future and the ability of retirees to maintain single family homes may become more difficult in the future.

**Educational Attainment**

Another important characteristic of the residents of the Village is their educational attainment. Information for the 1990 U.S. Census displayed in Table 10, shows residents of the Village hold a higher education level than most other communities.

In 1990, over 36 percent of the persons 25 years and older had received a high school diploma and almost 44 percent had a college degree or some college education.

TABLE 10 - EDUCATIONAL ATTAINMENT		
Educational Attainment	Count	% Total
9 <sup>th</sup> to 12 <sup>th</sup> grade, no diploma	168	19.4%
High school graduate	319	36.8%
Some College and those with Degrees	381	43.9%
Total - persons 25+ years	868	100.1%
Source: US Census 1990 Percent total may not equal 100% due to rounding.		

**Householder and Family Information**

An important consideration for the planning of any community is gaining a complete understanding of the number and type of households within the community. The number of households is an indicator of the number and type of housing units that will be required to house residents of the Village. Table 11 contains information concerning the number of households and the average number of persons residing in each household. This average person per household ratio is slightly less than reported in the 1990 U.S. Census and shows the overall national trend of fewer persons per household and the increase of single person households across the nation.

TABLE 11 - HOUSEHOLD DATA AND INFORMATION - 2000	
Number of Households ...	592
Persons per Household ...	2.19
Total Families .....	368
Source Claritas, Inc.	

**Housing Unit Information**

The US Census recorded a total of 570 housing units in the Village in 1990. Claritas Inc. reports that an additional 48 housing units have been constructed bringing the 2000 housing unit count to a total of 618 units. Local records indicate that a total of 17 new dwelling units were constructed since 1990 bringing the true total of the current housing unit inventory to 587 units.

Total Estimated Unit Count - 2000 (Claritas) . . . . .	618
Total Housing Units - 1990 (Census) . . . . .	570
Total Vacant Housing Units . . . . .	77
Percent Vacant Housing Units . . . . .	12.5%
Total Owner Occupied Housing Units . . . . .	356
Percent Owner Occupied Housing Units . . . . .	57.6%
Total Renter Occupied Housing Units . . . . .	185
Percent Renter Occupied Housing Units . . . . .	29.9%
Source: US Census 1990 and Claritas, Inc.	

Data concerning the status of the units is contained in Table 12. As shown by this data, there is dominance of owner occupied housing units (57.6%) with rental units amounting to 29.9 percent of the total. In 1990 at the time of the U.S. Census 77 units or 12.5 percent were vacant.

**Tenure in Dwelling Unit**

The U.S. Census provides information concerning the date when the household first moved into the Village and how long they have occupied their current dwelling unit. This information is helpful in gaining an understanding of the propensity of Village residents to relocate, the annual "movership" rate. This information shows that almost 42 percent of the households moved into the Village during the period before 1980. Almost 37 percent of occupants moved into the Village, between 1980 and 1988 with the remaining 22.4 percent moving in the year before the 1990 census.

Year Moved Into Unit	Total Units	Percent
1989 to March 1990	121	22.4%
1985 to 1988	138	25.5%
1980 to 1985	60	11.1%
1970 to 1979	132	24.4%
1960 to 1969	48	8.9%
Before 1960	42	7.8%
Source: US Census Percent total may not equal 100% due to rounding.		

It can be concluded that a large portion of the responses are from persons who are likely the original dwelling owners and represent the group that chose the Village as their long-term home location and

most likely are at or near retirement age. The next largest group of households are those that took residency in the Village during late 1980's, who most likely represent the new families with children

**Type of Housing Units and Value of Owner-Occupied Units**

The last descriptor of housing in the Village is the number of units within each residential structure and the value of owner occupied housing units. This data is shown in Table 14 and Table 15.

Data in Table 14 documents the predominance of single family housing units, amounting to about 55 percent of all units within the Village. Multi-family housing units total almost 25 percent of all housing units and mobile homes and other units almost 21 percent.

Table 15 reports data concerning the value of housing units that shows at the time of the 1990 Census, over sixty-five percent of the homes were valued between \$50,000 and \$99,999 with approximately nine percent of the remaining housing units valued between \$100,000 and \$199,999. Over two percent of the housing units were valued at or more than \$200,000.

Type of Unit	Number	Percent Total
1-Unit, Detached <sup>(1)</sup>	298	51.6%
1-Unit, Attached <sup>(2)</sup>	17	2.9%
2 to 4 Units <sup>(3)</sup>	89	15.4%
5 to 9 Units	27	4.7%
10 or More Units	28	4.8%
Mobile Home or Other	119	20.6%

Source: US Census  
 Percent total may not equal 100% due to rounding.

Notes:  
 1. 1-Unit, detached is a house detached from any other.  
 2. 1-Unit, Attached is a one-family house attached to a one or more houses.  
 3. A building with two apartments.

Value of Unit	Number	Percent Total
Less Than \$50,000	59	25.7
\$50,000 to \$99,999	151	65.7
\$100,000 to \$149,999	11	4.8
\$150,000 to \$199,999	3	4.3
\$200,000 to \$299,999	6	2.3
\$300,000 or More	0	0.0
Median Home Value .....		\$62,900

Source: US Census  
 Percent total may not equal 100% due to rounding.

**Civilian Labor Force Information**

Information gathered in the census shows that the Village had a labor force of 616 persons of which slightly more than 2 percent were unemployed at the time the census was taken. Data for the type of positions held by the residents is shown in Table 16. This information shows that a majority of Village residents are employed in management and professional positions or technical, sales, and administrative support positions.

Total Employed Persons .....	616	100.0%
Managerial and Professions .....	130	12.1%
Technical, Sales, and Administrative Support .....	215	34.9%
Service Occupations .....	82	13.3%
Farming, Forestry and Fishing .....	5	0.8%
Precision Production, Crafts and Repair .....	88	14.3%
Operators, Fabricators and Laborers .....	96	15.6%
Source: US Census 1990 Employees 16 years and older. Percent total may not equal 100% due to rounding.		

Additional 1990 Census information shows the principal means for the workers' journey to work was driving alone in their car (76.8%). The information shows almost 91 percent of the Village resident workforce travels in excess of 10 minutes to work indicating almost all Village residents' travel outside the Village for their employment.

**Household, Family and Per Capita Income Data**

Claritas, Inc. reports several items of data which are used to show the amount of available income within the Village used for housing and shopping expenses. This information is contained in Table 17.

Item / Year	1989	2000	% Change	2005	% Change
Average Household Income	\$29,814	\$43,936	47.4%	\$51,569	17.4%
Average Family Income	\$36,526	\$53,635	46.8%	\$62,983	17.4%
Per Capita Income	\$13,113	\$20,016	52.6%	\$23,825	19.2%
Source: US Census 1990 & Claritas, Inc.					

As shown by the data, the growth of income of the residents during the period of 1989 and 2000 has been very generous, ranging between 47 to 53 percent during the ten-year period, on a household and family basis. This same trend is projected to occur in the future, as incomes are expected to grow between 17 and 19 percent in the next five years.

**MAJOR EMPLOYERS**

The strength of any community lies in its ability to provide employment and generate taxes to support government services. Table 18 contains a roster of the largest employers in the Village and their current employment. Currently the Village has a total of 103 retail and other service businesses.

Cast-Internet Corporation	131 employees
Lakeshore Electro-Plate, Inc.	51 employees
Antsey Foundry Company	30 employees
Dee-Blast Corporation	27 employees
Griffin Tool	12 employees
Source: Stevensville Community Profile, Berrien County Economic Development Dept.	

**TREND OF TAXABLE VALUATION**

One major indicator of the wealth and economic stability of any community is the total assessed valuation of the residential, commercial and industrial properties in the community. For communities to borrow funds for improvements, the amount and annual growth of the total taxable valuation is reviewed by lenders when deciding to loan funds to a community. All communities want a strong growth trend in the total amount of assessed valuation. This allows the community to borrow funds at reasonable rates for making long-term improvements to the roads, streets, water, sewer and drainage systems.

Tax Year	Amount	Percent Change
2000	\$28,849,000	7.1%
1999	\$26,944,100	2.4%
1998	\$26,302,700	0.6%
1997	\$26,136,000	5.2%
1996	\$24,853,700	---
Source: Berrien County Tax Equalization Department		

In Table 19, the most current and past four years total assessed valuation for residential, commercial, industrial and vacant land within the Village is reported. As shown by this data, the Village has experienced a steady increase in its total taxable valuation. This information shows the Village will be viewed as a good candidate for the borrowing of funds for various improvements, if determined necessary by the Village Council.



**CURRENT TAX ASSESSMENT INFORMATION**

The 2000 tax assessment of the Village is shown in the following table including the actual taxes paid to each taxing body. Taxes paid are based on an average home as valued by the Tax Assessor with a non homestead property tax valuation of \$50,300.

TABLE 20 - CURRENT TAX ASSESSMENT INFORMATION		
Purpose	Millage Rate	Amount Paid on non homestead tax value of \$50,300
Village Taxes		
General Government - operations	8.7429	\$440
Schools		
LMC College	1.8492	\$93
State Education	6.0000	\$302
Lakeshore - extra operations	18.000	\$905
Lakeshore - building debt retirement	1.0000	\$50
Berrien Intermediate - operations	0.1797	\$9
Berrien Intermediate - extra education	2.2580	\$114
Berrien County		
General Government - operations	4.9003	\$246
Drug Enforcement	0.3485	\$18
911	0.2489	\$13
Senior Citizens	0.2489	\$13
Lincoln Township		
General Government - operations	0.7998	\$40
Special Voted - millage	3.7173	\$170
Airport Authority	0.2493	\$13
<b>TOTAL TAXES PAID</b>		<b>\$2,426</b>
Source: Berrien County Tax Spread 2000, Berrien County Tax Equalization Office.		

## **SECTION SIX**

### **COMMUNITY SERVICES**

#### **INTRODUCTION**

The Village provides many services. Besides fire and police protection, the Village provides a wide range of services including distribution of water, wastewater collection, storm water management, among others. Library and educational needs of Village residents are provided by independent taxing bodies. In addition to these services, the Village provides building and construction inspection services which recently received (1999) an Insurance Service Office (ISO) rating of 3 (With a rating of 1 being the highest and a rating of 10 being the lowest).

#### **MUNICIPAL UTILITIES**

Of all services provided by the Village, municipal utilities are the largest responsibility and most visible. The Village owns and maintains water transmission, and the Lake Michigan Sewer Authority owns the sewerage collection lines, that supply services to almost all of the Village land area. The Village is responsible for the replacement of any water mains, and the City of St. Joseph is responsible for the maintenance of the system. The Authority is responsible for the maintenance of the sewer system. Water is purchased from the City of St. Joseph by the Authority which distributes the water to customers. The Benton Harbor - St. Joseph Joint Wastewater Treatment Water Authority provides wastewater treatment services.

The Village is fortunate in that the design of the water and wastewater systems was predicated on the Village growing to a population of approximately 1,500 people. Except for the older portion of the Village, these systems are relatively new in comparison to many surrounding communities. The

newer portion of the system was constructed between 1950 and 1970 and, with some minor exceptions, is in good repair with only minor maintenance needs.

The Village Public Works department operates with a staff complement of one full-time and one part-time employee. It operates a full fleet of vehicles including several specialized pieces of equipment for snow removal, street repairs, sidewalk surface maintenance, maintenance of public buildings, etc. Dump trucks, light duty trucks and specialized equipment are replaced on an as needed basis, based on their condition, and projected useful remaining life of the equipment. Challenges that face the Public Works Department in the future include maintenance of the utilities and replacement of aging equipment.

#### **Water Treatment And Distribution**

Water for the Village is distributed by the Lake Michigan Shoreline Water and Sewage Treatment Authority and is purchased from the City of St. Joseph based on a long term contract. The Authority operates a 7.7 mile water distribution system within the Village. The City of St. Joseph water towers provide for 30 to 50 pounds of pressure throughout the Village system. The system is cross connected to abutting community water systems to assure supply in case of emergency.

The Village currently holds an Insurance Services Office (ISO) rating of 6. The last ISO rating was conducted in 1991. At present there is no schedule for requesting a reevaluation.

#### **Wastewater Collection And Treatment**

Wastewater (sewer) collection is provided to all homes and businesses in the Village. Wastewater is collected through 8.0 miles of pipe, located in the street right-of-way or rear property line easements, which empties into the Hickory Creek Sewer Interceptor, the main transmission line which empties into the treatment plant. Treatment capacity appears sufficient for current and future needs of the Village.

FIGURE 3 - WATER SYSTEM MAP

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VILLAGE WATER SYSTEM  
VILLAGE OF STEVENSVILLE, MICHIGAN

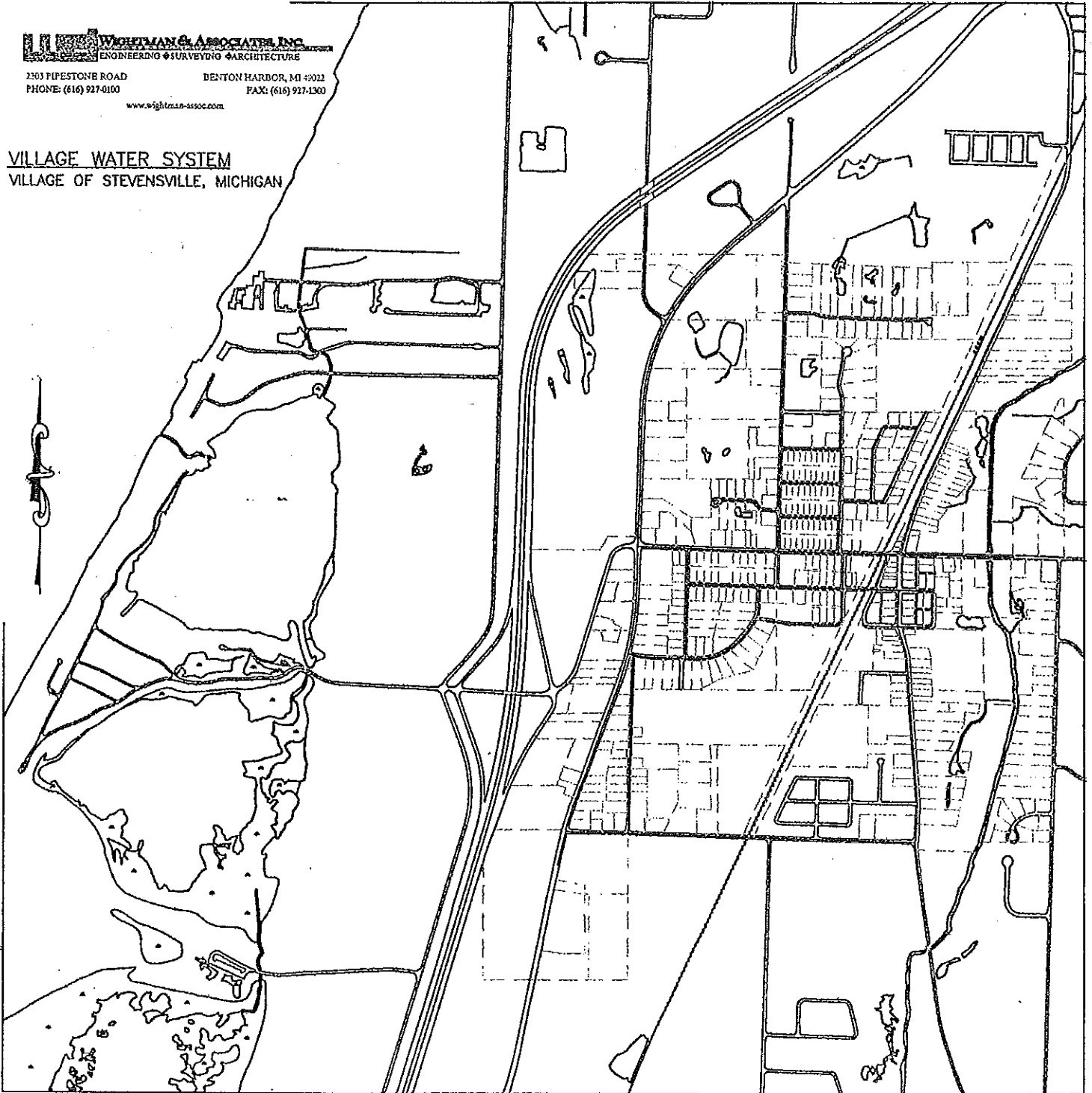


FIGURE 4 - WASTEWATER SYSTEM MAP

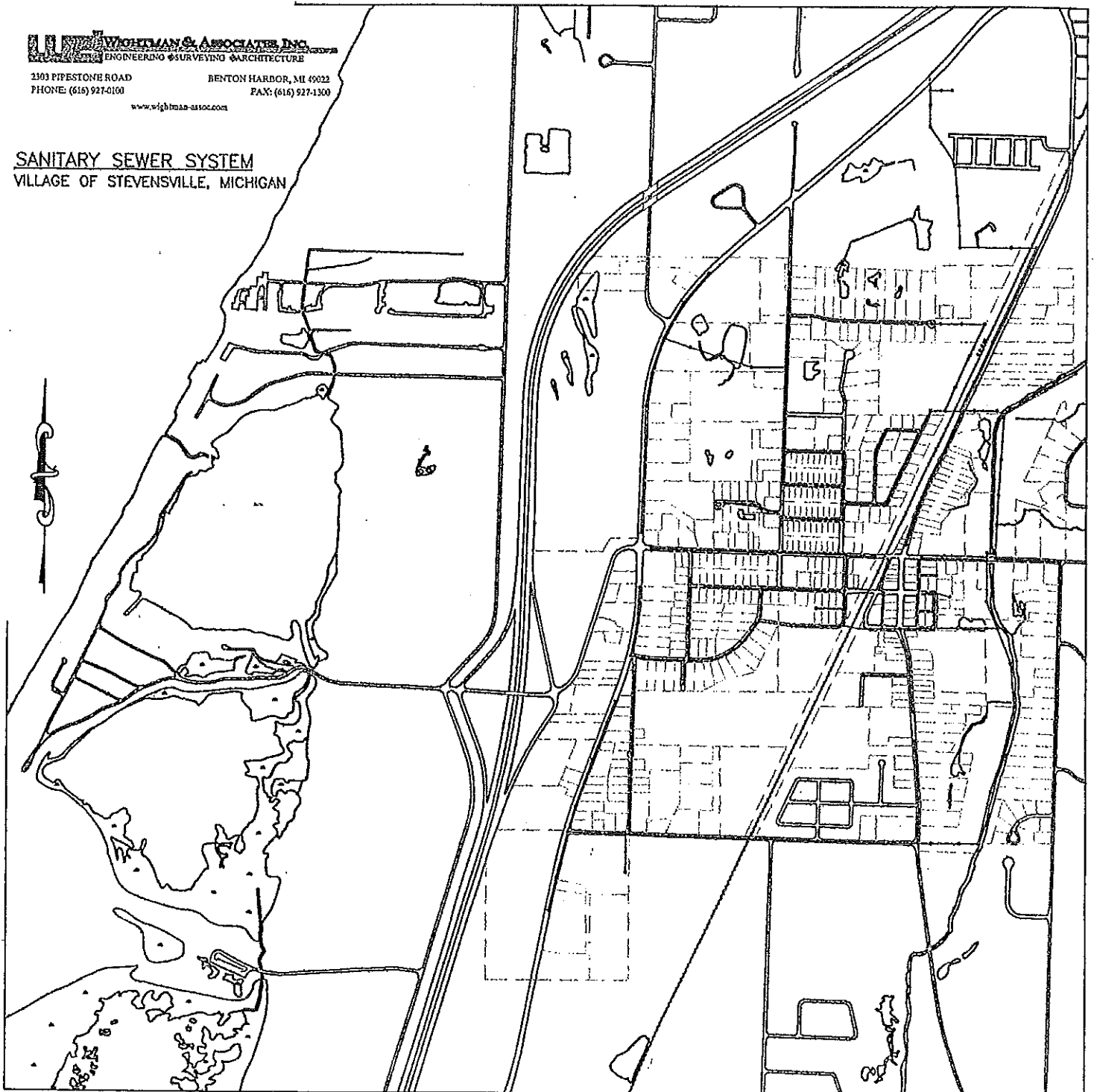
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**SANITARY SEWER SYSTEM**  
VILLAGE OF STEVENSVILLE, MICHIGAN



### **Storm Water Collection and Detention System**

Storm water collection is provided throughout the Village in an open ditch and enclosed collection system which empties into Hickory Creek. There are some isolated storm water flooding problems due to insufficient maintenance of the system and lack of storm infrastructure.

### **Designated Flood Prone Areas**

Parts of the Village are located in designated flood areas, according to the Federal Emergency Management Agency maps for the Village. These flood prone areas are shown on the accompanying map. The Village has enacted ordinances that restrict development of the land areas subject to flooding. This allows Village property owners to secure Federal Flood Insurance for properties subject to flooding hazards.

### **Village Streets and Sidewalks**

The Village maintains 9.6 miles of streets, most being fully improved (curb and gutter) streets, having sidewalks on one or both sides. Maintenance includes winter snow removal, street cleaning and the patching of cracks and filling of potholes.

The Village operates a sidewalk maintenance and replacement program where the Village will cost share maintenance and new construction based on a "case-by-case" need basis.



FIGURE 5 - STORM SEWER SYSTEM MAP

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**VILLAGE STORM SYSTEM**  
VILLAGE OF STEVENSVILLE, MICHIGAN

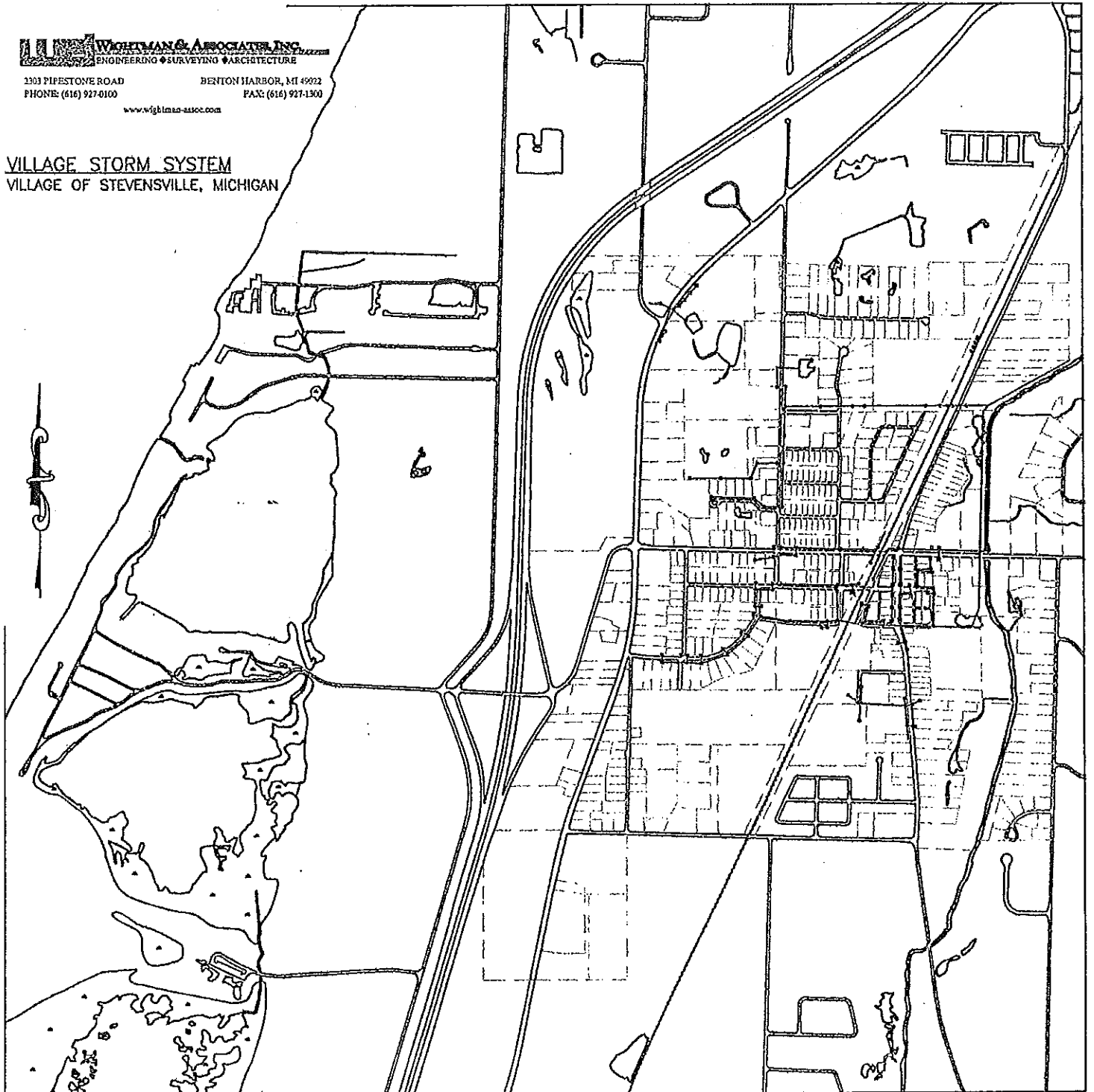
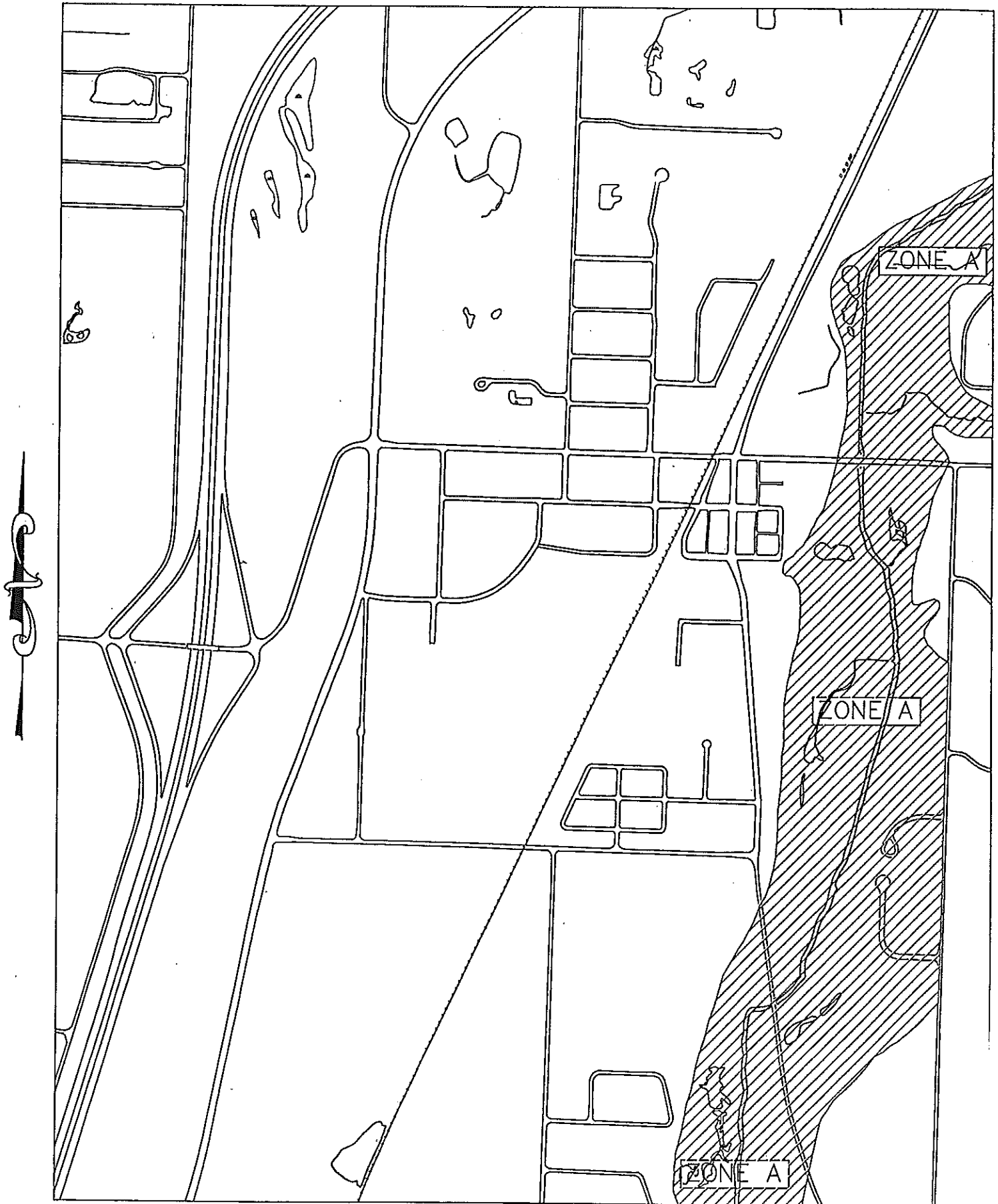


FIGURE 6 - FLOODPLAIN MAP



VILLAGE OF STEVENSVILLE FIA FLOOD HAZARD BOUNDARY MAP

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- Majority  
- Not 2/3rd majority  
Closed session

Handbook for General Law  
officials

## MUNICIPAL SERVICES

Besides the infrastructure services provided by the Village, there are many other services that the Village provides. These are reviewed in the following paragraphs.

### Garbage and Trash Pick-up

The Village, through issuance of an exclusive contract, provides curbside garbage and trash pick-up including bagged lawn clippings and small brush. Recycling services are also provided by the hauler.

### Fall Leaf Pick-Up

The Village provides annual fall pick-up of leaves. Removal of diseased or dead trees within 33 feet of the centerline of any street is provided by the Village.

### Sidewalk Maintenance

The Village currently does not have a scheduled repair and replacement program. Maintenance and repair is completed on an individual need basis as determined by the Village Council.

### Village Buildings and Grounds

The responsibility for the provision of building space for all Village needs rests with the Village Council. The Village Hall and maintenance building (approximately 7,000 square feet of space) appears adequate for administration, vehicle storage and other maintenance duties. An additional 1,500 square foot storage building and a 1,000 square foot salt storage building are located at the rear of the Village Hall.

The two person, Streets Department, serves as the custodian for all buildings. The department has four trucks; two dump trucks fitted for snow plowing, a snow plow, and a pick-up. Additionally, the department has a three tractors, (one with loader), backhoe, brush hog, street sweeper, leaf vacuum and sidewalk snow removal equipment along with various hand tools. The Village replaces

vehicle and equipment on an "as-needed" basis depending on remaining useful equipment life and the economic cost of replacement.

Future needs focus on the need to retire and replace vehicles and equipment, as the remaining useful life of the equipment expires. Additionally, another storage building to replace a storage building, razed several years ago, is desired to house maintenance equipment and supplies. Renovation and/or replacement of the current salt storage building will also be needed sometime during the planing period.

### **FIRE, EMERGENCY MEDICAL AND POLICE SERVICES**

The Village, through a joint services partnership with Lincoln Charter Township, provides twenty-four hour fire, and police services. The Fire Chief and Police Chief administer these services. Emergency medical services are provided by a municipal owned agency, MEDIC-1. A brief description of the current equipment and personnel commitment is provided in the following analysis with an assessment of the future needs of each department.

#### **Fire Services**

The Village is serviced by the Tri Unit Fire Department, a paid-on-call department comprised of a Chief, 39 firefighters and 2 trainee fire fighters. These personnel operate under a command structure in which the Fire Chief administers two stations; one immediately east of the Village limits and a second located near the intersection of Scottdale and John Beers Roads. To supplement services, the department participates in a mutual-aid pact with all surrounding fire departments.

Equipment and administrative services are housed in the main station located on John Beers Road east of the Village. There are five pieces of rolling stock, currently used by the Fire Department, including; two pumper/tanker trucks, a mini pumper, a rescue vehicle and an antique fire truck used for exhibitions and parades. Most of the equipment is relatively new, being replaced on an "as-needed" basis over the past ten years.

The Department is dispatched by Berrien County emergency 911 dispatch system. The department has a 2-year program of hydrant inspection and valve exercising program, plus a program for periodic flushing.

In the future, it is anticipated that the Department will need to consider a number of improvements to continue the current level of services to existing and projected new areas of development within Lincoln and Royalton Townships. It is likely that additional personnel and equipment will be needed in the future as additional residential and commercial development occurs. Expected to be considered in the expansion plan, will be an added station to serve the northern portion of Lincoln Township (which will also serve the northwestern portion of the Village). The purchase of a ladder truck for fire fighting of larger commercial structures which could be built in the future, will also be evaluated.

With an expanded department, personnel demands will likely require a full-time paid Fire Chief and an upgraded training program to increase fire fighter emergency response skills from the current advanced first aid to a higher skill level.

A study has been commissioned by the Cornerstone Alliance to evaluate fire services throughout the Benton Harbor- St. Joseph Twin Cities Metropolitan Area. Results of this study should be evaluated in light of future needs of the township department.

#### **Emergency Medical Services**

Emergency Medical Services are provided by MEDIC-1, a municipal not-for-profit organization owned by eighteen local units of government in Berrien and Van Buren County. The Board of Directors is comprised of a representative from each participating government who elect officers and appoint the executive director to supervise daily operations.

MEDIC-1 operates and dispatches its units from their main office located at Napier Avenue and Union Avenue in Benton Township, and satellite locations in Berrien Springs, Bridgman and Watervliet. A staff complement of 86 persons (48 full time and 38 part-time) including 42 paramedics, 38 wheel chair transport personnel and 6 administrative staff provide 24-hour total advance life support emergency and transportation services, based on a service need basis. This system assigns six ambulance units to high service areas based on past trends of service needs. As a result, MEDIC-1 provides an eight minute response time compared to the twelve minute goal established by the Berrien County Medical Control Authority.

MEDIC-1 has 11 ambulances and 8 wheel chair transport vehicles. One ambulance is housed at each satellite station with three units and five back-up units housed at the main office. Units are replaced on a mileage basis when the unit reaches 100,000 miles. Based on past trends the average life of a unit is two years.

The total medical calls received during the past three years was 20,884 in FY96/97, 22,445 in FY97/98 and 25,891 in FY98/99, for a 24.0 percent increase during the period. Transportation calls for the same period were 17,042 in FY96/97, 18,587 in FY97/98 and 21,427 in FY 98/99, for a 25.7 percent increase during the period. Emergency medical call data for Lincoln Township which includes the Village is 819 for FY 96/97, 891 for FY97/98 and 1,103 for FY 98/99, for a 23.8 percent increase during the period.

To maintain the current response time in the face of potential future development in the Township, MEDIC-1 may need to expand the number of personnel and satellite stations especially in the eastern portion of the Township, based on the extent of future development increasing the service demand east of I-94. Since MECIC-1 is funded by its participating local governments on a per capita and number of calls formula, expansion of services will necessitate additional funding from the Village.



### **Police Services**

Lincoln Charter Township, in association with the Village, provides 24-hour police services through a 21-person Police Department. The current staff complement contains 11 full-time sworn officers, nine reserve officers and one administrative staff person. In addition to the road patrol, there is a detective bureau. The department also provides home security checks, issues firearm permits, and does fingerprinting services as well as patrol and emergency response for the I-94 corridor in its jurisdictional boundary. The department maintains a minimum of one patrol car "on-duty" at all times with a second patrol car as a preferred status.

The department responds to over 6,500 incident complaints annually. Over the past five years the total number of incident complaints has increased while actual reportable crime incidents have decreased. Less than one-third of all incidents are related to reportable crimes.

Crime, as defined for Uniform Crime reporting, has been decreasing over the past few years. However, the complaint incidents will continue to grow in the future due to additional commercial development in the western portion of the Village and Township, increase of traffic on Red Arrow Highway and increased residential development within the Township.

The Department has officers with specialized education and training in drug awareness and education, narcotics investigation, crime investigation, evidence collection and community relations. All officers are trained as "First Responders" for emergency medical purposes. Some of the specialized services are provided through a mutual aid agreement with the State Police, County, Sheriff and other Twin Cities area communities. This provides added personnel and expertise to the Department as specific needs arise.

The department maintains 4 marked and 2 unmarked patrol vehicles. Police vehicles are replaced on a cycle based on mileage and condition of the vehicle. Most cars are routinely replaced between 12 to 18 months, when they have reached approximately 100,000 miles. All vehicles are fully

equipped allowing direct communication capability to the County 911 dispatch center and Police Station. All squad cars are fully equipped with current computer and video recording equipment.

The Police Station is located near the intersection of John Beers Road and Cleveland Avenue, immediately east of the Village. The building is relatively new and contains approximately 3,000 square feet of space, housing staff offices, officers locker rooms, an interrogation room, short-term holding cell, evidence storage room, training room and officers work stations. The station space is fully occupied and there is no room for expansion. Presently all vehicles are stored outside as the garage space is currently used for equipment and evidence storage facilities.

In the future, due to the increase of residential development in the Township and commercial development along Red Arrow Highway, consideration must be given to future needs of the department. In addition to technology advanced computer equipment, advanced officer (including management) training will be needed in the future. Additional personnel and office space to house clerical and staff positions may also be required in the future. Based on the past pace of residential development and assuming that development would occur at the same pace in the future, three officers and cars would be necessary to maintain similar levels of service. It is a policy of the department to continue to seek and secure State and Federal Traffic safety grants to augment existing resources.

#### **PARKS, OPEN SPACE AND LEISURE TIME PURSUITS**

While the Village has no parks, Lincoln Township and other organizations provide public park, recreation, open space and other leisure time pursuits worthy of mention, and assessment as it relates to future land use implications. These organizations provide services that make available education and other pastime activities for the residents of the Village.

#### **Parks, Recreation and Open Space Facilities**

The Village has no formal parks system. However due to the proximity of school properties and

facilities located within Lincoln Charter Township; there are park and other recreational facilities within walking distance to the majority of residents within the Village.

The Village has no formal parks and recreation plan. An officially adopted Parks and recreation Plan approved by the Michigan Department of Natural Resources is a requirement for the submission of a request for land acquisition or park development funding from the Michigan Department of Natural Resources.

The Plan, if prepared by the Village, would address the current and future needs of the Village. National Park and Recreation planning standards accepted by the Michigan Department of Natural Resources, identifies the total land reserved for parks and recreation purposes for the Village should comply with the ratio of 10.5 acres of land for each 1,000 residents. Therefore, the Village with a future population approximating 1,500 persons would be required to have an inventory of parks and recreation land approximating 15.8 acres of land. When evaluating this standard, consideration may be given to park and recreation facilities which are reasonably available to residents although not immediately within the municipality. Therefore, to meet this standard the Village may determine that Township facilities fulfill a portion, or all, of this requirement.

#### **St. Joseph/Lincoln Senior Center**

Located at 2945 Niles Avenue in the City of St. Joseph is the St. Joseph Lincoln Senior Center. Organized in 1975, the center provides a wide variety of services to seniors within the two townships of St. Joseph and Lincoln including transportation, services, special events, medical prescription funding and exercise programs in addition to the social and nutrition/meals assistance. A full description of the services and calendar of events can be found in the center's monthly newsletter and announcements contained in the local newspaper. Recently, the center was identified as a pilot site for a nursing assistance program where a registered nurse will be available to assist seniors with health related matters, twenty hours each week.

The center is funded through county wide tax millage. The townships or Village do not provide any direct financial support.

The center operates five days a week from 8:00 a.m. till 4:00 p.m. Daily attendance ranges between 25 to 100 persons depending on the activities scheduled. The center plans on installing a computer program to track patronage, however no date is available to identify patronage by residents of the Village.

The Center is managed by a thirteen member Board of Directors elected from the patrons of the center with the election supervised by a member from each Township Board of Trustees. The center has a current staff complement of 2.5 people. This will likely increase to as many as five full time equivalent persons as service demands increase due to the increasing number of senior residents or if a decision to expand service hours is made in the future. Additionally, the center would like to expand their facilities and programs to include emergency shelter services for seniors.

The Board of Directors, with assistance from the Architecture School at Andrews University, has studied future physical needs. Their recommendation was to construct a new center building on a seven acre site centrally located in the service area. The Board of Directors will review this recommendation as part of the center's current strategic planning efforts. The center currently owns their 7,630 square foot building.

### **Library**

The Village is served by the Lincoln Township Public Library, located east of the Village on John Beers Road. The library was organized in 1959 and opened the current library building in 1974. The building (owned by the township) was expanded in 1982 and 1999/2000 and contains 25,000 square feet of floor area. The Library Board shall regain ownership of the building in 2013 when the bond used to finance the expansion is repaid. The library is funded through a tax millage applied to the Village and Township tax assessment roll. Royalton and Baroda Townships and the Village

of Baroda are provided library services through a fee based, four year contract. Additionally, the library receives a portion of penal fines leaved by the county based on a per capita distribution formula. The library is governed by a six person elected library board.

The library houses over 80,000 lending items including books, videos and other library materials. In the last fiscal year, almost 200,000 items were circulated to library patrons. There are over 11,900 registered borrowers. The library provides several special programs including a children's story time, a countywide dial-a-story, blood pressure screening service, education and entertainment videos, public access to computers including internet training and a number of reading and book discussion programs. In addition, the library provides a no-fee 84 seat meeting room to community organizations for noncommercial events and activities.

With the recent expansion of the library building, the facility is adequate for the near future. However, as population increases, resulting in increased demand for library services, a future expansion may be considered based on service demand and financial resources. In the long term perspective, future population growth will likely occur in Royalton and Baroda Townships, the formation of a library district may also be considered. In the near term, only personnel, library lending material and equipment to keep abreast of information technology, appear to be needed to continue to serve anticipated library needs for the planning period.

## **SCHOOLS AND EDUCATIONAL FACILITIES**

Primary and secondary education is provided to Village residents by the Lakeshore School System. Also located in the Village is St. Paul Lutheran School. Residents also have access to Lake Michigan College and other private educational facilities located in the Twin Cites Metropolitan Area.

### **Lakeshore Schools**

Lakeshore Schools is recognized as having one of the best educational systems in Berrien County.

With the recent second place award for academic excellence, the Lakeshore School District has also been recognized as one of the best Class B school systems in the state of Michigan.

Academic testing scores routinely exceed statewide and county averages with about 90 percent of all graduates pursuing two or four year college education. Current school board leadership embraces a philosophy to continue this leadership in excellent education through investment in programs and equipment needed for the education of youth in the district.

The school district serves residents of the Village as well as residents of Lincoln, St. Joseph, Lake, Royalton and Baroda Townships. The district has approximately 169 teaching staff positions operating three elementary schools, a junior high school and the high school. For the current school year class size is approximately 25 students per teacher and approximately 17 students per teacher and teaching support personnel.

Current enrollment is approximately 2,900 students. Administration officials indicate that the student population has reached a plateau and future trends indicate that total enrollment may decrease slightly during the planning period ending in 2011. Capacity of the school system is estimated to be approximately 3,000 students. The school district does not have any facilities within the Village boundary.

In 1995, voters approved an educational facilities improvement financing program which renovated and expanded the high school campus (and other schools) including upgrading information and computer technology. As a result, the district has some of the most modern and advanced technology for educational purposes.

The State of Michigan Department of Education publishes results of the Michigan Education Assessment Program (MEAP) student achievement testing. The following tables contain 1999-2000 student assessment scores for the Michigan Education Assessment program. Data for Lakeshore

School District compared with the statewide averages are presented in Table 21. A more detailed analysis is available from the school superintendent.

This information shows that Lakeshore School District test scores exceed the comparative state average. In examination of the trend of test scores during the past three year period, the Lakeshore School District average annual test score for each curriculum category has increased annually except for two categories.

TABLE 21 - COMPARATIVE MICHIGAN EDUCATIONAL ASSESSMENT PROGRAM SCORES FOR 1999 - 2000 SCHOOL YEAR								
Curriculum	Lakeshore Average by Grade				Statewide Average by Grade			
	4 <sup>th</sup>	5 <sup>th</sup>	7 <sup>th</sup>	10 <sup>th</sup>	4 <sup>th</sup>	5 <sup>th</sup>	7 <sup>th</sup>	10 <sup>th</sup>
Math	75.8		76.9		74.9		62.8	
Reading	63.9		61.1		58.2		48.4	
Science		47.0		46.6		43.6		24.2
Writing		83.6		64.9		67.8		66.8
Social Studies		57.6		77.0		50.9		59.8

Source: Lakeshore Public Schools Multi-Year Educational Plan

Information for the American College Testing (A.C.T.) scores is reported in the following table. For comparison purposes statewide and national averages are also presented. As shown by this date the Lakeshore School ACT scores exceed the statewide and national averages.

TABLE 22 - AMERICAN COLLEGE TESTING ACHIEVEMENT SCORES FOR 1999 - 2000 SCHOOL YEAR			
Curriculum	Lakeshore scores	Statewide Scores	National Scores
English	22.9	20.5	20.5
Mathematics	23.2	21.0	20.7
Reading	23.9	21.6	21.4
Science Reasoning	23.3	21.6	21.0
Composite	23.4	21.3	21.0

Source: Lakeshore Public Schools Multi-Year Educational Plan

### **St. Paul Lutheran School**

St. Paul Lutheran School has a kindergarten to eighth grade enrollment of 116 students and a preschool program for 10 children. Historic enrollment has ranged between 110 and 120 students and administration projected this trend to continue into the future. Only a small percent of the current enrollment originated from Village households according to school administrative personnel.

The church board has initiated a strategic five year future planning study to identify future church and school needs. While the study has only begun, school administration indicated that any facility improvements will address church space requirements which may also be jointly used for school purposes, specifically meeting rooms and administrative office space. Any new construction contemplated will be incorporated on the current church owned property.



## SECTION SEVEN

### HOUSING ANALYSIS

#### INTRODUCTION

This portion of the Comprehensive Plan identifies the Village Housing Market and analyzes population data to determine the number of and price ranges of housing which will be required during the term of the planning period. First, a summary of current housing conditions is presented and data analyzed. Current estimates of household age and income information from Claritas, Inc. is reviewed to determine the current ability of households to afford various priced housing in the Village. Lastly, an analysis of the ability of households to purchase or rent dwelling units is conducted to determine the type and price range of housing which can be afforded by residents of the Village.

Unfortunately the only complete data for analysis originates from the 1990 U.S. Census. For analysis purposes this information has been supplemented with estimates of current conditions from Claritas, Inc. Newer data from the 2000 U.S. Census will not be available until late 2001 or 2002 and conclusions drawn in this analysis should be re-evaluated in light of the 2000 U.S. Census data upon release.

#### MARKET AREA IDENTIFICATION

The Village of Stevensville is identified as part of the "Lakeshore" market area consisting of the Village and Lincoln Township. The Realtor Multiple Listing Service refers to Village and Township as a single market area for statistical purposes because the area has historically reacted similarly to

housing maintenance and valuation trends.

### 1990 PROFILE OF HOUSING CONDITIONS

Based on the 1990 U.S. Census data, a profile of housing conditions can be presented. Housing conditions in the Village are important to the desirability of the Village as a place for people to live. The current housing stock is important as it provides housing units for prospective new residents who wish to move into the Village.

#### Year Structure Built

This information shows the year when each housing unit was constructed. As shown, the housing stock is quite-old with over thirty-five percent constructed before 1950. In the year 2000, this means that over one-third of the housing stock is over 50 years old. In 1990, almost 45 percent of the housing stock was aged less than 20 years according to the census data.

Today, this means that almost one-half of the housing stock is less than thirty years or older and the remaining one-half over fifty years old.

PERIOD	NUMBER	PERCENT TOTAL
1989 to March 1990	21	3.7%
1985 to 1988	31	5.4%
1980 to 1984	31	5.4%
1970 to 1979	170	29.8%
1960 to 1969	115	20.2%
1950 to 1959	76	13.3%
1940 to 1949	57	10.0%
1939 or earlier	69	12.1%
Total	570	99.9%

Source: 1990 U.S. Census  
Note: Percent may not equal 100% due to rounding.

The significance of this information is that a large proportion of the housing stock in the Village is reaching the age where major maintenance and/or rehabilitation is usually required to extend the useful life of the buildings. These include; replacement heating systems, roofing, plumbing, windows, doors, insulation and other major building components.

### Residency In 1985

Where people lived in 1985 was one question posed in the 1990 U.S. Census. Answers to this question indicates the place of residency of Village residency, and provides information concerning the migration pattern into the Village. This data is presented in Table 24.

The data shows that over fifty percent of the residents aged five or more years, lived in the same home five years before the U.S. Census was taken. Nearly fifty percent of

the residents moved in to their current home less than five years before the U.S. Census with 38.5 percent of the residents moving to the Village from other locations within Berrien County. Less than ten percent moved from a different county, different state or from a foreign location.

LOCATION	NUMBER OF PERSONS	PERCENT TOTAL
Lived In Same House	613	52.6%
Lived In Different House in U.S.	551	47.3%
Lived in Same State	449	38.5%
Lived in Same County	406	34.8%
Lived in Different County	43	3.7%
Lived in Different State	102	8.7%
Lived Abroad	2	0.2%
Total	1,166	NA
Source:	1990 U.S. Census	
Note:	Percent may not equal 100% due to rounding.	

### Monthly Owner & Renter Cost as Percent of Household Income

Housing affordability is determined by the amount of household income used for the purchase of a home including principal payment, interest, insurance and taxes or the total amount of monthly rent paid for a dwelling unit including any tenant paid insurance. Typically, lenders and state and federal assistance programs limit the amount of household income for these monthly expenses to a maximum of 33 percent of total monthly household income.

Table 25 presents data from the 1990 U.S. Census showing the number and percent of households expending various percentages of their income for housing purposes. Based on this information the conclusion can be drawn that in 1990, approximately thirteen percent of owners and more than seventeen percent of the renters were paying in excess of the typical amount of household income for housing needs.

The excessive amount of household income used for occupancy costs coupled with the aging housing stock indicates that some renter and mortgage paying households in 1990 would not have sufficient household income to effectively maintain or rehabilitate housing units when needed. Based on a total of 415 rental and mortgaged dwelling units, 14.7 percent of the units were occupied by household spending in excess of 35 percent of their incomes for occupancy costs. As noted earlier, this equates to 12.6 percent of the rental occupied units and 17.3 percent of the mortgaged owner-occupied units.

TABLE 25 - PERCENT OCCUPANCY COST OR HOUSEHOLD INCOME		
PERCENT OF HOUSEHOLD INCOME	NUMBER	PERCENT TOTAL
OWNER OCCUPIED HOUSING UNITS (with mortgage)		
Less than 20 percent	123	53.5%
20 to 24 percent	49	21.3%
25 to 29 percent	15	6.5%
30 to 34 percent	14	6.1%
35 percent or more	29	12.6%
Not computed	0	0.0%
Total	230	100.0%
RENTER OCCUPIED HOUSING UNITS		
Less than 20 percent	78	42.2%
20 to 24 percent	31	16.8%
25 to 29 percent	17	9.2%
30 to 34 percent	20	10.8%
35 percent or more	32	17.3%
Not computed	7	3.8%
Total	185	100.1%
Source: 1990 U.S. Census		
Note: Percent may not equal 100% due to rounding.		

**Owner Occupied Housing Units Values**

Information reported in the 1990 U.S. Census included the value of owner occupied housing units. This data is shown in Table 26.

This information shows that over 72 percent of the housing stock was valued above \$50,000 in 1990. For comparison purposes, the median value of an owner occupied home in Berrien County was reported as \$54,200. The Village median value is almost thirteen percent higher than the County median value. In 1990 the Village had 0.6 percent of all owner occupied housing units in the County valued at more than \$50,000.

VALUE	NUMBER	PERCENT TOTAL
Less than \$50,000	65	27.4%
\$50,000 to \$99,999	149	62.9%
\$100,000 to \$149,999	12	5.1%
\$150,000 to \$199,999	4	1.7%
\$200,000 to \$299,999	7	3.0%
\$300,000 or more	0	0.0%
Total	237	100.1%
Median (dollars) .....		\$62,200
Source:	1990 U.S. Census	
Note:	Percent may not equal 100% due to rounding.	

**Contract Rent for Housing**

The 1990 U.S. Census also has information available for review concerning the rent residents pay for occupancy of dwelling units in the Village. This data is shown in Table 27. Contract rent is defined as the total amount paid by an occupant for rent as defined in a rental contract for a period of more than thirty days.

VALUE	NUMBER	PERCENT TOTAL
Less than \$250	13	7.4%
\$250 to \$499	159	90.3%
\$500 to 4749	3	1.7%
\$750 to \$1,000	0	0.0%
\$1,000 or more	1	0.6%
Total	176	100.0%
Median (dollars) .....		\$350
Source:	1990 U.S. Census	
Note:	Percent may not equal 100% due to rounding.	

This data shows that over ninety percent of all rental housing units were rented at or above \$250 per month in 1990. For comparison purposes, of the 5,529 rental housing units in the county rented for \$250 or more in 1990, the Village had 2.9 percent. The median rent of \$350 compared with the county average of \$301 dollars.

### **HOUSING AFFORDABILITY ANALYSIS**

Table 28 on the following page contains data from Claritas, Inc. for household income for the Years 2000 and 2005. This data shows several trends:

- The median household income of residents will increase by 12.5 percent in the next five years, making the median income in excess of \$41,000 annually.
- The number of households having annualized incomes of less than \$25,000 is projected to decrease substantially, by 28 households of the 179 household making annualized incomes of \$25,000 or less.
- The 425 households earning between \$25,000 and \$99,999 dollars annually will increase by 36 households.
- Households earning \$100,000 or more annually will increase by 11 households.

This data shows that households in the Village will experience an increase in annual incomes during the period of 2000 and 2005. This income can be used for purchase of a new home, remodel an existing home, complete routine maintenance or to pay down current mortgage obligations. The data also suggests that the nineteen new households projected to move into the Village during this period, will have sufficient household income to afford housing in excess of \$125,000.

It can be concluded from this analysis that the Village is a desirable place for a home purchase by households having incomes in two ranges. The first are incomes between \$25,000 and \$35,000 which may account for the growing number of retirees residing in the Village, and family wage earners with incomes of \$75,000 or more.

TABLE 28 - HOUSEHOLD INCOME 2000 AND 2005

INCOME	2000		2005		Change 2000 - 2005	
	NUMBER	PERCENT TOTAL	NUMBER	PERCENT TOTAL	NUMBER	PERCENT CHANGE
Under \$5,000	9	1.5%	6	1.0%	(3)	-33.30%
\$5,000 to \$9,999	25	4.2%	22	3.6%	(3)	-12.0%
\$10,000 to \$14,999	40	6.8%	32	5.2%	(8)	-20.0%
\$15,000 to \$24,999	105	17.7%	91	14.9%	(14)	-13.3%
\$25,000 to \$34,999	96	16.2%	111	18.2%	15	15.6%
\$35,000 to \$49,999	114	19.3%	110	18.0%	(4)	-3.5%
\$50,000 to \$74,999	147	24.8%	139	22.7%	(8)	-5.4%
\$75,000 to \$99,999	32	5.4%	65	10.6%	33	103.1%
\$100,000 to \$149,999	19	3.2%	26	4.3%	7	36.8%
\$150,000 to \$249,999	5	0.8%	7	1.1%	2	40.0%
\$250,000 to \$499,999	0	0.0%	2	0.3%	2	200.0%
\$500,000 or more	0	0.0%	0	0.0%	0	0.0%
Total	592	99.9%	611	99.9%	19	3.2%
Median Income	\$36,591		\$41,164		\$4,573	12.5%

Source: Claritas, Inc.  
 Note: Percent may not equal 100% due to rounding.

## SECTION EIGHT

### GOALS AND OBJECTIVES

#### COMPREHENSIVE LAND USE GOALS

This is the first time the Village has prepared and approved goals and policies for land use in the Village. The goals and objectives were prepared based on input from a wide spectrum of individuals plus the collective wisdom of the planning commission. The goals and objectives establish a set of principles for which all future land use decisions will be measured against.

In the context of this plan, a goal is an ideal for which the Village is striving. Objectives are more specific statements of action which should be taken to assure the Village achieves each goal. By their nature, goal statements are rather rigid and unchanging. However, the Village Planning Commission, recognizing that these are the first statements prepared for the Village, intends to conduct a review of the statements in 2002 and modify the goals and objectives, if found necessary.

Discussions among the planning commission members, with assistance of the consulting team, identified six goals for the Village. These goal statements will be used to guide decisions concerning land development matters into the next century. Following the presentation of the goals and objectives, several recommendations to complete additional planning and implementation activities are presented.



## GOALS AND OBJECTIVES

### Goal 1 -- *LAND USE AND ECONOMIC DEVELOPMENT*

PROMOTE DEVELOPMENT OF ALL REMAINING UNDEVELOPED PROPERTY WITHIN THE VILLAGE OF STEVENSVILLE FOR SOUND AND ORDERLY, RESIDENTIAL, COMMERCIAL AND INDUSTRIAL DEVELOPMENT CONSISTENT WITH THE COMPREHENSIVE LAND USE PLAN AND THE FUTURE LAND USE MAP.

#### Objectives --

- 1.1 Recruit additional appropriate retail and industrial development for designated vacant commercial and industrial areas shown on the Future Land Use Map.
- 1.2 Prepare a streetscape right-of-way plan for Red Arrow Highway, John Beers Road and St. Joseph Avenue to establish "*commercial entryways*" into the downtown central business district.
- 1.3 Complete a plan to assess how to best use the downtown to serve residents within a 10-mile radius.
- 1.4 Implement municipal utility improvements, especially storm water improvements, sidewalk construction/replacement, streetscape, street tree plantings and signage improvements, including fiber optics and internet access capacity.
- 1.5 Reactivate the Downtown Development Authority and charge the authority with the goal of establishing an aggressive program designed to renew the downtown as the social and commercial center of the Village, through implementation of a program designed to attract customers and businesses into the downtown.
- 1.6 Establish an Economic Development Committee composed of members of the Village DDA, Planning Commission and Council, among others, charged with the duty to market and promote new commercial, industrial and residential development consistent with the Comprehensive Plan.

**Goal 2 -- BICYCLE AND PEDESTRIAN TRANSPORTATION**

**PLAN TO CONSTRUCT A COORDINATED BICYCLE AND WALKING PATHWAY NETWORK IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND FUTURE LAND USE MAP.**

**Objectives --**

- 2.1 Prepare a master construction schedule for new bicycle and walking pathways connecting activity centers as shown on the Future Land Use Map.
- 2.2 Establish a location in the downtown area for bicycle lockers and parking.

**Goal 3 -- PARKS AND LEISURE TIME PURSUITS**

**IDENTIFY A PARCEL OF PROPERTY TO DEVELOP A VILLAGE PARK TO MEET SOCIAL AND RECREATIONAL NEEDS AND DESIRES OF VILLAGE RESIDENTS AND VISITORS.**

**Objectives --**

- 3.1 Establish a pathway system linking regional trailways to a central park and walking pathway system in the Village linking the downtown with major activity and other recreational opportunities in the Village.
- 3.2 Prepare a parks and recreation plan identifying any need for park facilities especially those catering to children and seniors.

**Goal 4 -- NEIGHBORHOOD AND HOUSING DEVELOPMENT**

**ASSURE A DIVERSITY OF QUALITY HOMES FOR RESIDENTS MEETING APPEARANCE STANDARDS OF THE VILLAGE IN WELL-MAINTAINED RESIDENTIAL NEIGHBORHOODS.**

**Objectives --**

- 4.1 Organize a Neighborhood Block Club support program to work with neighborhoods to carry out programs such as home ownership maintenance, volunteer "rent-a-husband" maintenance assistance, homeowner security & safety, new resident assimilation and similar other activities.
- 4.2 Assure proper enforcement of building, construction, and other applicable housing maintenance inspection codes.
- 4.3 Complete a housing needs assessment to identify housing needs of senior residents and strategy to provide appropriate housing choices.

**Goal 5 -- GOVERNMENTAL ADMINISTRATION AND COOPERATION**

**CONTINUE COMMUNICATION AND COOPERATION WITH SURROUNDING MUNICIPALITIES CONCERNING JOINT SOLUTIONS TO COMMON PROBLEMS AND IDENTIFY OPPORTUNITIES OF MUTUAL INTEREST TO BENEFIT THE DAILY ADMINISTRATION OF GOVERNMENTAL AFFAIRS.**

**Objectives --**

- 5.1 Establish a roster of Village elected and appointed officials to serve as a liaison to township, county and other governmental and civil board and committees.
- 5.2 Establish a multi-year capital improvement program detailing the sources and uses of funds for required capital expenditures, including equipment, infrastructure replacement, street repair, sidewalk replacement and any new development projects to be sponsored by the Village.
- 5.3 Establish an annual strategic plan of action detailing specific goals that the Village desires to accomplish.

- 5.4 Establish a media and public information committee charged with the goal to increase the frequency of direct mail communications with residents and seek additional radio and newspaper coverage of Village activities.

Goal 6 -- ***MANDATORY PLAN UPDATING REQUIREMENTS***

**THE PLANNING COMMISSION SHALL PERIODICALLY REVIEW THIS PLAN AND REPORT ITS FINDINGS AND RECOMMENDATIONS FOR CHANGES TO THE VILLAGE COUNCIL FOR CONSIDERATION, WITH A COMPREHENSIVE UPDATE BEING SCHEDULED ON OR BEFORE DECEMBER 2011.**

The Goal statements will form the basis for rendering decisions placed before the Planning Commission concerning future land development matters and the management and administration of planning, zoning and subdivision approvals. The objectives are specific actions determined to be necessary for the implementation of the Future Land Use Plan as depicted in the following section.

## SECTION NINE

### FUTURE LAND USE PLAN

#### SUMMARY OF CURRENT LAND USE PLAN

The current land use plan shown in the zoning ordinance map calls for new development for all vacant and undeveloped parcels of land in the Village. The highlight of the plan show:

- Clustering of *new commercial development* at the intersection of Red Arrow Highway and John Beers Road,
- Clustering of *new industrial development* in the southern portion of the Village with easy access to Red Arrow Highway, and
- *New single family residential development* for all other undeveloped parcels of land remaining in the Village.

As noted earlier, zoning decisions rendered by the Village over the past ten years can serve as the basis for the preparation of the future land use plan. As such, the basic philosophy embodied current zoning ordinance will serve as the basis for the new future land use plan.

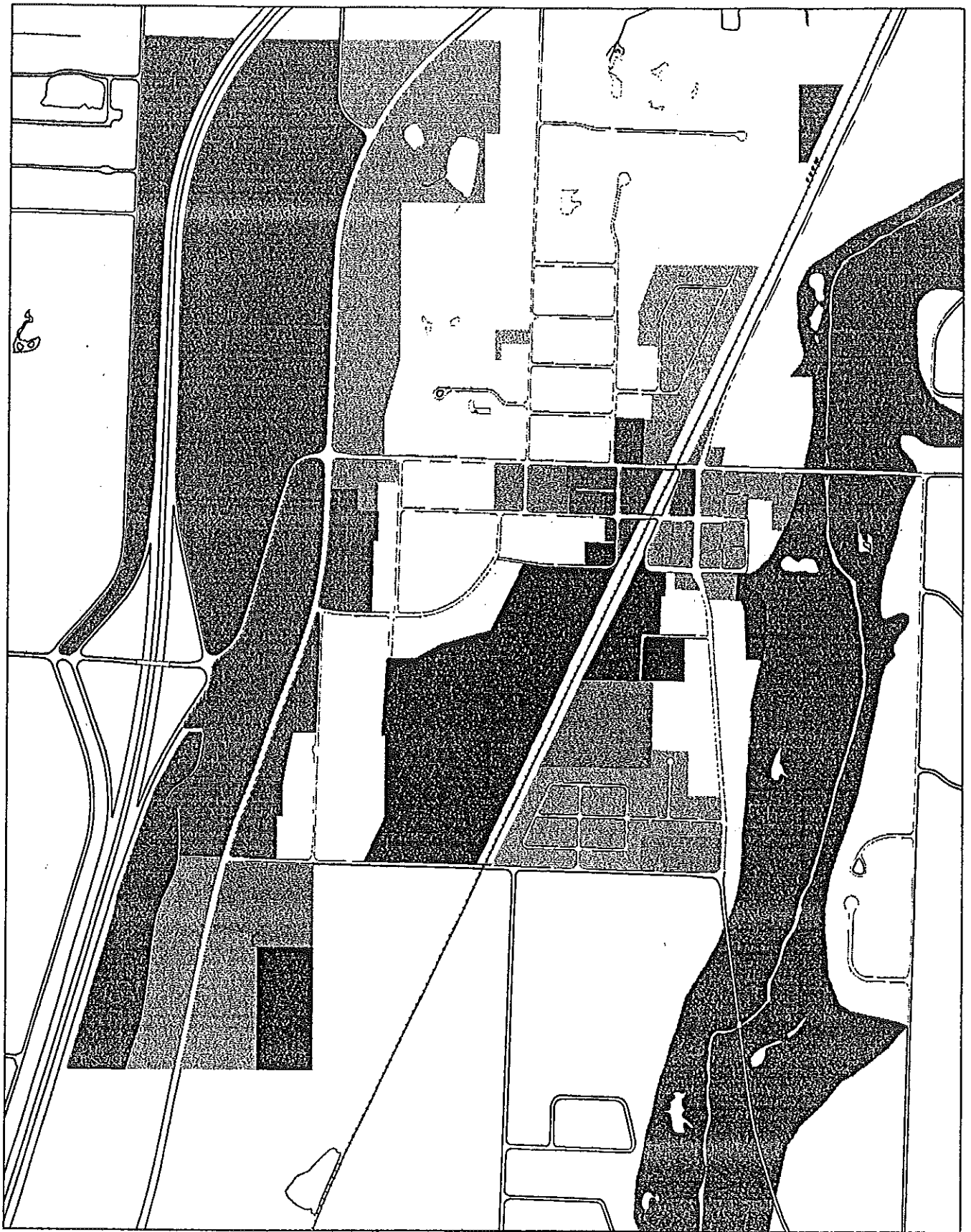
#### SUMMARY OF FUTURE LAND USE PLAN FOR THE YEAR 2020

The Future Land Use Plan, Figure 12, recognizes the pattern of land-uses identified in the zoning ordinance. There are, in reality, no significant changes to the pattern of land uses identified in the zoning ordinance. The only changes are to properties along the boundary of zoning districts where a decision was made to expand the boundaries of a specific district.

Other recommendations for land usage include:

1. The retail frontage along Red Arrow Highway should be retained for commercial development using uniquely planned residential development to "buffer" commercial activities from existing single family home sites.
2. The Village should establish district boundaries for an industrial district accessible from Red Arrow Highway encompassing all useable industrial land in the southern portion of the Village and prepare submission documentation for the Michigan Certified Business Park designation.
3. The Village should examine all buildings and parcels of land in the downtown to identify building redevelopment opportunities and parcels of land suitable for new retail or other commercial building construction.
4. The Village should prepare a Master Plan, Cost Estimate and schedule to construct curbs and gutters for every street in the Village including a sidewalk, at minimum, along one side of every street.

Reserved for FIGURE 7 - PROJECTED FUTURE LAND USE PLAN MAP



**2020 FUTURE LAND USE PLAN FOR THE VILLAGE OF STEVENSVILLE**

**WIGHTMAN & ASSOCIATES, INC.**  
 ENGINEERING ♦ SURVEYING ♦ ARCHITECTURE

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BENTON HARBOR, MI 49022  
 FAX: (616) 927-1300

[www.wightman-assoc.com](http://www.wightman-assoc.com)

**LEGEND**

RESIDENTIAL		RESTRICTED COMMERCIAL	
MOBILE HOME PARK		COMMERCIAL/INDUSTRIAL	
MULTI-FAMILY		INDUSTRIAL	
DUPLEX		PARK	
COMMERCIAL		OPEN SPACE	



## SECTION TEN

### IMPLEMENTATION OF THE PLAN

#### INTRODUCTION

The purpose of this section of the Plan is to detail a series of implementation recommendations. Since the implementation of the **COMPREHENSIVE LAND USE PLAN** is not the sole responsibility of Planning Commission, action by the Village Council and other Village departments will be required to accomplish the recommendations and implementation actions called for within the Plan.

Implementation is not an easy task. Some action can be accomplished immediately, while others will take considerable time and Village funds to implement. Undoubtedly, some recommended actions will be modified from their present concept to accommodate unforeseen needs of the Village and budgetary constraints. Specific recommendations should be viewed as a starting point for additional discussion and refinement prior to implementation. This assures that each action taken by Village is fully understood and implemented in a way that complements the specific needs of the Village.

#### RECOMMENDED IMPLEMENTATION ACTIONS

The following are recommended planning activities that should be considered for calendar year 2001:

1. Implement a process which establishes a Capital Improvements Program (CIP) for the next budget period and three to four years beyond.

2. Prepare a Parks and Recreation Plan to gain eligibility to apply for State of Michigan, Department of Natural Resources (MDNR) funds in April 2002.
3. Prepare a Streetscape Improvement Plan and Cost Estimate to use as the basis for a Transportation Enhancement Grant (TEA-21) application in December 2001.
4. Prepare a Downtown Master Development Plan showing streetscape, building facade improvement options, building renovation concepts and new building development opportunities. This study should also consider the financial feasibility of the Village, through the Village Downtown Development Authority (DDA), to cost share redevelopment and new development opportunities to stimulate private sector investment.

## APPENDIX

1. KEY PERSONS AND HOUSEHOLD QUESTIONNAIRES
2. EXISTING LAND USE INFORMATION
3. PLANNING COMMISSION ADOPTION
4. VILLAGE COUNCIL ENDORSEMENT
5. TRANSMITTAL TO LINCOLN CHARTER TOWNSHIP AND  
BERRIEN COUNTY PLANNING COMMISSION
6. PROOF OF PUBLICATION FOR PUBLIC HEARING
7. AFFIDAVIT OF RECORDING OF NOTICE OF ADOPTION

## *1. KEY PERSONS AND HOUSEHOLD QUESTIONNAIRES*

Note: Results of the Household Survey are available for review at the Village Office.

# VILLAGE OF STEVENSVILLE

## KEY PERSONS QUESTIONNAIRE

### CURRENT COMMUNITY ASSETS AND QUALITY OF LIFE FEATURES

The Village of Stevensville is known as a community providing a superior quality of life for its residents through the provision of government, education, and recreation, social and religious services.

1. Of the many assets which comprise the community, please list the three most important to you:

- Taxpayers get their moneys worth
- Sidewalks and street lights
- Services trash & leaf pick-up (3)
- Own snow plows
- Streets are kept clean
- Neighborhood
- Stewart School District
- Wonderful historical background
- Industry
- Sidewalks
- Library
- Schools
- Police & Fire Departments (2)
- Roads (3)
- Good Manager
- Friendly people

2. Please indicate three quality of life features which in your opinion would expand the superior quality of life of the Village:

- Roads and sidewalks (4)
- Increase sidewalks; add to them each year (2)
- Develop the parks and recreational areas
- Community development
- Village should be more businesses pro-active
- History & culture
- Value of heritage
- Good neighbors
- Good people serve on Council
- Grand Mere
- Good mail service
- Construction of I-94
- Services trash & leaf pick-up (2)
- Mayor is good

### MAJOR ISSUES FACING THE VILLAGE IN THE FUTURE

The Village is currently faced with a number of issues concerning future development and redevelopment of the Village.

3. In your opinion, which three issues are most important to the Village to maintain and expand the superior quality of life afforded to Village residents:

- Leadership looking at what's best for Village
- Leadership that will lead and not dictate
- Ability to keep a Leader (4)
- Cultivate leadership that's dynamic

- Reasonable salary to ensure leader will stay
- Raise taxes, can't do anything without money
- Don't lower taxes, need money to grow
- Lack of communications
- Newsletter (2)
- Make needs of the Village known (2)
- Lack of assistance from the Police Dept.
- Cable provider
- More businesses in Village (6)
- Retain businesses in Village (3)
- Need new Village Board Members
- Village needs to cooperate with taxpayer
- Planning Committee needs to move forward
- Improve roads (4)
- Value of heritage
- Build tax base (2)
- Need to excite people & get them together
- Sidewalks (2)
- Promote Downtown section
- Build an Industrial Park (2) on the west side of railroad tracks in area already designated
- Promote Industrial Park
- Build multi-family housing

4. Please list three issues or problems which, in your opinion, should be address by the Village as it plans for the future:

- Diminishing adequacy of infrastructure
- Roads and sewers are going to \_ \_ \_ \_
- Growth-not a lot of areas left
- Future growth needs to be done properly
- The whole idea of planning for land use and zoning is to readdress the existing areas
- Realize the importance of being business and industrial friendly
- The Village sometimes loses site of who pays the majority of the taxes
- Lack of Police response
- Loss of businesses (3)
- Loss of:
  - Post Office
  - Police Station
  - Drug Store
  - Fire Department
- How can we get the above things back?
- Village is empty
- Community/Village is just surviving
- There's no place to buy milk or bread in the Village
- Keep improving schools
  - Extra curricular activities
  - Basics
- Who runs the Village? The last manager didn't last long
- Lack of leadership
- Follow through with projects (3)
- Lots of positive press to change attitudes
- Lack of pride, ownership within the Village
- Draw in retail businesses
- Merge with other small communities (3)
- No vocal point, schools main vocal point, other than that there's no unity
- Village should become part of larger community (Lincoln Twp) to: (3)
  - Reduce duplication of services
  - Increase funds available
- Small towns are to spread out they should unite
- Budget for sidewalk repairs
- Malls are drawing business away from Village
- Create a Tri-level Village:
  - Village
  - Downtown
  - Red Arrow Area
- Police the "drug free" school zones
- Progress is slow
- Apathy, leadership and residents
- No progressive action
- Get the old fashioned lights on the streets (2)
- Keep the ball rolling (2)
- Stuck waiting on grants

## VILLAGE OF STEVENSVILLE 2001 COMMUNITY SURVEY

To Citizens of the Village of Stevensville:

The Village Planning Commission has begun the process of updating the Village Comprehensive Plan, the document which serves as the guide for how the Village will develop in the future. You have the opportunity to participate in this process in several ways. The first opportunity is through completion of this survey. This survey attempts to discover how the people of Stevensville wish the Village to develop in the future. The survey also attempts to discover how satisfied the people of Stevensville are with the services provided by the Village and make suggestions for changes. All answers will be kept in strict confidence. The final results during our regular monthly Planning Commission meeting in March.

You may mail this survey back, using the self mailer, or drop the completed survey at the Village Hall.

Thank you for your prompt reply.

1. Please place a checkmark indicating the primary method that you use to keep informed about what is going on in the Village.

- |   |  |
|---|--|
| <input type="checkbox"/> Attend Council Meetings<br><input type="checkbox"/> Word of Mouth<br><input type="checkbox"/> Direct Mail from the Village<br><input type="checkbox"/> Attend Planning Commission Meetings | <input type="checkbox"/> Radio News Broadcast<br><input type="checkbox"/> Newspaper Editorials and Articles<br><input type="checkbox"/> Posted Notices Outside of Village Hall<br><input type="checkbox"/> Stevensville Web Page |
|---|--|

2. Please rank each, in order of priority from 1 to 5 (with number 5 being the highest rank), your recommendations concerning the way to improve communications with Village residents.

	Hold More Informal Workshops
	Additional Newspaper Articles
	Additional Radio News Coverage
	Bi-monthly Newsletter
	Other (please specify)

3. Please rank each, in order of priority from 1 to 5 (with number 5 being the highest rank), your recommendations concerning the use of Village revenue.

	Promote Additional Residential Growth
	Promote Additional Commercial Growth
	Industrial Park Development
	Street & Sidewalk Maintenance and Improvements
	Recreational Park
	Tree Planting and Other Beautification Projects
	Police and Fire protection

4. Assuming that we have a Village Park, please place a checkmark indicating how often someone in your household would use the Park.

	Daily
	Once or Twice a Week
	Once a Month
	Rarely

9. Changes in Future Land Use (rezoning) is bound to happen. Please place a checkmark indicating your opinion as to the extent of space allocation for the various zoning classifications.

Land Classification	Increase	Decrease	Stay As Is
Single Family Homes			
Multi-Family Homes (apartments)			
Family Homes (duplexes)			
Commercial (businesses)			
Light Industrial (factories)			

10. Please place a checkmark indicating if a new store was to open in the Downtown Business District would you shop there...

Store Type	Shopping Frequency			Store Type	Shopping Frequency		
	Often	Sometimes	Never		Often	Sometimes	Never
Appliances				Bakery			
Auto Repair/Service				Lawn/Garden Supply			
Bank/Savings and Loan				Medical/Dental/Eye Care			
Hobby/Sports Supplies				Men's Clothing/Shoes			
Entertainment				Professional Services Attorney - Accountant			
Furniture				Supermarket			
Jewelry				Convenience Supermarket			
Hardware				Restaurant			
Housewares				Women's Clothes/Shoes			
Other (please specify)							

11. Please place a checkmark indicating how you rate your level of knowledge and awareness of Village affairs.

Very Poor	Poor	Average	Good	Very Good

12. Please place a checkmark, indicating the appropriate response to the following questions.

12A. I am a Village --

- Business owner (Go to question 13)
- Resident (Continue with question 12B)

12B. I reside in the Village as a resident --

- on a full time basis.
- on a partial year basis.
- only on a weekend or summer season basis.

12C. I reside in the Village as a --

- renter
- home owner



13. In the space below, please provide any additional comments you would like the Planning Commission to consider.

*(Please fold and return to the Village using the enclosed self addressed envelope)*

---

VILLAGE OF STEVENSVILLE  
5768 S. JOSEPH AVENUE  
STEVENSVILLE, MICHIGAN 49127

Phone 429-1802

2. *EXISTING LAND USE INFORMATION*

**VILLAGE OF STEVENSVILLE**

**EXISTING LAND USE**

<i>Section</i>	<i>Residential</i>	<i>Multi Family</i>	<i>Commercial</i>	<i>Industrial</i>	<i>Vacant <sup>(3)</sup></i>	<i>Public</i>	<i>Other <sup>(4)</sup></i>
1	3.7				26.7		9.1
2					30.28		9.29
3	6.47		4.97		17.84		10.42
4	19.45	.57	6.44		10.14		3.3
5	34.25				5		
6	21.16	4.11	2.61		5.14		3.32
7	11.11			11.69	6.96	5.74	3
8	22.02		1.02		1.51	12.84	3.34
9	2.15	1.18	4.99	1.75	1.32		28.61
10	7.14		5.61		10.6		16.65
11	27.12	2.09	4.6	4.70	1.39		
12	5.84		4.18	12.29	17.85		
13	9.11	.98	3.38	13.99	2.39		1.13
14	2.61	18.23			9.31		2.80
15	17.74	.46	4.86	6.92	4.2		
16	20.82	5.74			10.08		
17		6.84	4.01		8.94		
<b>Totals</b>	<b>210.69</b>	<b>40.2</b>	<b>46.67</b>	<b>51.34</b>	<b>169.65</b>	<b>18.58</b>	<b>90.96</b>
<b>Total Acreage 628.09</b>							
<b>Percent Total Area</b>	<b>34%</b>	<b>6%</b>	<b>7%</b>	<b>8%</b>	<b>27%</b>	<b>3%</b>	<b>15%</b>

**Notes:**

1. Based on a visual survey completed by Wightman an Associates, December 2000.
2. Percentages may not equal 100% due to rounding.
3. Vacant land includes property available for development and parcels of land which are vacant and used as part of an abutting property as an extended yard or open space area.
4. Other land area includes undeveloped right-of-way property, parks/openspace/floodplain and similar land areas.

### 3. *PLANNING COMMISSION ADOPTION*

VILLAGE OF STEVENSVILLE PLANNING COMMISSION  
ADOPTION RESOLUTION  
VILLAGE OF SEVENSVILLE  
COMPREHENSIVE LAND USE PLAN

WHEREAS, the City or Village Zoning Act, Act 207 P.A. 1921, as amended, stipulates the provision of a village zoning ordinance should be based upon a plan designed to promote the public health, safety, morals, and general welfare, to encourage the use of land in accordance with their character and adaptability and to limit improper use of land, among other things; and

WHEREAS, the Municipal Planning Act, Act 285 P.A. 1931, as amended, requires that the planning commission shall make and adopt a master (or comprehensive land use) plan as a guide for the development of the village,

WHEREAS, the Village of Stevensville Planning Commission has, during the fall and winter of 2000, reviewed the past planning and zoning practices of the Village and prepared a written plan and a Future Land Use Plan Map, for the purpose of encouraging and guiding orderly and efficient future growth and development of the Village of Stevensville, and

WHEREAS, in accordance with Act 285, P.A. 1931, as amended, with notices of public hearing duly published and invitations to attend and provide comment sent to Lincoln Charter Township, a public hearing was held on April 5, 2001 at the Village Hall for the purpose of making public explanation of the proposed Comprehensive Land Use Plan and to receive public comment and recommendations regarding the plan; and

WHEREAS, the Village of Stevensville Planning Commission has given due consideration to public comments presented at the hearing, a public record of which is on file with the Village Clerk;

NOW THEREFORE BE IT RESOLVED, the Village of Stevensville Planning Commission hereby approved and adopts the *Village of Stevensville Comprehensive Land Use Plan* dated 2001 as the plan required by the aforementioned state legislative acts to encourage and guide future growth and development of the Village of Stevensville in an orderly manner.

Resolved this 3<sup>rd</sup> day of May, 2001 at a regular meeting of the Village of Stevensville Planning Commission.

Susan M. Crow  
Chair

Deborah Narregan  
Secretary

4. *VILLAGE COUNCIL ENDORSEMENT*

VILLAGE OF STEVENSVILLE VILLAGE COUNCIL  
ENDORSEMENT RESOLUTION  
VILLAGE OF STEVENSVILLE  
COMPREHENSIVE LAND USE PLAN

WHEREAS, the Village of Stevensville Planning Commission has been established pursuant to the City or Village Act, Act 285 of 1931, as amended; and

WHEREAS, the Village of Stevensville Planning Commission has, during the fall and winter of 2000, reviewed the past planing and zoning practices of the Village and prepared a Comprehensive Land Use Plan including a Future Land Use Map for the purpose of encouraging and guiding orderly and efficient future growth and development of the Village of Stevensville, and

WHEREAS, in accordance with Act 285 P.A. 131, as amended, with notices of public hearing duly published and invitations to attend and provide comment sent to Lincoln Charter Township, a public hearing was held on April 5, 2001 at the Village Hall for the purpose of making public explanation of the proposed Comprehensive Land Use Plan and to receive public comment and recommendations regarding the plan; and

WHEREAS, the Village of Stevensville Village Council has been kept informed of the preparation of the Comprehensive /Land Use Plan and participated in the preparation of the Comprehensive Land Use Plan and attended the public hearing:

NOW THEREFORE BE IT RESOLVED, that the Village of Stevensville Village Council hereby endorses the *Village of Stevensville Comprehensive Land Use Plan* dated 2001 as prepared, approved and adopted by the Village of Stevensville Planning Commission to encourage and guide future growth and development of the Village of Stevensville in an orderly manner.

Resolved 3<sup>rd</sup> day of May, 2001 at a special meeting of the Village of Stevensville Village Council.

Marcia Harris  
President

Deborah Narregan  
Clerk

5. *TRANSMITTAL TO LINCOLN CHARTER TOWNSHIP*  
*AND*  
*BERRIEN COUNTY PLANNING COMMISSION*



March 19, 2001

Lincoln Charter Township Board of Trustees  
Lincoln Charter Township Planning Commission  
% Kevin Gillette, Supervisor  
Lincoln Township Municipal Building  
2055 W. John Beers Road  
P.O. Box 279  
Stevensville, Michigan 49127

Ladies and Gentlemen:

We are formally notifying you of the public hearing concerning the preparation of the Village of Stevensville Comprehensive Land Use Plan.

The Village of Stevensville Planning Commission has scheduled a public hearing on the matter and invites you to attend or to submit comments in writing prior to the hearing.

A copy of the Executive Summary and public hearing notice is enclosed with this letter.

Please feel free to contact me with any questions at 616-429-4567.

Sincerely,

Susan M. Craw, Chair  
Village of Stevensville Planning Commission

**PUBLIC NOTICE**  
**VILLAGE OF STEVENSVILLE**  
**COMPREHENSIVE LAND USE PLAN**

The Village of Stevensville Planning Commission will hold a public hearing on the 5<sup>th</sup> day of April, 2001 at 7:00 p.m. at the Village Hall located at 5768 St. Joseph Avenue, Stevensville, Michigan, 49127. The purpose of the public hearing is to hear public comments regarding the adoption of a Comprehensive Land Use Plan for the Village. Adoption of the plan will include a Future Land Use Plan Map and descriptive text.

Copies of the proposed text and map are on file and available for review by the public during normal business hours at the Village Hall.

Written comments will be accepted at the Village Hall in person or by mail, until the close of business on the date of the public hearing. All written comments will be entered into the public hearing record.

Susan M. Craw, Chair  
Village of Stevensville Planning Commission

*Publish - one time at least not less than 15 days before date of public hearing.*

*Publication date - March 17, 2001*

*Note:*

*Notice must be sent to utility and railroad companies located in the village.*

March 19, 2001

Berrien County Planning Commission  
% Dennis Schuh, Executive Director  
Berrien County Administration Center  
701 Main Street  
St. Joseph, Michigan 49085-1392

Gentlemen:

Enclosed is a copy of the proposed Village of Stevensville Comprehensive Land Use Plan.

The Stevensville Planning Commission will hold the required public hearing on April 5, 2001 and if found acceptable to the members after public consideration adoption of the Plan on May 3, 2001. Please forward any comments you may have in order to enter then into the public hearing process.

Please feel free to contact me with any questions at 616-429-4567.

Sincerely,

Susan M, Craw, Chair  
Planning Commission

6. *PROOF OF PUBLICATION FOR PUBLIC HEARING*

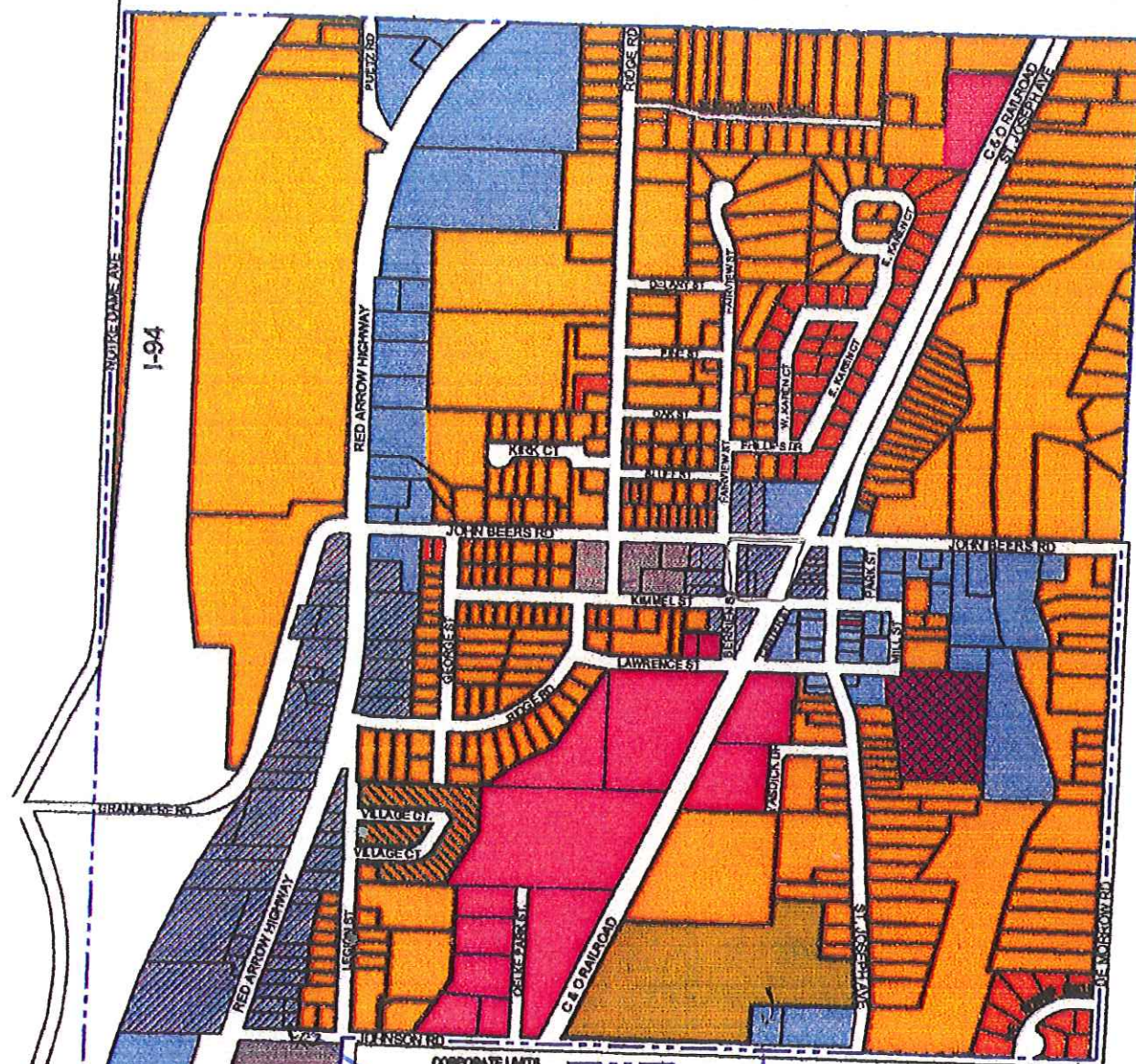
7. *AFFIDAVIT OF RECORDING OF NOTICE OF ADOPTION*

**NOTICE OF ADOPTION  
VILLAGE OF STEVENSVILLE  
COMPREHENSIVE LAND USE PLAN**

Notice is Hereby Given, that the Village of Stevensville Planning Commission adopted the Village of Stevensville Comprehensive Plan (dated 2001) on May 3, 2001. The City of Stevensville Village Council approved a resolution of endourcement of the approval of the Comprehensive Land Use Plan (dated 2001) on May 3, 2001.

Delivered and recorded this 9<sup>th</sup> day of May, 2001 with the Register of Deed of Berrien County and the Clerk of the Village Council.

Susan M. Craw, Chair  
Village of Stevensville Planning Commission



CORPORATE LIMITS	
RESIDENTIAL	R-1
MOBILE HOME PARK	R-4
MULTI-FAMILY	R-3
DUPLEX	R-2
PLANNED DEVELOPMENT	PD
COMMERCIAL	C-2
RESTRICTED COMMERCIAL	C-1
COMMERCIAL / INDUSTRIAL	C-3
INDUSTRIAL	I-1
VILLAGE BITTING PARK	



**LANDMARK**  
COMMERCIAL & PROFESSIONAL SERVICES

**VILLAGE OF STEVENSVILLE ZONING MAP**

REVISION	DATE	BY	APPROVED BY
DATE: 08-21	2010	BY: [Signature]	APPROVED: [Signature]

**ZONING MAP**

ADOPTED BY STEVENSVILLE VILLAGE COUNCIL