

Appendix A - Master Plan/Zoning Ordinance

Review of Community Master Plans and Zoning Ordinances Resource Protection Considerations

BERRIEN TOWNSHIP		
Objective	Master Plan (1992)	Zoning Ordinance (1981, 1998)
Farmland Preservation	<ul style="list-style-type: none"> Growth Policies reflect the need to protect prime Ag and recreational lands. Heavy emphasis on preservation of Ag land through several techniques. 	<ul style="list-style-type: none"> Ag District (AR) with minimum 1 acre. Hotels/Motels and other intensive uses allowed as special land use in AR district.
Open Space Protection	<ul style="list-style-type: none"> 65 percent of Township's land very suitable for development, but preservation stressed. No specific notes made. 	<ul style="list-style-type: none"> PUD language encourages open space protection and is allowed in any district. However, it is not shown as a permitted use or special land use in any district. PUD does not provide any percentages for open space, only building coverage (very restrictive). PUD - minimum 10 Acres
Surface Water Quality	<ul style="list-style-type: none"> Growth Policies promote protection of surface water quality. 	<ul style="list-style-type: none"> Special Land Use section provides for Planning Commission to request environmental impact assessment. Special Land Use final site plan approval requires that surface waters not adversely affect neighboring properties.
Groundwater Quality	<ul style="list-style-type: none"> Growth Policies promote protection of groundwater quality, particularly from septic systems. 	<ul style="list-style-type: none"> Note regarding septic systems on only suitable soils.
Sensitive Features Protection	<ul style="list-style-type: none"> Natural features briefly mentioned in relation to the St. Joseph River and several small "muck" areas. 	<ul style="list-style-type: none"> No specific note made.
General Evaluation	<ul style="list-style-type: none"> Plan reflects the Township's desire to remain largely an agricultural based community. Conservation stressed along with the aesthetic benefits of their Ag land. "Preliminary" Plan does not show break down of land in terms of soils and other natural features. 	<ul style="list-style-type: none"> No mention of requirements to meet Inland Lakes and Streams Act. Ordinance lacks general site plan review process, only provides process for special land uses. Township contains many small lakes and a portion of the St. Joseph River that should be better protected with ordinance provisions

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VILLAGE OF CASSOPOLIS		
Objective	Master Plan(1995)	Zoning Ordinance
Farmland Preservation	<ul style="list-style-type: none"> No specific note made. Not relevant. 	Not Available.
Open Space Protection	<ul style="list-style-type: none"> Plan outlines policies related to open space as it pertains to recreation. No mention of Open Space Preservation. 	
Surface Water Quality	<ul style="list-style-type: none"> Stone Lake (140 acres) mentioned as a major attraction, but no particular note of surface water quality or environmental considerations to preserve asset. All soil types in Village listed as being suitable for development. 	
Groundwater Quality	<ul style="list-style-type: none"> Reference to adequate water, sewer and storm sewer services by Village. Several ground contaminated sites mentioned. 	
Sensitive Features Protection	<ul style="list-style-type: none"> Survey results show environmental factors very important, but plan lacks mention of natural resource protection or policies. 	
General Evaluation	<ul style="list-style-type: none"> Plan has brief description of resources, but lacks specifics related to measures for their protection. 	

DECATUR TOWNSHIP		
Objective	Master Plan	Zoning Ordinance (1996)
Farmland Preservation	Not Available	<ul style="list-style-type: none"> Minimum 1 acre lot in Ag District; no other specific provisions in place. Multiple family is permitted in Ag District which could create residential/agricultural conflicts.
Open Space Protection		<ul style="list-style-type: none"> Residential buffers required adjacent commercial / industrial property along with landscape screen. PUD permits density exchange for open space.
Surface Water		<ul style="list-style-type: none"> No specific note made.

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Quality		
Groundwater Quality		<ul style="list-style-type: none"> No specific note made.
Sensitive Features Protection		<ul style="list-style-type: none"> Only note regarding natural features is in the PUD, which requires "minimum disturbance."
General Evaluation		<ul style="list-style-type: none"> The Ordinance lacks several basic features, particularly site plan review procedures.

VILLAGE OF DECATUR		
Objective	Master Plan	Zoning Ordinance (1988)
Farmland Preservation	Not Available	<ul style="list-style-type: none"> No specific note made.
Open Space Protection		<ul style="list-style-type: none"> Minimum percent provided for open space. No Specific note made.
Surface Water Quality		<ul style="list-style-type: none"> No specific note made.
Groundwater Quality		<ul style="list-style-type: none"> No specific note made.
Sensitive Features Protection		<ul style="list-style-type: none"> No specific note made.
General Evaluation		<ul style="list-style-type: none"> The Ordinance lacks site plan review procedures and other basic features, including PUD regulations.

CITY OF DOWAGIAC		
Objective	Master Plan (1997)	Zoning Ordinance (1995)
Farmland Preservation	<ul style="list-style-type: none"> Growth Policies reflect the need to protect existing Ag lands inside City limits. 	<ul style="list-style-type: none"> No specific note made.

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CITY OF DOWAGIAC		
Objective	Master Plan (1997)	Zoning Ordinance (1995)
	<ul style="list-style-type: none"> Growth Policies promote preservation tools, transitions and lot sizes of Ag land. 	
Open Space Protection	<ul style="list-style-type: none"> Growth Policies suggest residential impact evaluations, PUD's, and preservation of Open Space Network. No specific note made. 	<ul style="list-style-type: none"> No specific note made. Zoning Districts have open space requirements. Site Plan Review procedures evaluate open space.
Surface Water Quality	<ul style="list-style-type: none"> Growth Policies promote protection of Dowagiac Creek and the Mill Pond 	<ul style="list-style-type: none"> Site Plan Review procedures require all development impacts to retention ponds, ponds and lakes to be properly reviewed. Review standards examine erosion impacts or problems.
Groundwater Quality	<ul style="list-style-type: none"> No specific note made. 	<ul style="list-style-type: none"> Site Plan Review procedures require minimal impact from storm drainage to site, including surrounding areas. Soils must be properly examined for content (i.e. - organic, wet, etc.) prior to use.
Sensitive Features Protection	<ul style="list-style-type: none"> Comprehensive Plan encourages the adoption of Natural Resource preservation, including woodlots. 	<ul style="list-style-type: none"> Site Plan Review procedures require natural resources to be preserved to a maximum feasible extent; natural topography is to be respected with minimal cut and fill.
General Evaluation	<ul style="list-style-type: none"> Effective actions described, but surface/ground water quality, environmental and soil elements could improve the plan. Plan provides effective tools for the establishment of cohesive residential neighborhoods without adverse development impacts. 	<ul style="list-style-type: none"> PUD District lacks certain features that would make it a more effective planning tool. Many effective tools in place for evaluating environmental impacts of development.

HAMILTON TOWNSHIP		
Objective	Master Plan	Zoning Ordinance
Farmland Preservation	Not Available	<ul style="list-style-type: none"> All of Township zoned Ag with certain zoning exceptions (p.37). Minimum 1 acre lot with 1 dwelling per lot.

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HAMILTON TOWNSHIP		
Objective	Master Plan	Zoning Ordinance
		<ul style="list-style-type: none"> No other specific provisions, although ordinance mentions the objective of encouraging and preserving Ag District.
Open Space Protection		<ul style="list-style-type: none"> No specific note made.
Surface Water Quality		<ul style="list-style-type: none"> No specific note made.
Groundwater Quality		<ul style="list-style-type: none"> No specific note made.
Sensitive Features Protection		<ul style="list-style-type: none"> No specific note made. Required setback for water areas.
General Evaluation		<ul style="list-style-type: none"> The Ordinance lacks several basic elements, including site plan review procedures, PUD regulations, review standards.

HOWARD TOWNSHIP		
Objective	Master Plan	Zoning Ordinance (1994)
Farmland Preservation	Not Available	<ul style="list-style-type: none"> One Ag District allowing a minimum farm of 10 acres with a principle farm dwelling on less than ½ acre.
Open Space Protection		<ul style="list-style-type: none"> PUD District included with minimum open space percent required.
Surface Water Quality		<ul style="list-style-type: none"> Site Plan Review requires residential development along a lake or stream to follow additional conditions. Ordinance notes requirements to meet Inland Lakes & Streams Act.
Groundwater Quality		<ul style="list-style-type: none"> No specific note made.
Sensitive Features		<ul style="list-style-type: none"> Note regarding land extractions & subsequent rehabilitation.

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HOWARD TOWNSHIP		
Objective	Master Plan	Zoning Ordinance (1994)
Protection		<ul style="list-style-type: none">• Site Plan Review requirements include drainage.
General Evaluation		<ul style="list-style-type: none">• No mention of buffering regulations or site plan review standards for natural features.

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JEFFERSON TOWNSHIP			
Objective	Master Plan (1991)	Current Zoning Ordinance (1987)	Proposed Zoning Ordinance (2001)
Farmland Preservation	<ul style="list-style-type: none"> Growth Policy encourages preservation of prime Ag lands. 	<ul style="list-style-type: none"> One Ag District; approx. 1.5 acre required. 	<ul style="list-style-type: none"> A-1 District; Exclusive Ag District; 10 acre lot sizes. Open Space Clustering by special land use A-2 District; minimum 2 acres, maximum 10 acres.
Open Space Protection	<ul style="list-style-type: none"> Growth Policy encourages open space protection. 	<ul style="list-style-type: none"> PUD provides open space requirements. 	<ul style="list-style-type: none"> Open Space Clustering in Ag Districts; no incentives provided. PUD has open space requirements, but lacks review standard related to preservation of existing natural features
Surface Water Quality	<ul style="list-style-type: none"> No particular note of surface water quality. Wetlands discussion and the need for protection. 	<ul style="list-style-type: none"> Lake Residential District provided for in Ordinance. Site Plan Review section provide some review standards consideration for evaluation of effect on water quality, erosion and retention. 	<ul style="list-style-type: none"> Intent of Lake Residential District strongly worded for water quality protection, but few regulations, e.g. no vegetative strip requirement
Groundwater Quality	<ul style="list-style-type: none"> Discussion in several areas of groundwater pollution relating to modern fertilizer, weed control & irrigation methods. Soils discussion pertaining to septic systems & drainage. 	<ul style="list-style-type: none"> No specific note made. 	<ul style="list-style-type: none"> Septic systems located minimum 100 feet from lake and, if possible, water wells.
Sensitive Features Protection	<ul style="list-style-type: none"> Open Space preservation relating to wetlands & forested lands. 	<ul style="list-style-type: none"> Note regarding land extractions & subsequent rehabilitation. Site Plan Review requirements include drainage and buffering. 	<ul style="list-style-type: none"> Environmentally Sensitive Lands Overlay Zone provided; appears to generally apply only to already protected areas. Site Plan Review lacks review standard related to preservation of existing natural features
General Evaluation	<ul style="list-style-type: none"> Plan lacks discussion of lakes & 	<ul style="list-style-type: none"> Site Plan Review lacks certain 	<ul style="list-style-type: none"> Site Plan Review lacks certain environmental

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JEFFERSON TOWNSHIP			
Objective	Master Plan (1991)	Current Zoning Ordinance (1987)	Proposed Zoning Ordinance (2001)
	streams, including desire for protection.	environmental specifics that could aid the objectives.	specifics that could aid the objectives.

KEELER TOWNSHIP		
Objective	Master Plan (1975)	Zoning Ordinance (1994)
Farmland Preservation	<ul style="list-style-type: none"> • Growth Policy encourages preservation of prime Ag lands 	<ul style="list-style-type: none"> • Minimum 10 acre lot in Ag District; no other specific provisions in place
Open Space Protection	<ul style="list-style-type: none"> • Growth Policy encourages open space protection 	<ul style="list-style-type: none"> • PUD permits density exchange for open space • Minimum percentage open space requirements provided.
Surface Water Quality	<ul style="list-style-type: none"> • Discussion in several areas regarding development around surrounding lakes and the possible need for sewer to protect water quality. 	<ul style="list-style-type: none"> • Lakefront setbacks present, no vegetative buffer required. • Provides some review standard consideration for evaluation of effect on water quality, erosion, and retention.
Groundwater Quality	<ul style="list-style-type: none"> • "Groundwater Availability" description included but extensive discussion is limited to areas surrounding lakes • Short discussion about quality of groundwater • Soils descriptions include general discussion regarding septic system suitability 	<ul style="list-style-type: none"> • No specific note made.
Sensitive Features Protection	<ul style="list-style-type: none"> • General descriptions for soils, lakes, woodlands, primarily from a land use perspective • Existing Land Use map includes locations for woodlands and marshes • Growth Policy encourages woodlands and "unique" natural resources protection 	<ul style="list-style-type: none"> • Site plan requirements include a description of natural features and a description of which will be retained or removed.
General Evaluation	<ul style="list-style-type: none"> • Strong justification lacking for most actions related to Growth Policies 	<ul style="list-style-type: none"> • Ordinance lacks site plan review standards which could be useful in achieving objectives.

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LA GRANGE TOWNSHIP		
Objective	Master Plan (2002)	Zoning Ordinance (1993)
Farmland Preservation	<ul style="list-style-type: none"> Prime farmlands are mapped; Ag preservation policies include use of sliding scale zoning 	<ul style="list-style-type: none"> Exclusive Ag district in place; 10 acre minimum lot Second Ag district at 2 acres.
Open Space Protection	<ul style="list-style-type: none"> Clustering is promoted in rural residential areas; some discussion on value of open space included in general goals and objectives 	<ul style="list-style-type: none"> No specific note made.
Surface Water Quality	<ul style="list-style-type: none"> Apart from some mapping, no specific note is made to account for waterfront related development and its effect on surface waters 	<ul style="list-style-type: none"> No specific note made. Ordinance notes requirement to meet Inland Lakes & Streams Act.
Groundwater Quality	<ul style="list-style-type: none"> Objective discusses protecting groundwater recharge areas; areas are not identified 	<ul style="list-style-type: none"> No specific note made.
Sensitive Features Protection	<ul style="list-style-type: none"> Wetland protection strategy included 	<ul style="list-style-type: none"> Site plan requirements include a description of natural features. Site plan review criteria do not include provisions for natural feature protection. Special uses review standards note that development must be "in keeping with the natural enviro. of the site."
General Evaluation	<ul style="list-style-type: none"> Overall the plan has effective actions described, but generally needs more justification for those actions. Reliance on Community Survey is useful, but more descriptive language is needed. Some effective maps, but not enough use is made of them by describing their meaning and relationship to land use. <i>The Plan is in draft form and is intended to include additional information related to the above.</i> 	<ul style="list-style-type: none"> No PUD regulations are provided.

MARCELLUS TOWNSHIP		
Objective	Master Plan	Zoning Ordinance (1992)

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MARCELLUS TOWNSHIP		
Objective	Master Plan	Zoning Ordinance (1992)
Farmland Preservation	Not Available	<ul style="list-style-type: none"> • 2 Ag Districts. Ag Production District - less than 1 acres lots allowed and minimum 40 acre farm. Ag Residential District - 2 acre minimum.
Open Space Protection		<ul style="list-style-type: none"> • No specific note made. • No Flood Plain or Open Space Districts.
Surface Water Quality		<ul style="list-style-type: none"> • No specific note made. • Lakefront setbacks - no vegetative buffer required.
Groundwater Quality		<ul style="list-style-type: none"> • No specific note made.
Sensitive Features Protection		<ul style="list-style-type: none"> • No specific note made.
General Evaluation		<ul style="list-style-type: none"> • Ordinance lacks specific site plan review standards. • Ordinance lacks PUD regulations.

CITY OF NILES		
Objective	Master Plan	Zoning Ordinance (1994)
Farmland Preservation	Not Available	<ul style="list-style-type: none"> • No specific note made. Not relevant.
Open Space Protection		<ul style="list-style-type: none"> • Open Space Conservancy and PUD Districts included. • Landscape & Buffer provisions include high standards.
Surface Water Quality		<ul style="list-style-type: none"> • Drainage section of the Ordinances General Provisions includes maintaining parking areas in an environmentally sensitive manner. • Residential Districts are to conserve river front areas and to protect ravines and watercourses.
Groundwater Quality		<ul style="list-style-type: none"> • No specific note made.

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CITY OF NILES		
Objective	Master Plan	Zoning Ordinance (1994)
Sensitive Features Protection		<ul style="list-style-type: none"> • Site Plan Review requirements include natural features protection.
General Evaluation		<ul style="list-style-type: none"> • Site Plan Review could expand upon environmental considerations.

NILES TOWNSHIP		
Objective	Master Plan (1987)	Zoning Ordinance (1993)
Farmland Preservation	<ul style="list-style-type: none"> • Plan addresses that “there are no means, legal or otherwise that can effectively retain these sections permanently in agriculture.” • No reference to lot sizes or other growth policies for Ag preservation. 	<ul style="list-style-type: none"> • Ag District with minimum 1 acre. • Multiple family and other more intensive uses allowed as a special use in Ag District.
Open Space Protection	<ul style="list-style-type: none"> • No specifics mentioned in plan. Provides park status, but lacks growth policies. 	<ul style="list-style-type: none"> • PUD requires minimum open space. • No specific note made.
Surface Water Quality	<ul style="list-style-type: none"> • No specifics mentioned in plan. 	<ul style="list-style-type: none"> • Site Plan Review requires environmental report including impact to surface water. • Site Plan Review includes provisions for drainage.
Groundwater Quality	<ul style="list-style-type: none"> • Soils mentioned as being fairly suitable for development. • Contaminated groundwater supplies mentioned, but no remedies provided. Result of contamination is a greater reliance on municipal water and sewer services. 	<ul style="list-style-type: none"> • Site Plan Review provides review of groundwater impact, including drainage reports and soil studies.
Sensitive Features Protection	<ul style="list-style-type: none"> • Comprehensive Plan lacks natural feature discussion and identification map. 	<ul style="list-style-type: none"> • PUD requires details of impact and preservation of major natural resources. • Site Plan Review provides for environmental review, including biological impacts.
General Evaluation	<ul style="list-style-type: none"> • Plan briefly describes resources. Little is mentioned 	<ul style="list-style-type: none"> • No mention of Open Space or Flood Plain Districts.

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NILES TOWNSHIP		
Objective	Master Plan (1987)	Zoning Ordinance (1993)
	about environmental protection methods. Plan discussions revolve around the ability to obtain municipal sewer and water to further various types of growth, but lacks discussions of the impact of growth.	<ul style="list-style-type: none"> No mention of requirements to meet Inland Lakes & Streams Act, which could include protection elements for the St. Joseph or Dowagiac Rivers.

PENN TOWNSHIP		
Objective	Master Plan	Zoning Ordinance (1983)
Farmland Preservation	Not Available	<ul style="list-style-type: none"> Two Ag Districts; Ag District with minimum 40 acre; Ag Residential District with minimum 2 acre lot. No other specific provisions, although ordinance mentions the objective of encouraging and preserving Ag District.
Open Space Protection		<ul style="list-style-type: none"> Ag Districts contain percentages for lot coverage. Residential buffers required between adjoining Districts. PUD is conditional use. No percentages shown for open space.
Surface Water Quality		<ul style="list-style-type: none"> No Lakefront setbacks mentioned. Ordinance notes requirements to meet Inland Lakes & Streams Act.
Groundwater Quality		<ul style="list-style-type: none"> No specific note made.
Sensitive Features Protection		<ul style="list-style-type: none"> Note regarding land extractions & subsequent rehabilitation. Required setback for water areas.
General Evaluation		<ul style="list-style-type: none"> No mention of Flood Plain District. Ordinance lacks certain site plan review standards and other basic standards that could aid in achieving objectives.

POKAGON TOWNSHIP

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Objective	Master Plan (1994)	Zoning Ordinance (1997)
Farmland Preservation	<ul style="list-style-type: none"> Ag uses separately mapped; "preservation of prime Ag lands" noted as a development policy as well as discouragement of splitting of prime Ag parcels; Land Use descriptions for Ag do not match Zoning Ordinance requirements 	<ul style="list-style-type: none"> Two Ag districts; minimum 40 acre and 2 acre lot.
Open Space Protection	<ul style="list-style-type: none"> Number of development policies related to open space, particularly for recreation, but preservation of natural features as well; Land Use description is provided for Open Space Preservation 	<ul style="list-style-type: none"> Ordinance contains a Flood Plain and Open Space District (no zoning map available). Limits use to Ag uses; residential as conditional (special) use. PUD is conditional (special) use. Minimum percentage open space required.
Surface Water Quality	<ul style="list-style-type: none"> The riparian areas of the Dowagiac River and its tributaries called out for Open Space Preservation; no particular note of surface water quality 	<ul style="list-style-type: none"> Ordinance contains a Flood Plain and Open Space District (no zoning map available). Limits use to Ag uses; residential as conditional (special) use. Ordinance notes requirement to meet Inland Lakes & Streams Act.
Groundwater Quality	<ul style="list-style-type: none"> Reference to safe and adequate water supply as a Plan Objective; but no particular note made of groundwater quality 	<ul style="list-style-type: none"> No specific note made.
Sensitive Features Protection	<ul style="list-style-type: none"> See Open Space Protection; Open Space - Recreation development policies note "extensive, critical natural features." No particular protection strategies are noted. 	<ul style="list-style-type: none"> Ordinance contains a Flood Plain and Open Space District (no zoning map available). Limits use to Ag uses; residential as conditional (special) use. Significant natural features must be shown on site plan, but no review standards apply.
General Evaluation	<ul style="list-style-type: none"> Plan has brief description of resources, but lacks specifics related to the value to the community, or measures for their protection. 	<ul style="list-style-type: none"> Strong agricultural emphasis. Ordinance lacks review standards that would permit consideration of natural features.

PORTER TOWNSHIP

Objective	Master Plan	Zoning Ordinance
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Farmland Preservation	<ul style="list-style-type: none"> • Growth Policies reflect specific and effective tools for maintaining and improving the quality and abundance of agricultural land. 	Not Available.
Open Space Protection	<ul style="list-style-type: none"> • Open Space promoted through several effective methods. 	
Surface Water Quality	<ul style="list-style-type: none"> • Growth Policies promote specific surface water quality protection methods. • Plan includes discussions relating to flood control, water quality and wildlife concerns. 	
Groundwater Quality	<ul style="list-style-type: none"> • Growth Policies promote protection of groundwater quality through evaluations, reviews, monitoring, and enforcement actions. 	
Sensitive Features Protection	<ul style="list-style-type: none"> • Growth Policies encourage preservation and improvement of Natural Resources/Features. 	
General Evaluation	<ul style="list-style-type: none"> • Plan provides specific discussion of lake shore, agricultural, recreational, flood plain, and conservation lands, including lakes and streams. • "Preliminary" Plan does not show break down of land in terms of soils and other natural features. 	

SILVER CREEK TOWNSHIP		
Objective	Master Plan	Zoning Ordinance (1976)
Farmland Preservation	Not Available	<ul style="list-style-type: none"> • Ag district in place, but generally the same as other residential districts.
Open Space Protection		<ul style="list-style-type: none"> • No specific note made.
Surface Water Quality		<ul style="list-style-type: none"> • No specific note made.
Groundwater Quality		<ul style="list-style-type: none"> • No specific note made.
Sensitive Features Protection		<ul style="list-style-type: none"> • No specific note made.

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SILVER CREEK TOWNSHIP		
Objective	Master Plan	Zoning Ordinance (1976)
General Evaluation		<ul style="list-style-type: none"> • The Ordinance provides the Zoning Administrator with an unusual degree of authority, such as determining setbacks on waterfront lots and approval of special uses. • The Ordinance lacked some basic requirements regarding special uses, site plan review, variance review standards, and others.

VOLINIA TOWNSHIP		
Objective	Master Plan	Zoning Ordinance (1997)
Farmland Preservation	Not Available	<ul style="list-style-type: none"> • Ag District with minimum 10 acre farm; conditional use permit allows a 4 acre Homestead Zone.
Open Space Protection		<ul style="list-style-type: none"> • No specific note made.
Surface Water Quality		<ul style="list-style-type: none"> • Special wetland, Lake Frontage and Dowagiac Creek Greenbelt Districts included to protect surface water quality. • Greenbelt district purpose is to limit development and agricultural impacts on the Dowagiac Creek. • Ordinance notes requirements to meet Inland Lakes & Streams Act.
Groundwater Quality		<ul style="list-style-type: none"> • No specific note made.
Sensitive Features Protection		<ul style="list-style-type: none"> • Ordinance provides a Special Buffer Zone section. • Site Plan Review provides natural features protection.
General Evaluation		<ul style="list-style-type: none"> • Ordinance lacks a PUD provision and Open Space requirements. • Site Plan Review Criteria should detail general drainage requirements and other environmental considerations. • Ordinance includes development goals section highlighting environmental protection, land use, Ag preservation & natural environmental features.

WAYNE TOWNSHIP

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Objective	Master Plan (1984/1993)	Zoning Ordinance (1996)
Farmland Preservation	<ul style="list-style-type: none"> • Development Plan encourages Ag preservation • Implementation strategy highlights a need for area to remain agricultural in nature. 	<ul style="list-style-type: none"> • Two Ag Districts; Prime Ag District with minimum 2 acre; General Ag District with minimum 1 acre lot.
Open Space Protection	<ul style="list-style-type: none"> • Development Plan encourages Open Space protection. • Discussion of preservation methods including P.A. 116. 	<ul style="list-style-type: none"> • Provides for an Open Space District that contains a Single Family Residential provision. • Residential buffers required between adjoining Districts.
Surface Water Quality	<ul style="list-style-type: none"> • No specific discussions relating to lake or stream protection. 	<ul style="list-style-type: none"> • Lake Residential District provided for in Ordinance. • Ordinance notes requirements to meet Inland Lakes & Streams Act. • Supplemental Provisions for Drainage provided.
Groundwater Quality	<ul style="list-style-type: none"> • Due to soils, large portion of Township has septic sewer limitations. 	<ul style="list-style-type: none"> • No specific note made.
Sensitive Features Protection	<ul style="list-style-type: none"> • Existing Land Use map includes locations for marshes. 	<ul style="list-style-type: none"> • Note regarding land extractions & subsequent rehabilitation. • Site Plan Review requirements include drainage, buffering.
General Evaluation	<ul style="list-style-type: none"> • More descriptive language, including better justifications could aid the development plan. • Although the projected growth rate is minimal, the township contains an abundance of natural features and sensitive environmental areas to protect and maintain. • No mention of woodlands or open space concerns. 	<ul style="list-style-type: none"> • No mention of PUD regulations.