

Hopkins Community **MASTER PLAN**

DRAFT 2024



Hopkins Community Master Plan

Allegan County, Michigan

HOPKINS TOWNSHIP BOARD

Supervisor: Mark Evans

Clerk: Stacey Timmer

Treasurer: Eric Alberda

Trustee: Chuck Wamhoff

Trustee: Bob Modreske

HOPKINS TOWNSHIP PLANNING COMMISSION

Chair: Mark Forbes

Co-Chair: Tadd Heft

Secretary: Jason Veenstra

Township Board Representative: Chuck Wamhoff

Board of Appeals Representative: Kirk Blaauw

Member: Andrew Veenstra

Member: Stephan Wamhoff

HOPKINS VILLAGE COUNCIL/PLANNING COMMISSION

President: Jonathon VanderWall

Trustee (Pro Tempore): Ben Williams

Trustee: Craig Osborn

Trustee: Dawn Buist

Trustee: Brad Sebright

Trustee: Sam Adams

Trustee: Phil Mullett

Clerk: Mike Alberda

Treasurer: Tabitha Kennedy

Prepared with the assistance of professional planners at

williams&works

CONTENTS

CHAPTER 1 INTRODUCTION	2
CHAPTER 2 COMMUNITY PROFILE	4
CHAPTER 3 NATURAL AND CULTURAL RESOURCES	16
CHAPTER 4 COMMUNITY FACILITIES	28
CHAPTER 5 EXISTING LAND USE	34
CHAPTER 6 GOALS AND OBJECTIVES.....	40
CHAPTER 7 FUTURE LAND USE	48
CHAPTER 8 IMPLEMENTATION	62
APPENDIX A: OPEN HOUSE RESULTS	
APPENDIX B: ADOPTION MATERIALS	



CHAPTER 1

INTRODUCTION

CH 1. Introduction

The Master Plan is a policy tool used by Township and Village officials to coordinate growth and development decisions and to serve as the legal basis for zoning and land use regulation. The policies presented for future land use have been assessed and discussed at length. The intent is that when implemented, the Plan will foster healthy and efficient development consistent with the goals and visions of the residents and landowners.

The task of planning for the future arrangement of residential areas and logical industrial commercial areas might seem on its face a simple exercise. In reality, planning must take into account a multitude of factors such as regional influences, existing land use patterns, transportation and accessibility factors, physical features and environmental limitations, utilities, population and economic trends, and importantly, the goals and visions of the residents themselves. One empirical example of how consideration of these factors and influences is important is the separation or transition of residential areas from more intense commercial and industrial districts that commonly occurs. If this were not done, not only would the aesthetic and property value of residential districts be decreased, but public health and safety could be jeopardized. A more direct example of the complex nature of land use planning in Hopkins Township and Village is the strong desire within the community for the preservation of important farmland resources and the maintenance of a predominately rural, agrarian community in the face of strong regional growth pressures.

With the construction and continued expansion of Gun Lake Casino in Wayland Township and the planned sewer line that will serve 12th Street between 130th and 135th Avenues, planning along the eastern edge of the Township will need to consider how these developments impact potential uses. Moreover, the primary factors that have drawn these proposals and plans to the area are a freeway system and commutable proximity to a major exploitable market area comprised of the two expanding metropolitan areas of Grand Rapids and Kalamazoo. These factors combined with the area's natural beauty creates an outlook for even more development pressure in the local region.

Given these changes, it is imperative that the Master Plan builds upon the groundwork laid in previous planning efforts for properly managing future growth. It is advantageous that this update to the Master Plan allows the Township and Village to once again bolster and refine development policies at a time when the Township and Village have not yet experienced explosive growth pressures and is therefore still able to implement effective proactive policies rather than reactive ones.

The Master Plan of Hopkins Township and Village, both as originally adopted, reviewed, and now updated is the result of data collection, analyses, field surveys, public meetings, and discussions by the Planning Commission, and of citizen input from workshops and formal public hearings. As part of the planning process, a number of topics were explored pertaining to local development, housing, economic development, farmland preservation, and other local issues. This effort has resulted in an updated set of goals and objectives, policies and recommendations, and maps, intended to guide future development in the Township and Village through the year 2035.

It is important to recognize that the Master Plan is general in scope and that the Future Land Use Map does not establish legally binding boundaries for future land use designations or the exact nature of future uses. Rather, the document and map are an organized approach to analyzing development issues and alternatives and proposing rational strategies to address these issues and achieve desired and justifiable outcomes. Just as the previous plan needed to be updated as a result of change occurring both locally and regionally, more change can be anticipated and with it the need for future revisions to the Plan. Keeping the Master Plan up-to-date through periodic, formal reviews and amendments are the best way to keep the plan meaningful and relevant.

It should be noted that the 2023 Hopkins Community Master Plan builds on the work completed to adopt the 1996 Village of Hopkins Master Plan, 2007 Hopkins Township Master Plan, and 2016 Hopkins Township Master Plan. In an effort to work together for a shared future, the Township and Village of Hopkins determined that creating a community-wide master plan update incorporating both communities was in the best interest of each.



CHAPTER 2

COMMUNITY PROFILE

CH 2. Community Profile

Demographic factors are important for understanding community growth, development, and impacts on land uses. This chapter of the Plan provides information about the population, housing, social, and employment characteristics of Hopkins Township and Village. Understanding these conditions provides both valuable insight into potential future conditions as well as a basis for projecting future needs in housing and land development.

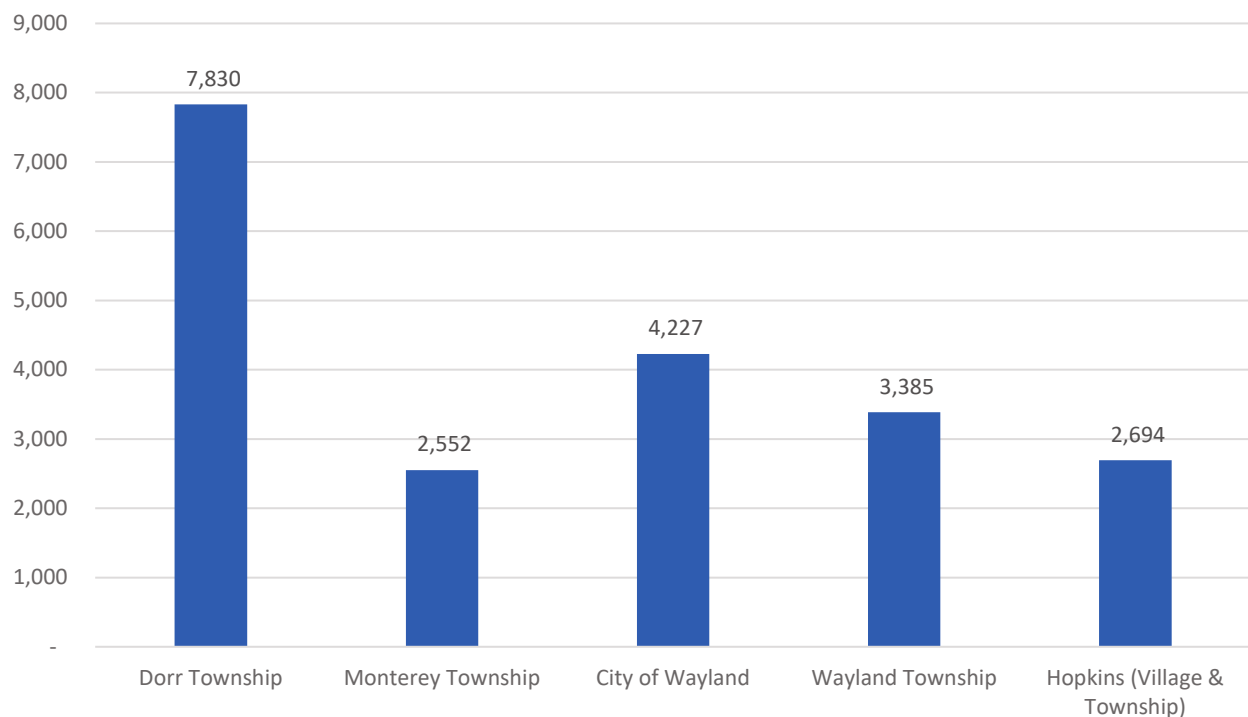
Hopkins Township and the Village of Hopkins are closely integrated as a community since the Village is surrounded by the Township. The Census Bureau tabulates village populations such that they are included in the townships in which they are located. Therefore, the Census population count for a village is included in the township total. For this Master Plan, Village totals can be assumed to be incorporated in Township totals, unless specifically stated otherwise.

This chapter uses data from the United States Census Bureau and the American Community Survey (ACS). The ACS is an ongoing survey conducted by the Census Bureau that provides vital information yearly about the United States and its people. While the ACS results are offered on a yearly basis, the surveys are sent to a sample population rather than every person in the United States as provided by the Census. Because the ACS is not sent to every individual in the United States, it is not a perfect dataset. However, the ACS provides current information to communities to inform programming, economic development, emergency management, and local issues and conditions.

POPULATION TRENDS

According to the 2020 U.S. Census, the population in Hopkins Township was reported to be 2,145 people up from 2,020 in 2010, an increase of 6.2%. As shown in Figure 2.2 below, the Township has been experiencing a slow increase in population since 1970 except for a minor decline in 2010.

Figure 2.1: Regional Population



Source: U.S. Census Bureau

The population in the Village of Hopkins was reported to be 615 according to the 2020 U.S Census. Similar to the Township, the Village population has been stable and slowly increasing over the past few decades. The Village population increased by 0.8% since 2010.

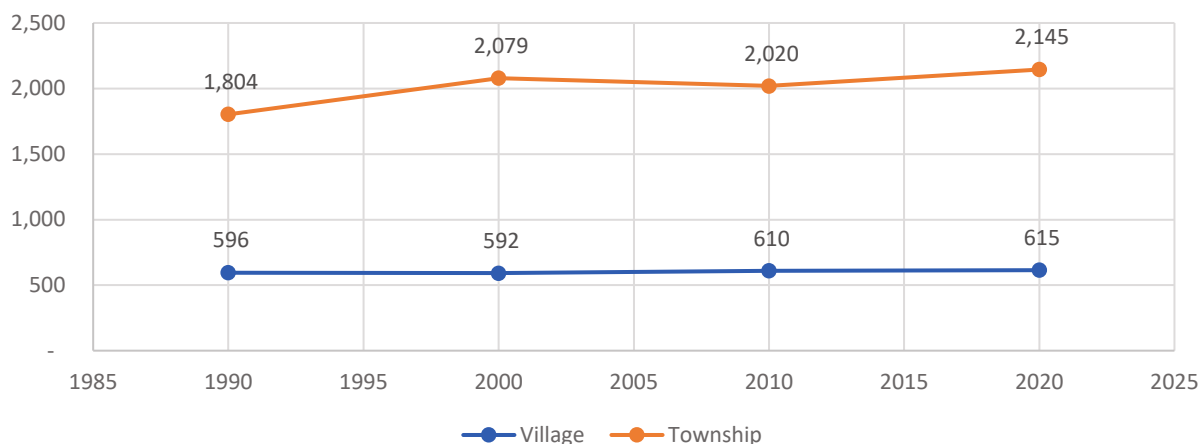
Table 2.1: Hopkins Township Population Change

Decade	Township Population	Change	% Change
1990	1,804		
2000	2,079	275	15.2%
2010	2,020	-59	-2.8%
2020	2,145	125	6.2%

Table 2.2: Village of Hopkins Population Change

Decade	Village Population	Change	% Change
1990	596		
2000	592	-4	-0.7%
2010	610	18	3.0%
2020	615	5	0.8%

Figure 2.2: Hopkins Township and Village Population Trend



RACIAL COMPOSITION

The racial composition of rural communities tends to reflect a homogenous population and this is also the case with Hopkins Township and the Village of Hopkins. Nearly 91% of the population is white as shown in Table 2.3. Other races represent approximately 9% of the population and people of two or more races make up the majority of the population that is not white. The remaining population is represented by some other race (1.6%), American Indian and Alaskan Native (1.2%), Black or African American (0.5%), and Asian (0.1%).

Table 2.3: Racial Composition

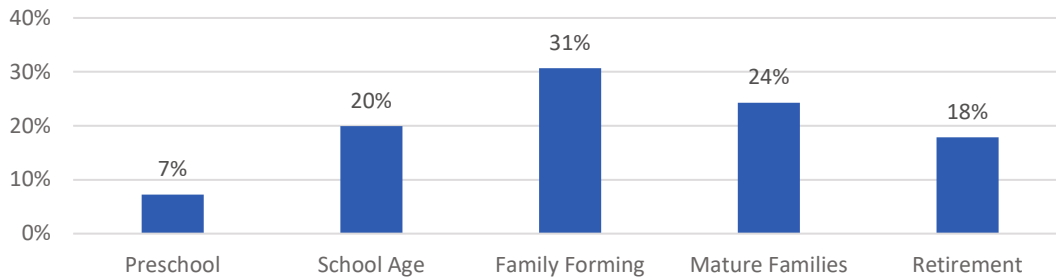
Race	Township	Village	Total Percent
White	1,958	556	91.1%
Two or more races	117	35	5.5%
Some other race	34	9	1.6%
American Indian and Alaska Native	23	11	1.2%
Black or African American	11	4	0.5%
Asian	2	0	0.1%

Source: 2020 U.S. Census Bureau

AGE

The median age of the Township and the Village population was estimated to be 37.6 years, down from 38.8 years in 2010. The Township's population is distributed very evenly in a classic pyramidal shape as illustrated in Figure 2.3. Family forming age groups represent the greatest number of people in the Township followed by mature families and school-age children. The retirement age group makes up about 18% of the Township population. For reference, the Age Groups are as follows: Preschool (under 4), School Age (5 to 19), Family Forming (20-44), Mature Families (45 to 64), and Retirement (65+).

Figure 2.3: Age Group Comparison, Hopkins Township and Village



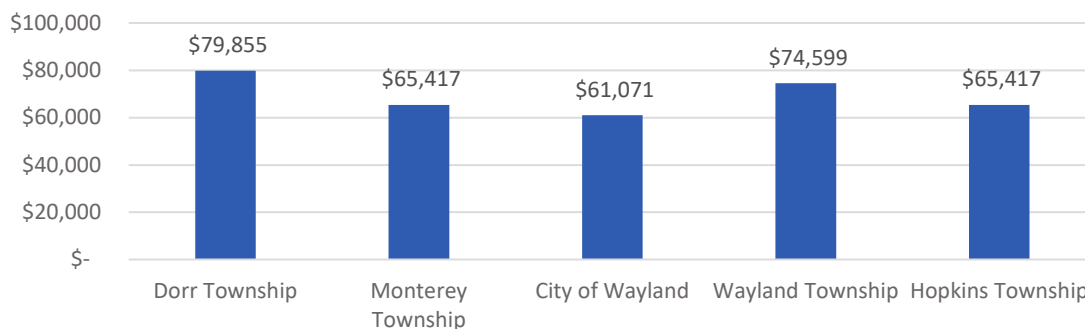
Source: 2020 U.S. Census Bureau, American Community Survey 5-Year Estimates (Includes Village)

The Family Forming age group is a particularly important indicator for future development. This group represents a demand for single-family housing, schools, and recreational facilities, and their large numbers foretell increases in the preschool and school age group. Comparatively, the retirement age group saw a 63% increase since 2010 which can be an indicator of increased demand for senior living opportunities as well as continued demands for recreational facilities that serve both younger and older populations.

INCOME

Median household income is traditionally used to measure the economic strength of an area. It is also a helpful indicator to identify disparities between communities. Income can also have land use implications since people with high incomes often invest more in their homes and therefore expect more from the local government. Figure 2.4 compares the 2020 median household income in Hopkins Township with some of its neighbors. The median household income in the Township was \$71,226 which is significantly higher compared to the county average median income of \$65,071 and the state average of \$59,234.

Figure 2.4: Median Income Comparison



Source: 2020 U.S. Census Bureau, American Community Survey 5-Year Estimates (Includes Village)

The median income in Hopkins Township is similar to that of the surrounding communities in Allegan County, as shown in the figure above. The percentage of people living below the poverty level was 7.9% which is 0.8% lower than the 2010 poverty level in Hopkins Township. The poverty level in the Township is considerably lower than that for Allegan County (9.6%) and the state of Michigan (13.1%).

HOUSING

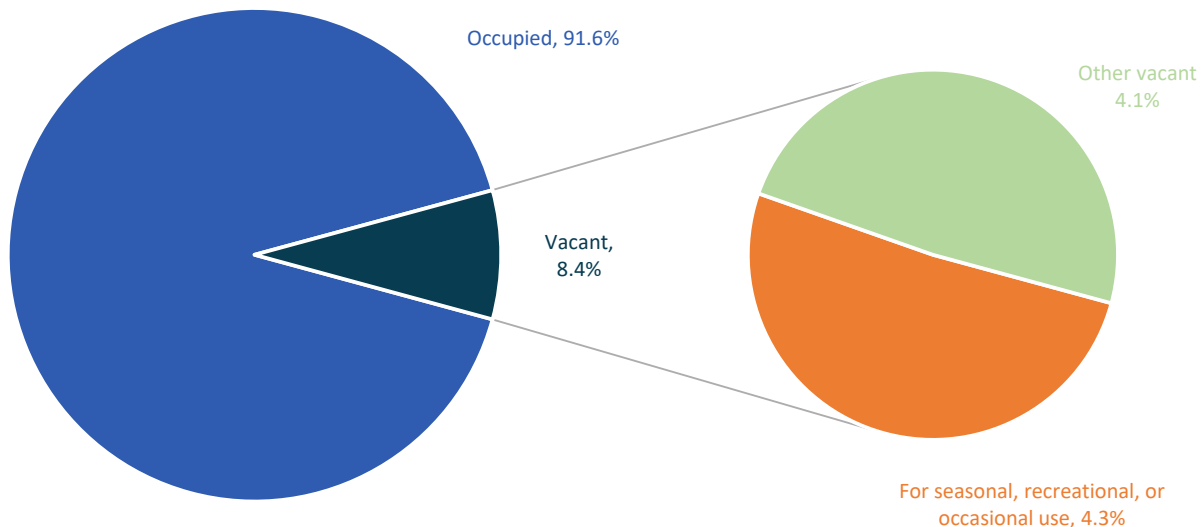
The Township of Hopkins combined with the Village is essentially a bedroom community. As is the case with most such communities, single-family homes comprise the largest single type of dwelling unit (90.7%). The large majority of these (87.6%) are owner-occupied. A high percentage of owner-occupied units is generally perceived as a healthy characteristic that is reflected by stability in the community and relatively higher housing standards.

About 352 housing units were estimated to be built in 1939 or earlier in Hopkins (Township and Village) and about 23% of the units were built from 1980 to 1999, only 3.8% of the housing units were built in 2010 or later. Since 2012, an estimated total of 56 new housing units (15 mobile home units) were developed in the Township and two new housing units were built in the Village.

One measure of the health of a community is the ratio of renter-occupied homes to owner-occupied homes. Many growing communities try to maintain a 3:1 or better ratio of owner-occupied to rental housing within the market. Hopkins' ratio of 7 to 1 is above that range but is quite reflective of most rural Townships and Villages of this size.

According to the 2020 ACS 5-year estimates, there were a total of 247 housing units in the Village of Hopkins and 772 housing units in Hopkins Township. Of the total housing units in the Village and the Township, 92% were reported to be occupied and 8% of the units were classified as rental units. The Village has an occupancy rate of 94% and a vacancy rate of 6%.

Figure 2.5: Occupancy Characteristics



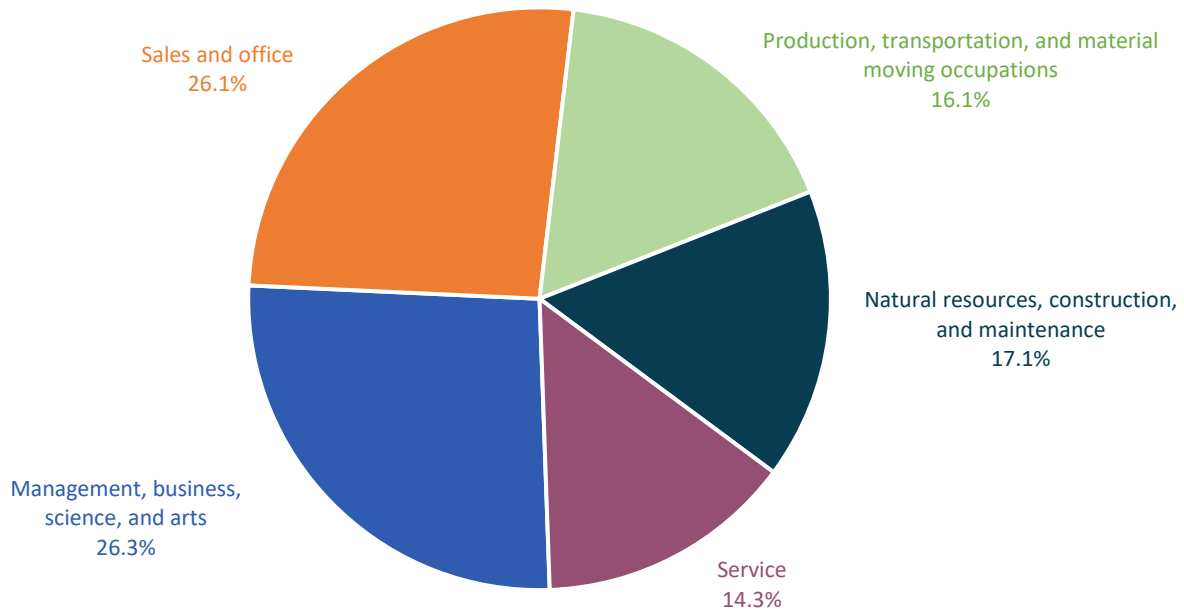
Source: 2020 U.S. Census Bureau, American Community Survey 5-Year Estimates (Includes Village)

Owner Occupied housing value in Hopkins is largely in the \$100,000 to \$299,999 category with a median home value of \$177,000. Mobile homes make up about 7% of the total housing stock in the Village and the Township.

EMPLOYMENT

According to the 2020 ACS estimates, there were 1,375 persons aged 16 years and over representing the local labor force. Of these, 1,375 persons, or 61.5% were employed. The 2020 ACS estimated that the average travel time to work for people living in the Township was 28.3 minutes. A majority of the people in the Township and the Village drove to work, about 5% used public transportation and another 5% reported working from home. This supports the conclusion that Hopkins continues to be a bedroom community with the majority of its residents working in other communities.

Figure 2.6: Employment by Occupation



Source: 2020 U.S. Census Bureau, American Community Survey 5-Year Estimates (Includes Village)

As shown in Figure 2.6, a little more than a quarter of the labor force at Hopkins works in the Management, business, science, and arts occupations followed by Sales and office. Manufacturing and educational services, and health care and social assistance industries employed the largest number of people in Hopkins Township and Village of Hopkins. The information industry had the least number of employees of all industries in Hopkins.

Table 2.4: Employment by Industry

Industry	2020	Percent	2010	Change	Percent Change
Agriculture, forestry, fishing and hunting, and mining	75	5.8%	100	-25	-25%
Construction	134	10.3%	108	26	24%
Manufacturing	202	15.5%	315	-113	-36%
Wholesale trade	113	8.7%	71	42	59%
Retail trade	114	8.8%	144	-30	-21%
Transportation and warehousing, and utilities	75	5.8%	65	10	15%
Information	4	0.3%	14	-10	-71%
Finance and insurance, and real estate and rental and leasing	45	3.5%	28	17	61%
Professional, scientific, and management, and administrative and waste management services	97	7.5%	57	40	70%
Educational services, and health care and social assistance	200	15.4%	148	52	35%
Arts, entertainment, and recreation, and accommodation and food services	132	10.1%	90	42	47%
Other services, except public administration	78	6.0%	38	40	105%
Public administration	32	2.5%	14	18	129%

Source: 2020 U.S. Census Bureau, American Community Survey 5-Year Estimates (Includes Village)

As shown in Table 2.4, all industries experienced growth except, agriculture, manufacturing, retail trade, and information. Public administration and other services except public administration experienced the largest increase since 2010 and the information industry saw the largest decline in employment.

Relative to the County and State, employment in the Township tends to fall more heavily in the sales and office and production categories than the other groupings. These occupations can be characterized by lower wages than the professional/administrative careers, but higher than some service categories.

POPULATION PROJECTIONS

Population trends refer to the historical direction a community has followed with respect to its population counts while population projections refer to the direction a community is anticipated to follow in future years. The Hopkins community has followed a steadily increasing population trend over the past few decades. Statistical averaging techniques have been employed to project the Township and Village’s population growth to the year 2050. The approaches are intended to provide a general sense of growth in the future. The following generalizations are limited in scope and are based on past trends documented by the United States Census Bureau and Township data.

The projections have implications regarding land use, the demand for various public services, and capital improvements. The projections provide a better understanding of the future position of the community in terms of growth and future population. The following describes the projection techniques.

The **Arithmetic Method** is similar to the growth rate method in that population projections are based on growth that occurred in preceding decades. This method, however, bases population growth on the overall average increase/decrease in the number of persons per year, rather than the growth rate. The following projections are based on the average net increase of 3.14 people between 1980 and 2020 in Hopkins Township and 0.21 people in the Village of Hopkins, based on U.S. Census figures.

Table 2.5: Arithmetic Method Projection, Hopkins Township

Average Annual Change (1980-2020)	Current Population 2020	Population Projections		
		2030	2040	2050
3.14	2,145	2,176	2,208	2,239

Table 2.6: Arithmetic Method Projection, Village of Hopkins

Average Annual Change (1980-2020)	Current Population 2020	Population Projections		
		2030	2040	2050
3.14	2,145	2,176	2,208	2,239

The **Growth Rate Method** projects future population growth or decline based on the rate of growth of the Township in the past. Using the growth rate method, the following assumes that the growth in the future will occur at the same average rate that has occurred annually since 1980. The Township experienced an average annual growth of 0.18% over this period and the Village experienced an average annual growth of 0.04%. The projections are estimated in Tables 2.5 & 2.6.

Table 2.7: Growth Rate Method Projection, Hopkins Township

Average Annual Change (1980-2020)	Current Population 2020	Population Projections		
		2030	2040	2050
0.18%	2,145	2,185	2,226	2,267

Table 2.8: Growth Rate Method Projection, Village of Hopkins

Average Annual Change (1980-2020)	Current Population 2020	Population Projections		
		2030	2040	2050
0.04%	615	616	617	618

The Building Permit Method projects the Township’s population from the average number of residential building permits issued annually, assuming the Township’s population will continue to correspond to the number of building permits issued between 2010-2020 and that the average household size will be similar as it was during the 2020 U.S. Census. The average number of persons per household in the Township was reported to be 2.89 people and 3.53 people for the Village, according to the 2020 American Community Survey (ACS) 5-Year Estimates. Between 2010 and 2020 the Township received an average of 5.6 permits for new residential dwellings annually and the Village received an average of 0.2 permits annually. Tables 9 and 10 project the population to 2050.

Table 2. 9: Building Permit Method Projection, Hopkins Township

Avg # of Permits Per Year (2012-2020)	Avg. Persons Per Household	Current Population	Population Projections		
		2020	2030	2040	2050
5.6	2.89	2,145	2,223	2,469	2,631

Table 2.10: Building Permit Method Projection, Village of Hopkins

Avg # of Permits Per Year (2012-2020)	Avg. Persons Per Household	Current Population	Population Projections		
		2020	2030	2040	2050
0.2	3.53	615	622	629	636

Averaging the three population projection methods above provide a more comprehensive view of the future population. Tables 11 and 12 provide a summary of the preceding information, including the average of all three methods. It is estimated that the Township and Village population will continue to grow at a stable rate in the future.

Table 2.11: Population Projections Average, Hopkins Township

Projection Method	2020	2030	2040	2050
Arithmetic Method	2,145	2,176	2,208	2,239
Growth Rate	2,145	2,185	2,226	2,267
Building Permit	2,145	2,307	2,469	2,631
Average	2,145	2,223	2,301	2,379

Table 2.12: Population Projections Average, Village of Hopkins

Projection Method	2020	2030	2040	2050
Arithmetic Method	2,145	2,176	2,208	2,239
Growth Rate	2,145	2,185	2,226	2,267
Building Permit	2,145	2,307	2,469	2,631
Average	2,145	2,223	2,301	2,379



PROJECTION SUMMARY

The projections presented on the previous pages assume that the Township, Village, and nearby units of government will continue to direct growth in the same essential patterns exhibited in the past. However, in a community such as Hopkins, which is located in commuting proximity to urban areas, the growth of housing and population will be strongly impacted by trends experienced within the larger geographic region. For Hopkins, this involves consideration of the growth characteristics of Northeast Allegan County, the Grand Rapids and Kalamazoo Metropolitan areas, and West Michigan. Major determinants of future population and housing growth in Hopkins will include the following:

- The availability of public utilities.
- The economic health of the Grand Rapids and Kalamazoo metropolitan areas.
- The effectiveness of growth management attempts in Hopkins and adjacent Townships and the quantity of housing development accommodated.
- Future gasoline/energy prices and their effect on people’s willingness to commute to work. The quality of roads, congestion and the travel time to and from the area will also affect people’s willingness to commute.
- The quality of life in terms of the availability and quality of local support services required for development. These include police and fire protection, streets and sidewalks, parks, schools and shopping opportunities.
- The availability of jobs locally and within commuting distance.

DEVELOPMENT IMPLICATIONS

The preceding chapter of the Master Plan has described the socioeconomic and demographic conditions in the Hopkins community. This section draws from the data the key issues or concerns that the Plan must address. The following are implications based on the data presented throughout the Community Profile:

1. Ongoing growth trends in the southern suburbs of Grand Rapids suggest that substantial long-term expansion in Hopkins may be unavoidable. Nevertheless, regional market dynamics provide a rationale for the Township and Village to collaborate with adjacent communities, such as Dorr and Wayland Township, and the City of Wayland. This collaboration aims to synchronize growth efforts, preventing leapfrog development and mitigating the risk of speculative over-development along the US-131 corridor.
2. Developing solutions to balance the need and desire to preserve farmland and the rural character of the community, while not squelching private property rights and desirable economic development is very important in the planning process. Options such as the Purchase of Development Rights (PDR) and other farmland preservation techniques must be considered as methods in which to preserve farmland. In cooperation with Allegan County's farmland preservation initiatives, the community may continue to implement one or both of these methods in the community.
3. The Village of Hopkins is a community identifier, and policies should be developed to protect and maintain its identity and significance as a community center and economic focal point.
4. The defining features of the Township lie in its expansive farmland and distinctive rural character. As the aspiration to reside in rural communities while working in nearby cities has surged, the Township faces increasing spatial constraints, leading to the conversion of more farmland into residential neighborhoods.
5. By mandating higher-density residential development in strategic zones across the community, areas already marked by concentrated residential and commercial development and where future utility extensions are most feasible, Hopkins can safeguard farmland and open spaces in other parts of the Township. This approach addresses the regional housing demand while emphasizing the preservation of agricultural land. Achieving this goal necessitates collaborative inter-governmental planning and coordinated efforts in expanding utilities.
6. The Township is likely to face increasing pressure to permit more densely populated residential developments. Scattered dense development throughout the Township, if unregulated, risks compromising farmland, rural character, and surface water quality. Implementing mechanisms like cluster development, conservation subdivisions, and open space preservation regulations can effectively preserve open areas, with a specific focus on farmland preservation. These growth management tools are constructive and merit consideration for adoption in Hopkins Township. Coupled with the establishment of a designated "Farmland Preservation Zone," encouraging options such as PDR, and incorporating overlay regulations to protect stream corridors, Hopkins Township can effectively steward its rural resources.

This page is intentionally left blank.

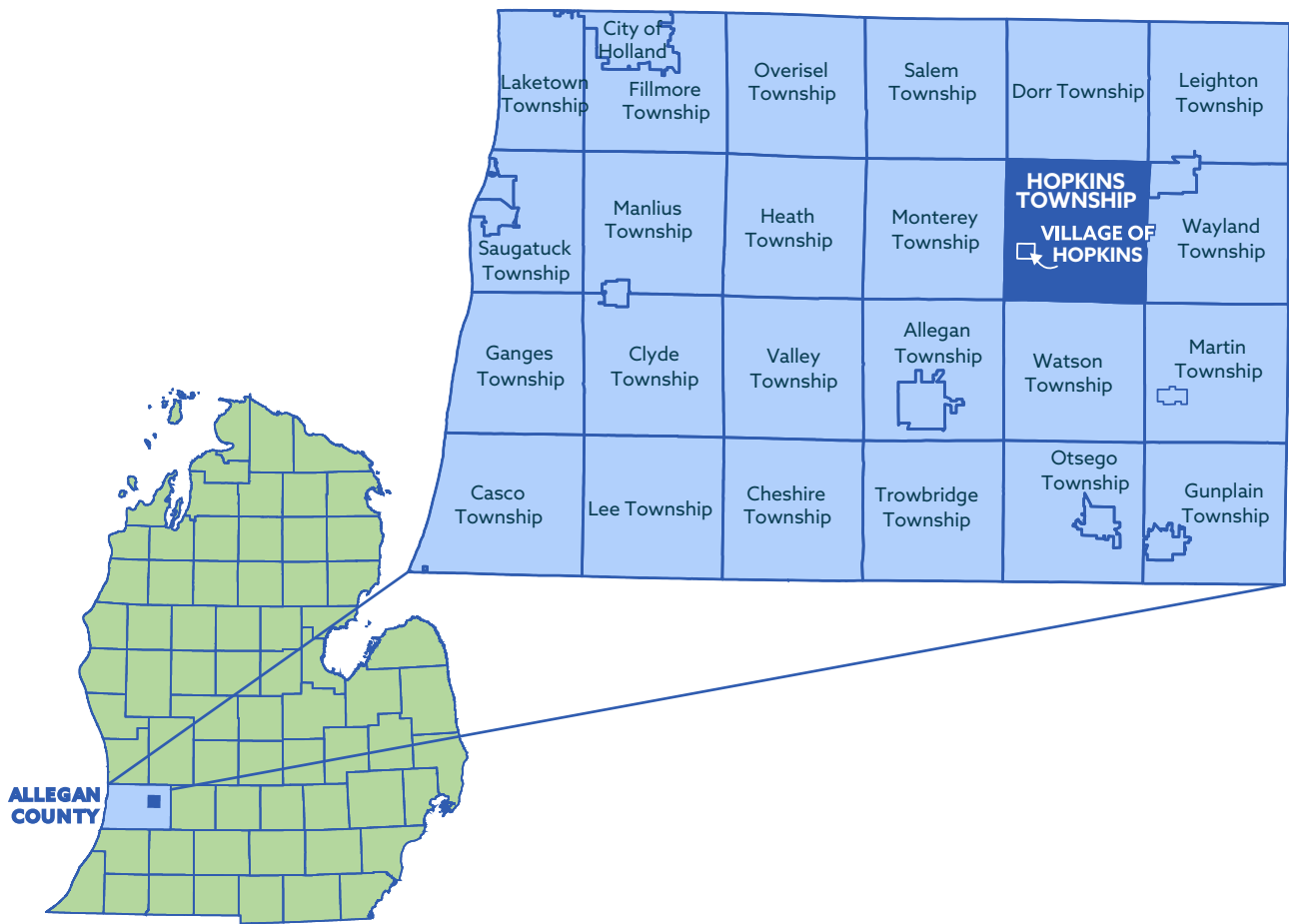


CHAPTER 3

**NATURAL AND
CULTURAL
RESOURCES**

CH 3. Natural and Cultural Resources

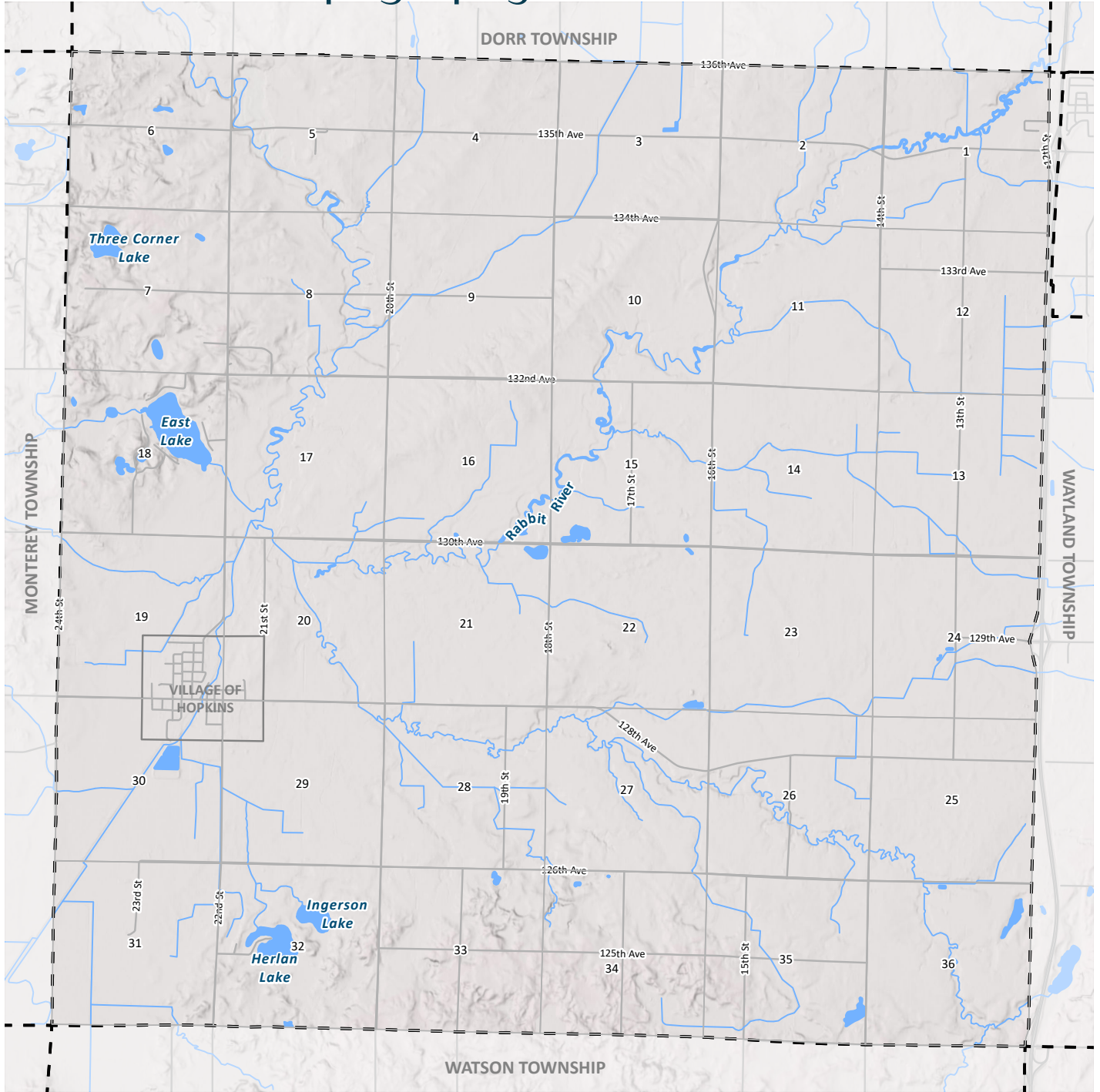
The physical environment provides both opportunities and constraints for land use and can have a profound effect on land development cost and feasibility. While a wetland or heavy soils can hinder construction, the presence of mature forests or a lake can enhance a development project. The natural environment also contains valuable resources such as potable groundwater supplies and prime agricultural lands, which need to be protected. The following discussion highlights significant aspects of the local natural environment.



LOCATION AND GENERAL CHARACTER

Hopkins Township and Village are located in northeastern Allegheny County and consist of 36 square miles of land area (Map 3-1). The Township bounded on the north by Dorr Township, on the east by Wayland Township, on the west by Monterey, and south by Watson Township. All lie within Allegheny County. The Village of Hopkins lies in the west-central portion of the Township. The City of Wayland, a community of approximately 4,000 persons abuts the Township along its extreme northeastern limits and the City of Allegheny, which is the county seat, is located 15 vehicle miles to the southwest.

MAP 3-2: Topography



Data Sources: MI GIS Open Data Portal, USGS



Hopkins Township remains a predominately agricultural community, although the Village of Hopkins (portions of sections 19, 20, 29, and 30) and pockets of small-scale residential development are located near East Lake, Herlan Lake, and the hamlets of Hilliards (Section 4) and Hopkinsburg (Section 26 & 27).

At the regional level, Hopkins Township is 21 miles due south of downtown Grand Rapids and 20 miles north of Kalamazoo. The shoreline of Lake Michigan is located approximately 22 miles west of the Township. The Township and Village is well served by major freeways in the area including US-131, which runs north and south along the east border of the Township. The Paul Henry Expressway (M-6) intersects with U.S. 131 less than 10 miles north. It allows easy access to I-96, which runs east to west across the state, and Interstate 196, which allows access south along the Lake Michigan shoreline to the Chicago area.

CLIMATE

Because of the Township and Village's proximity to Lake Michigan, the climate of the community and surrounding region is relatively cool and humid. Extremes in seasonal temperatures tend to be modified making winters comparatively shorter and warmer and the growing season longer than areas further inland. The average minimum daily temperature in January is 16°F, and the average maximum daily temperature in July is 84°F. The community receives an average of 36 inches of rain each year.

TOPOGRAPHY AND SURFACE MORPHOLOGY

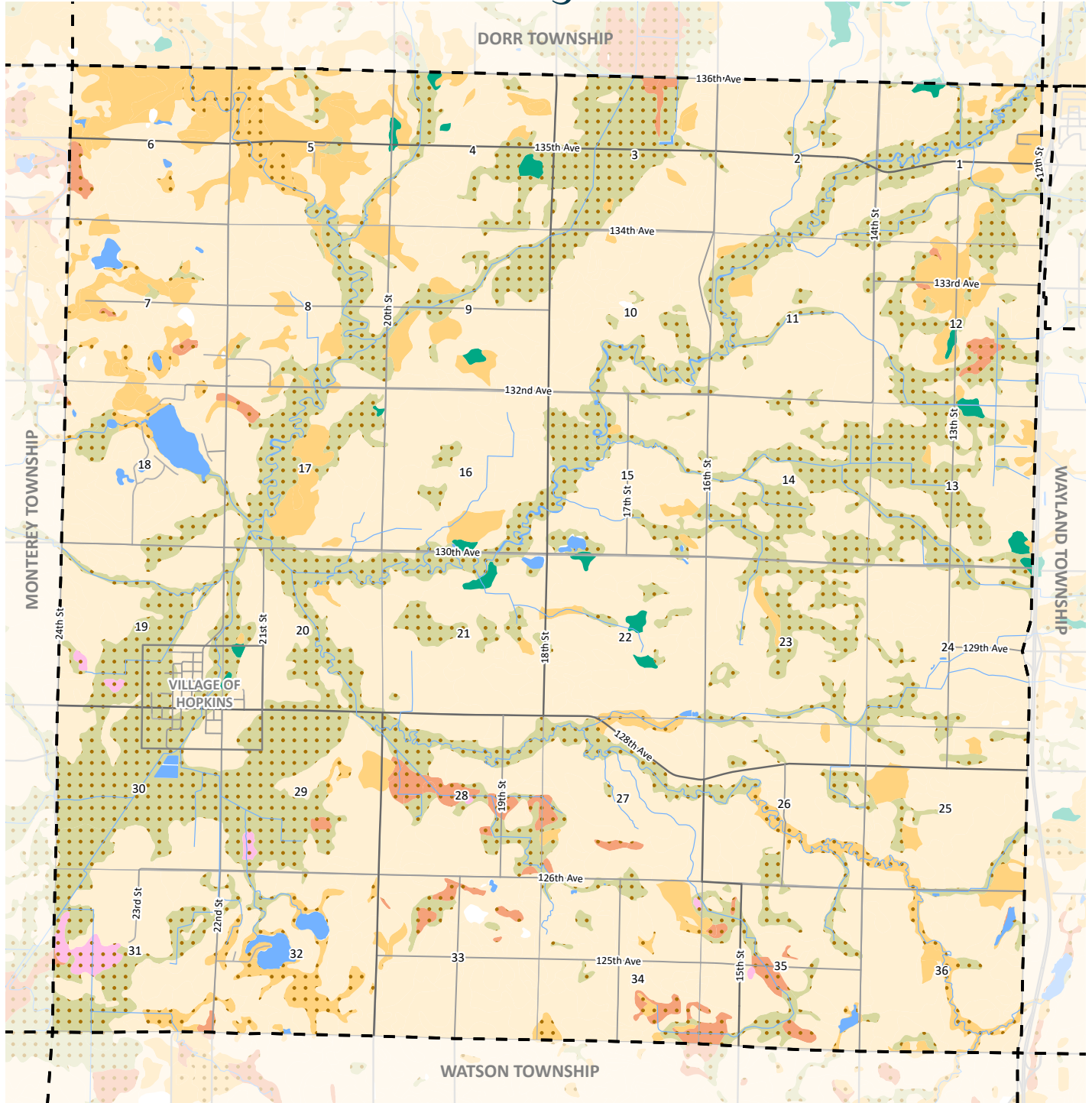
The land surface within Hopkins Township and Village varies from nearly level to hilly (Map 3-2). The greatest variations in terrain exist in the northwest corner and south-central portions of the Township. Elevations vary from a low point of 680 feet along the Rabbit River in Section 6 to highs of just over 900 feet above sea level in the extremely rolling south-central region. Local landforms can be attributed to the action of various ice sheets over the area during past glacial periods. The nearly level areas in the east and east central are composed of fine textured glacial till formed as ground moraines or as a till plane by the receding glacier. The south-central Hopkins Hills area is an end moraine of coarse texture caused by a still stand of an ice sheet. The hills in the northwest are a similar end moraine but the texture of the till material is finer sand and gravel. The largest glacial feature is a glacial outwash or alluvial plain that runs diagonally from the north, broadening in the southwest. The alluvial plain is now bisected and incised by stream action. It consists of stratified sand and gravel.

SOILS

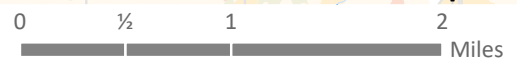
Soil type has ramifications for engineering and construction activities, natural hazards such as landslides, agricultural productivity, the distribution of native plant and animal life, and hydrologic and other physical processes. The soils in Hopkins Township range from excessively well-drained, sandy, and loamy materials in the hilly moraines of the northwest and south to nearly level poorly drained sands, loams, and organic soils in the central regions. Because residents rely on septic fields for the disposal of wastewater, the location of various soil types is an important consideration in future development plans for the Township. Map 3-3 shows the location of six soil orders in the Township and the Village.

- Alfisols are moderately leached soils that have a relatively high native fertility. Alfisols with a dominant suborder Udalf, are most commonly found in Michigan. Udalfs form a belt extending through Wisconsin, Michigan, Indiana, and Ohio. The combination of a generally favorable climate and high native fertility allows alfisols to be productive soils for agricultural uses. A majority of the Township soil can be classified as Alfisols as shown on the Map.

MAP 3-3: Soil Taxonomy



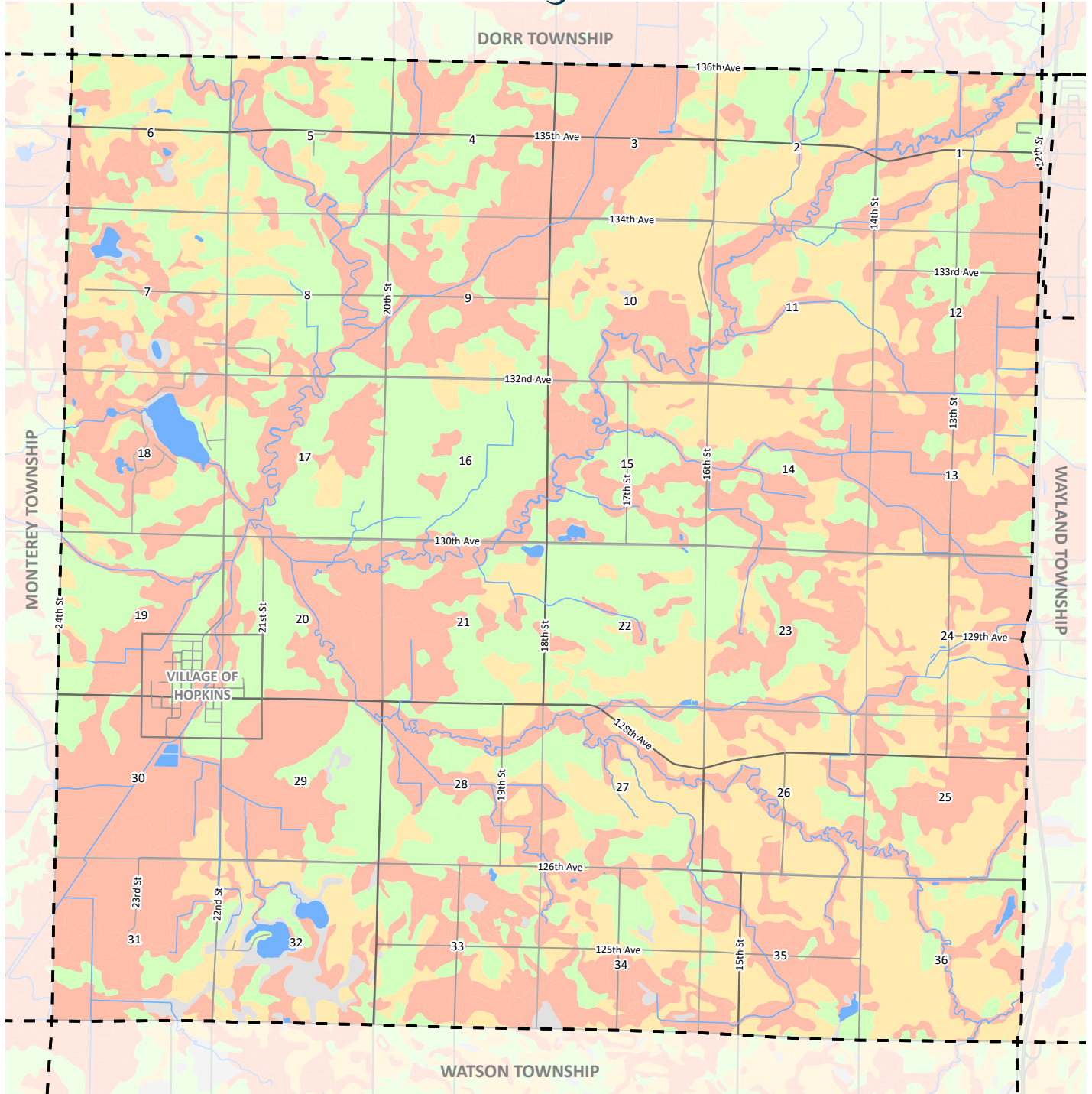
Data Sources: MI GIS Open Data Portal, Soil Survey Geographic Database



- | | |
|--|--|
| Alfisols | Mollisols |
| Entisols | Spodosols |
| Histosols | Poorly drained soils |
| Inceptisols | No Data |



MAP 3-4: Soil Suitability



Data Sources: MI GIS Open Data Portal, Soil Survey Geographic Database



Development Suitability

- Not limited
- Somewhat limited
- Very limited
- Not rated



- Entisols are characterized by great diversity in environmental settings and land use. These types of soils include soils in unstable environments, such as floodplains, dunes, or those found on steep slopes. The productivity level of Entisols varies largely from high productivity in floodplains, and low productivity when found on steep slopes or sandy areas. Entisols are more prevalent in the northwestern corner of the township and clusters can be seen scattered along the southern boundary of the Township.
- Histosols form in settings such as wetlands where restricted drainage inhibits the decomposition of plant and animal remains. They are often referred to as peats and mucks and have physical properties that restrict their use for engineering purposes. Histosols are soils that are composed mainly of organic materials. Histosols can be seen in small clusters in the central southern half of the township. As shown on the Map, poorly drained soils can be seen overlapping areas where Histosols are present.
- Mollisols are largely distributed in the northwestern part of the Township. They are characterized by a thick, fertile horizon. Aquolls are a type of Mollisol with a water table at or near the surface for much of the year. This soil type is among the most important and productive agricultural soils in the world. Mollisols can be seen scattered throughout the Township and make up most of the soils in the Village of Hopkins. As shown in the Map, poorly drained soils can be seen overlapping areas where Mollisols are present.
- Spodosols are acid soils characterized by a subsurface accumulation of humus that is complexed with aluminum and iron. These soils typically form in the coarse-textured parent material and are naturally infertile. These soils require additions of lime to be productive agriculturally. Spodosols can be found in small clusters in the central part of the Township.
- Inceptisols are soils that exhibit minimal horizon development. A sizeable percentage of Inceptisols are found in mountainous areas and are used for forestry, recreation, and watershed. Inceptisols can only be found in very small clusters in the southwestern corner of the Township.

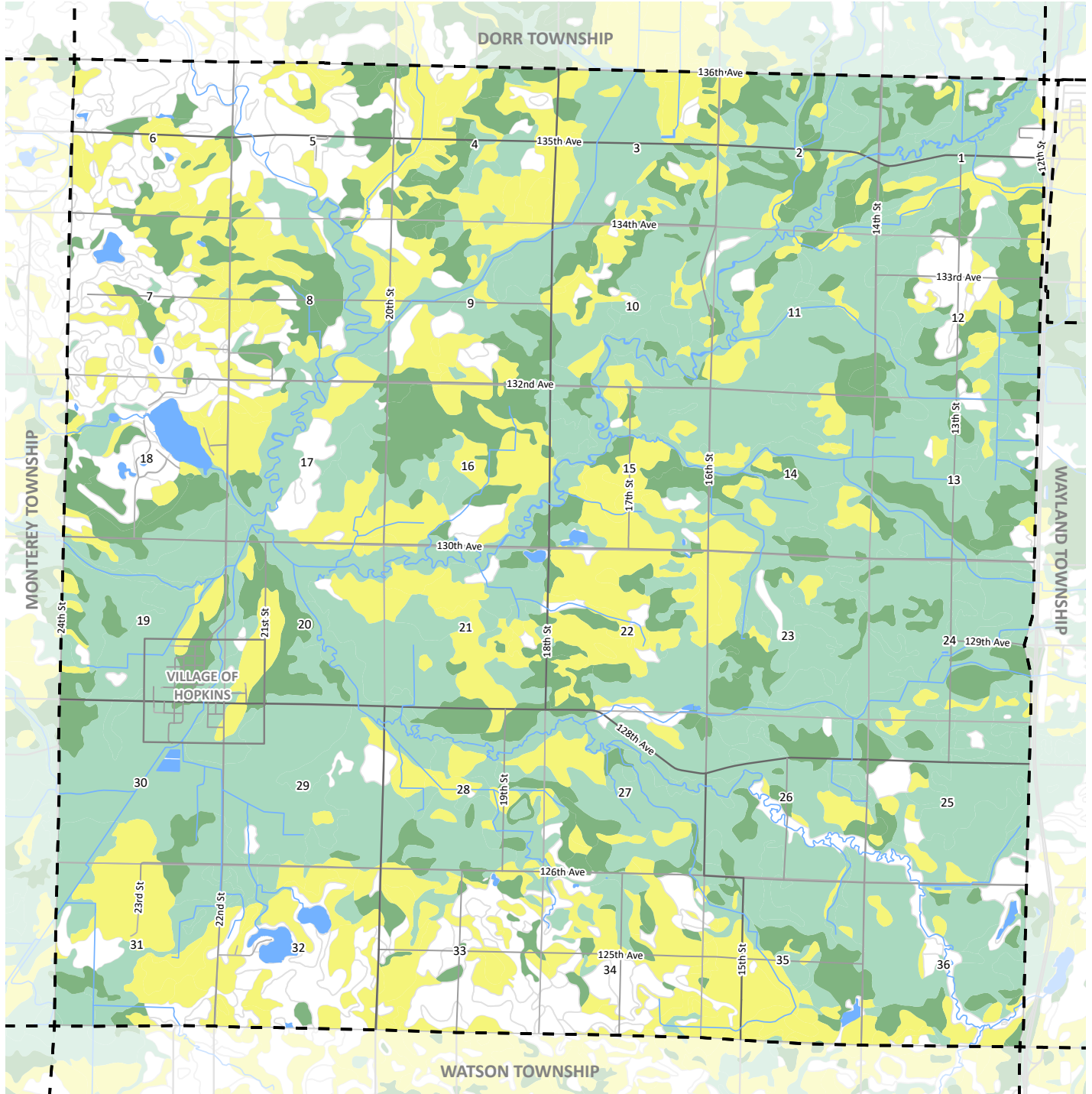
The Soil Suitability Map (Map 3-4) shows the location of soils within the Township and rates surface soils as to their suitability for supporting buildings (development) and septic systems. The Map is based on information contained in the Soil Survey Geographic Database created by the Natural Resources Conservation Service. Map 3-4 takes into consideration soil percolation rates, wetness, filter qualities, shrink-swell properties, and slope. As can be seen from the Map, the vast majority of the Township has soils that are poorly rated in both categories and have severe limitations in terms of septic tank suitability.

As a general rule, soils, which have unsuitable characteristics for buildings or septic fields, may still be useful with on-site modifications. Map 3-4 is, therefore, not a substitute for on-site investigation or detailed engineering studies. The Map does generally define those areas where intensive development can lead to environmental and health hazards. The implications are that very little intensive development can occur without significant site modification in the building development phase and that significant development activity cannot be supported without improved public or private wastewater treatment systems. The Map is therefore useful for defining areas of the Township where, from an environmental sustainability standpoint, intensive residential, commercial, and industrial development should be avoided.

Map 3-5 shows the location of prime agricultural lands within the Township and Village as determined by the U.S. Department of Agriculture. Such lands are naturally endowed with the soil quality, growing season, and moisture content necessary to sustain high crop yields under average farming practices. As illustrated by the Map, the majority of local prime agriculture lands are generally evenly distributed across the Township.

In Hopkins, the existence of extensive areas of important farmland and the environmental limitations that soils present for development are two very important factors in the development of the Future Land Use Plan for the Township.

MAP 3-5: Farmland Class



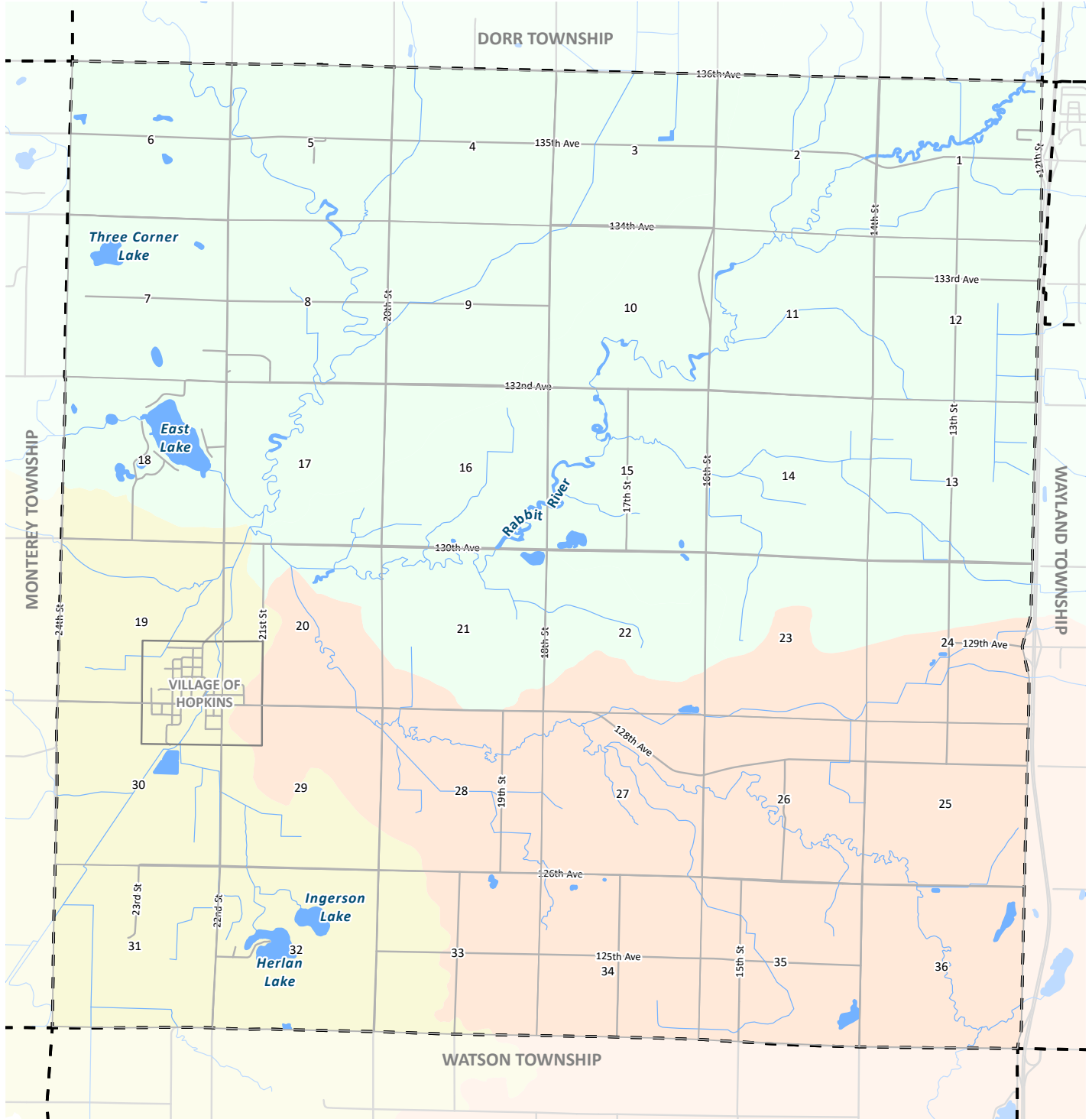
Data Sources: MI GIS Open Data Portal, Soil Survey Geographic Database



- All areas are prime farmland
- Farmland of local importance
- Prime farmland if drained
- Not prime farmland










MAP 3-6: Water Features



Data Sources: MI GIS Open Data Portal

0 1/2 1 2

- | | |
|---|--|
|  Jurisdiction Boundaries | Watershed Subbasins |
|  Village Boundary |  Bear Creek |
|  Streams |  Miller Creek |
|  Lakes |  Rabbit River |



SURFACE WATERS

A watershed is a region of land that is drained by a particular river or river system. Watershed systems include many smaller tributaries such as creeks and streams that feed into a larger river and are influenced by elevation or the lay of the land. The Kalamazoo River Watershed is the primary watershed within which Hopkins Township and Village is located. The Kalamazoo River watershed is fed by several sub-watersheds including the Rabbit River, Miller Creek, and Bear Creek as shown in Map 3-6.

The Rabbit River and its smaller tributary streams and drains (both county and private) are the most prominent surface water feature in Hopkins Township and Village. The Rabbit River flows from the extreme northeast corner of the Township to the west central portions of the Township, then north where it exits the Township in Section 6. Before exiting the Township, several tributaries join with the Rabbit River. They include Miller Creek, which drains the southeastern and south-central areas, Buskirk Creek (east central area), and Bear Creek (northwest quadrant).

The land uses along the banks of streams are almost entirely agricultural with corridors of wetland or rolling woodland. Many areas immediately adjacent to the streams are subject to periodic flooding.

Water quality and wildlife diversity within a watershed is directly related to the land management practices within that watershed. For example, if a new housing development creates a large number of impervious surfaces such as rooftops and streets, and stormwater is not properly managed, the rate and volume of flow into and within the river may increase to a point that stream bank erosion occurs. Stream bank erosion will increase silt material on the streambed, change the chemistry of the water with phosphates, nitrogen, and other chemicals and alter the turbidity of the water. Any of these changes could have an adverse effect on the wildlife that is dependent on the stream or river for survival.

The streams and their adjacent wetlands are another important hydrological feature in Hopkins Township and Village. Wetlands are complex ecological systems that provide valuable drainage, flood control as well as water purification functions. Wetlands that overlay groundwater recharge areas improve groundwater quality by filtering the water as it percolates through the soil. Wetlands located along a watercourse protect surface water quality by filtering surface run-off. Finally, wetlands are highly productive ecosystems, which provide essential habitat to much of Michigan's fish and wildlife. The Water Features Map (Map 3-6) illustrates the existence of a significant number of wetlands in the community. As can be seen, most are directly linked to rivers, streams, and lakes. A majority of the wetlands found in Hopkins can be classified as freshwater forested/shrub wetlands. These types of wetlands are often found nearby rivers and streams and support a high diversity of trees, shrubs, saplings, and other herbaceous plants.

There are also roughly a dozen small freshwater lakes in Hopkins Township. The largest is East Lake, followed by Herlan Lake and Ingerson Lake. East Lake has a surface area of approximately 70 acres. Residential and campground development is found along most of the lake's shoreline. Herlan Lake is approximately 26 acres in size. It too has seen some residential development but the majority of its shoreline is undeveloped. The remaining bodies of water range in size from approximately 10 acres (Ingerson and Three Corners Lake) down to three and four acres and smaller ponds.

"Eutrophication" is a term used to describe the aging process of lakes, and all of the Township's lakes show the early signs of eutrophication. A general observation of these lakes will indicate that all are late mesotrophic to mid-eutrophic in their "age" or life cycle. This means that in terms of the life cycle of a lake, they are roughly late middle age to slightly old age. The process is a result of increasing levels of nutrients such as phosphates in surface water. Eutrophication occurs naturally but pollution and increased runoff due to deforestation around the lake can drastically accelerate the process. Excess weed growth and algae blooms are the tangible results. While some aquatic weed growth is desirable as fish cover, excessive growth can lead to depleted dissolved oxygen levels and the degradation of the lake habitat for invertebrates and fish.

Land use planning and zoning should recognize the need for the long-term protection of surface waters by encouraging the maintenance of green belt corridors along major streams and lake shorelines. Where implemented, development regulation can ensure that land development activities provide protection. Among the regulatory measures that can be effective are:

- Limiting peak run-off volumes after development to pre-development levels through the use of on-site stormwater detention and retention facilities and limiting the extent of impermeable surfaces on development sites.
- Requiring prompt re-vegetation of disturbed areas and prohibiting development on excess slopes.
- Requiring ample setbacks from stream banks and shorelines.
- Encouraging and/or requiring open space along stream banks and shorelines in all new residential developments.
- Requiring that all new development provide measures that protect against spills and the release of hazardous materials.

A significant effort to address these issues is a watershed management project taking place within the area. Through educational and financial assistance, the Upper Rabbit River Watershed Planning Project encourages each local unit of government within the watershed to implement “smart growth” and low-impact development policies and provides landowners, farmers, and residents an opportunity to establish goals for local water quality.

GROUNDWATER

Groundwater from private wells supplies all of the water for residential, commercial, and industrial land uses within Hopkins Township and Village. Many of these wells draw from the confined glacial drift aquifer, which is separated from the ground surface by a “confining” layer of clay or rock. Some wells draw from the unconfined aquifer, which is more vulnerable to contamination from the ground surface.

Groundwater is an important but unseen resource. Because it is not easily observed, it is particularly vulnerable to mismanagement and contamination. The leading causes of groundwater contamination in Michigan are small businesses and agriculture. More than 50% of all contamination comes from small businesses that use organic solvents, such as benzene, toluene, and xylene, and heavy metals, such as lead, chromium, and zinc. The origin of the problem stems from careless storage and handling of hazardous substances.

There continues to be a general lack of data regarding the local aquifers and the extent to which contamination may already exist. However, large areas with relatively impermeable surfaces can potentially overburden sensitive areas in the Township and Village. It is important to keep in mind the soil suitability and wetland presence before developing a piece of land.



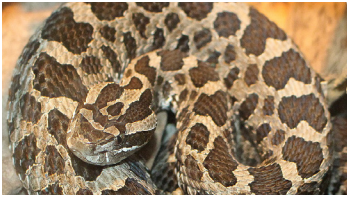


WOODLANDS

Due to the predominantly agricultural nature of the area, there are relatively few forested areas in the Township or Village. The majority of local woodlands are in scattered concentrations in the hilly northwest and southwest areas and along the Rabbit River in the central part of the Township. Local forested lands include northern, central, and lowland hardwoods; aspen and birch associations, and pine stands. These wooded areas provide a variety of habitat settings for wildlife and are an important attribute of the local landscape. In the future, the limited woodland areas are likely to be attractive focal points for housing development. Development designs, which recognize tree stands as an important amenity to be preserved, should be required. Such designs will lead to better projects and will contribute to maintaining the overall rural character of the community.

WILDLIFE

With the majority of land in Hopkins Township dedicated to agriculture, it is prime habitat for white-tail deer. The brush, woodlands, wetlands, native grasslands, and waterways also provide good habitats for squirrels and raccoons. Other wildlife includes cottontail rabbits, red and gray foxes, muskrats, mink, opossums, skunk, various songbirds, ruffed grouse, woodcocks, great blue herons, and waterfowl. sandhill cranes and trumpeter swans may also exist and the eastern massasauga rattler, a rare snake species, is known to reside here. The miles of Rabbit River and its tributaries and drains, along with the lakes located within the Township also provides a variety of game fish. This variety of wildlife is an impressive resource and provides those who hunt, fish, and enjoy viewing wildlife with invaluable recreational opportunities.

Table 3-1: Threatened and Endangered Species

	Species	Status
	Indiana Bat	Endangered
	Northern Long-Eared Bat	Threatened
	Tricolored Bat	Proposed Endangered
	Piping Plover	Endangered
	Red Knot	Threatened
	Eastern Massasauga Rattlesnake	Threatened
	Mitchell's Satyr Butterfly	Endangered
	Monarch Butterfly	Candidate
	Pitcher's Thistle	Threatened

Source: U.S. Fish & Wildlife Service, Information for Planning and Conservation



CHAPTER 4

**COMMUNITY
FACILITIES**

CH 4. Community Facilities

A primary function of municipal government is the provision of services designed for the health, safety, and welfare of residents and businesses. Those responsibilities are shared in Hopkins Township and the Village by several public entities, including the Township, the Village of Hopkins, Allegan County, the State of Michigan, three different school districts, and other agencies.

ROAD SYSTEMS AND TRANSPORTATION

As shown on Map 4-1, the roads within Hopkins Township cross each other in a grid-like pattern. Four of these roads - 18th Street, 20th Street south of 128th, 128th and 135th Avenues are designated as county primary roads. The remaining roads are designated as secondary roads. There are a total of roughly 86 miles of public roads within the Township. All are under the jurisdiction of the Allegan County Road Commission. Approximately 50 miles of roadway are un-paved.

The Allegan County Road Commission finances road maintenance and construction with a combination of millage funds, and state and federal funds such as gas tax revenue, and auto registration fees. Some of the funds are redistributed for designated purposes such as bridge repairs, non-motorized trails and shoulder improvements. The Township has historically supplemented the County's road project spending by a locally approved millage and allocating a significant portion of its annual budget for road projects; including paving of shoulder, resurfacing, culvert replacement, dust control, and roadside mowing. Allegan County Transportation (ACT) provides dial-a-ride transportation services to the entire County, Monday through Saturday.

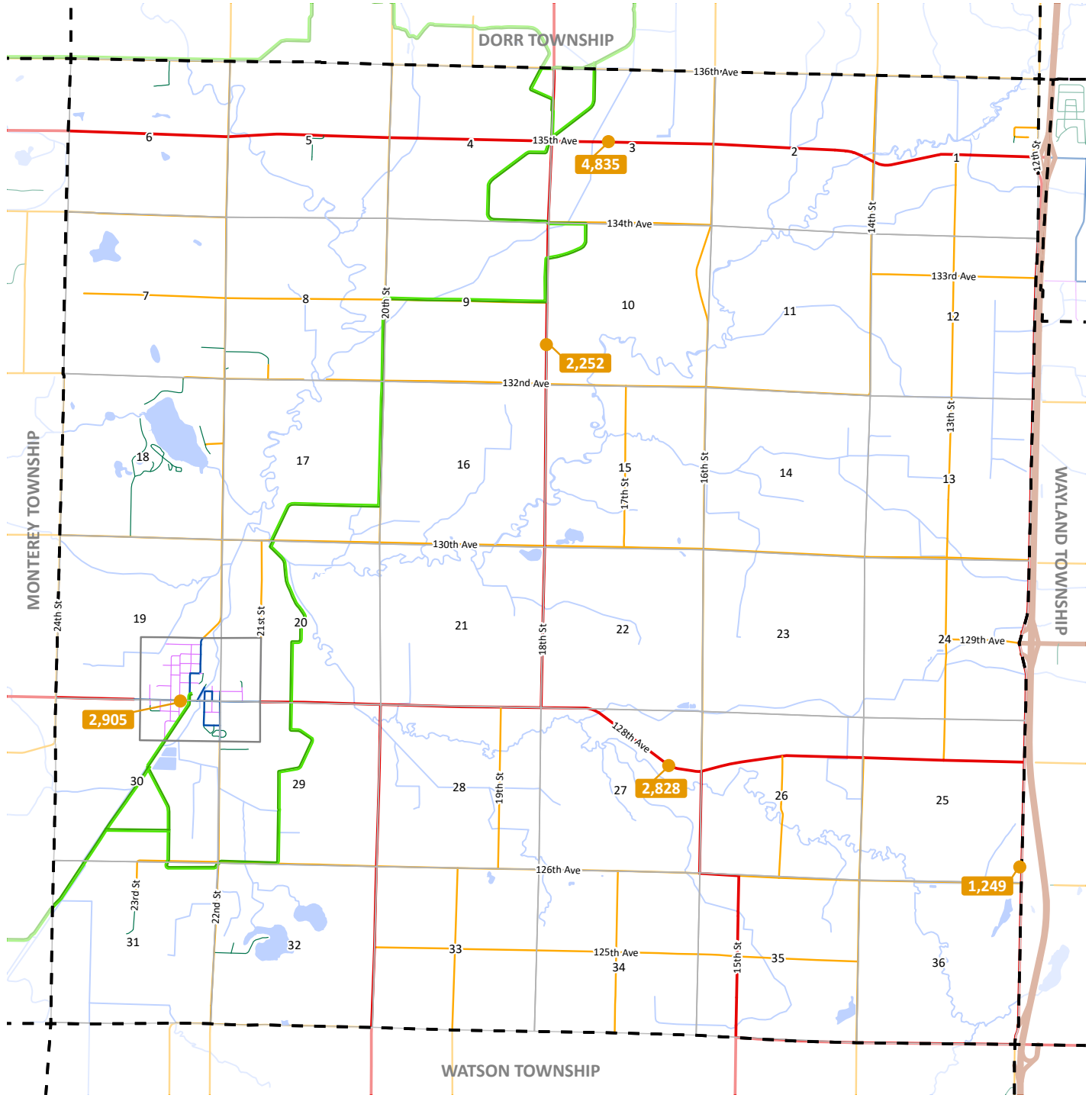
Map 4-1 also illustrates the historic traffic counts on several of the roadways as supplied by the Allegan County Road Commission. The counts indicate that all of the primary and secondary roads observed have traffic volumes well within their two-lane design capacities.

It is very important to manage points of access (driveways, curb cuts) to any highway or primary road to ensure traffic safety and efficiency. As new development and redevelopment occurs within the Township, attention must be given to driveway spacing, design, and potential for shared access, number of driveways per site, sight lines, and the need for acceleration and deceleration lanes. These items must be addressed during the site plan review process.

Access management will be of particular concern along 135th Ave., 128th Ave., and 12th St. These routes pass through areas of the Township most likely to see commercial growth and expansion. Whether the access management solution is as simple as a shared driveway or demanding as a secondary access road, the focus should be maintaining traffic flows on the major arteries within the Township.

As the Township's population continues to grow, an increased demand for non-motorized traffic will be created. Demand will be further increased as businesses grow and expand and residents begin to walk and bike to these uses. The Township should start early to encourage the installation of sidewalks, bike paths, pathways, and crosswalks in appropriate areas of the Township. As population centers expand, such as near and around the Village of Hopkins, new residential and non-residential development should be required to provide accommodations for non-motorized traffic along internal and external roadways, or other pedestrian amenities. This master plan supports a complete streets policy. A complete streets policy encourages a design approach that enables safe travel for multiple forms of transportation, including vehicles, pedestrians, bicycles, and public transportation. Through this approach, thoroughfares are planned, designed, and constructed to allow access to all legal users safely and efficiently, without any one user taking priority over another. The goal is to provide safe access for all types of users and modes of transportation within a right-of-way.

MAP 4-1: Road Classification



Data Sources: MI GIS Open Data Portal, Allegan County GIS



- Highway
- County Primary
- County Local
- City Major
- City Minor
- Private
- Trails
- 1,234 Traffic Count 2022



There is a possibility that one or more roads in the Township will need to be expanded to accommodate additional traffic demands. When roads need to be expanded, a significant part of the cost is the acquisition of right of way. The right of way is very valuable to property owners when the road expansion will cause them to have to move from their home or relocate their business. However, if the right of way that is being acquired is "unusable" setback area that is considerable from their structure, the value is diminished. As properties and corridors redevelop, requiring generous setbacks as a tool for preserving land for future right of way use can be useful in limiting the costs of future road expansion.

SCHOOLS

The majority of Hopkins Township is served by Hopkins Public Schools. There is an elementary, a middle, and a high school located in the Village of Hopkins. The eastern border of the Township is served by Wayland -Union Schools, and an even smaller segment in the southeast is served by Martin Public Schools. The Allegan Intermediate School District serves the entire Township with programs that focus on special education services, alternate education programs, vocational/technical training, and adult education classes.

Due to population growth, the Hopkins School District is presently evaluating alternatives for addressing a near term shortage in elementary school classroom space and projected longer-term shortages in secondary space.

FIRE PROTECTION

Fire Protection Services are offered throughout the Township by the well-trained volunteer firefighters of the Hopkins Area Fire Department, pursuant to an intergovernmental agreement between the Village of Hopkins and the Townships of Hopkins, Watson and ½ Monterey. Through a mutual aid agreement, the Fire Board receives and provides "back-up" firefighting capability to other fire departments throughout Allegan County.

The number of firefighting personnel available appears adequate for the foreseeable future. A fire barn building was constructed in the Village with a Township-wide millage in 1991. As of date of this plan, the facility is at full capacity. The Hopkins Area Fire Board approved a lease with Watson Township to lease the Watson Fire Station that provides four bays which have room for four fire vehicles.

LAW ENFORCEMENT

The Township relies upon the Allegan County Sheriff Department, the Prosecuting Attorney's Office, and the Michigan State Police Post in Wayland for law enforcement services.

LIBRARY

Hopkins District Library, located in the Village, serves residents of the Village and the Township of Hopkins as well as nearby communities. The Township presently levies a Township-wide millage of .06 mill to cover library operations. The library is further subsidized by adjacent "user" communities as well as other supplemental funds.



AMBULANCE AND OTHER HEALTH CARE SERVICES

Hopkins Township is a founding member of the Wayland Area Emergency Medical Service Corporation, which serves a territory comprised of eleven local units of government in Allegan and Barry Counties. The ambulance service operates on a subsidy from each government, supplemented by “run charges” assessed to recipients of ambulance transport, emergency medical technician and paramedic services. In 2011, Hopkins Fire Board has entered into an inter-governmental agreement with Wayland Area Emergency Medical Service to provide First Medical response Service to Hopkins Fire Area.

Hopkins Township residents are heavily dependent upon health care facilities and medical offices in Allegan, Plainwell, Wayland, Kalamazoo, and Grand Rapids. A small medical and dental clinic are located in the Village.

CEMETERIES

The Township maintains three public cemeteries. Maplewood, located on 130th Ave. and Lakeview, located on 22nd St. are actively used for burials. Round Cemetery, located on 15th St., south of 128th Ave., is closed. The Maplewood Cemetery has available land reserves and with proper management is expected to provide sufficient burial capacity for township residents for years to come. All burial lots at Lakeview cemetery have been purchased. Therefore, additional land should be considered.

PUBLIC UTILITIES

Township residents are served exclusively by septic systems on each property approved by the Allegan County Health Department. All potable water in the Township and Village is supplied by private wells. Village residents and businesses are served by a publicly operated sewer collection and treatment system.

RECREATION

Hopkins Township owns and maintains the six acre Hilliards Park located in the northwest quarter of Section 4 and an undeveloped property privately donated by Mr. John Nowak, located on the north side of 135th west of 13th Street. The park currently has one developed softball field with complete fencing and bleacher seating. The park also has restroom facilities, playground equipment, picnic tables, a utility building with water well and pump, and two gravel parking lots with access to 135th Avenue. In the winter, the park serves as a staging area to the snowmobile trail that transverses the Township. The park is in the unincorporated area known as Hilliards and is surrounded by residential, commercial, and agricultural uses.

The Village of Hopkins offers two parks; Hopkins Village Park and North Park. Hopkins Village offers a variety of activities including a 4th of July Festival. In warm weather the open green space abuts a concert stage. North Park contains basketball courts, two ball diamonds, play structures, and a covered picnic pavilion. The Village and Hopkins Youth Sports Organization offer athletics at North Park.

Hopkins Public Schools maintains several facilities that provide a variety of indoor and outdoor recreation opportunities to the Hopkins community. At Hopkins Public Schools various athletics camps are held year-round. The public may walk during winter in the school hallways in the early morning and evening hours. The elementary school has playground equipment and outdoor exercise equipment. The middle school offers sports fields, a gymnasium, and baseball diamonds. The community built a football field and track facility which is used for scholastic athletic events as well as by the community at large.

Allegan County maintains several parks that are in close proximity for Hopkins residents. The Allegan State Game Area and the Yankee Springs State Park and State Game Areas are also nearby.





CHAPTER 5

**EXISTING
LAND USE**

CH 5. Existing Land Use

Hopkins Township and Village’s total land area consists of approximately 36 square miles. The majority of its land acreage is used for agricultural uses or remains as open fields. Over the years and increasing at an ever-faster rate, change in land use is occurring. The conversion of agricultural or open space land to rural single-family residential use is the most common. As the Grand Rapids and Kalamazoo metropolitan areas continue to grow, Hopkins is likely to become increasingly attractive to persons who work in urban areas but prefer to live in rural settings.

Map 5-1 illustrates the existing land use in Hopkins Township and Village. The economic center and focal point of Hopkins Township is the Village of Hopkins. Several commercial and industrial establishments, the Township and Village Hall and Park, the elementary, middle, and high schools, and numerous homes are concentrated in this area. Aside from the Village of Hopkins, other land use concentrations are the residences and campground located around East Lake, the residences adjacent to Herlan Lake, and the small housing concentrations in the named places of Hilliards and Hopkinsburg. A mixed-use area of commercial, industrial, and residences that are shared with the Township of Wayland is found in Section 1 at the US-131/ 135th Ave. interchange.

Table 5.1 lists the number of acres and percentage of each property tax class in the Village of Hopkins and Hopkins Township. The following is a description of specific land use types listed in the Table.

Table 5.1: Existing Land Use by Property Tax Class

Township			Village		
Property Tax Class	Acres	Percent	Property Tax Class	Acres	Percent
ROW	122.8	0.5%	ROW	32.6	10.3%
Agricultural	9,900.0	43.5%	Agricultural	-	-
Agricultural Vacant	8,607.9	37.9%	Agricultural Vacant	80.8	25.6%
Commercial	595.2	2.6%	Commercial	72.8	23.1%
Commercial Vacant	29.5	0.1%	Commercial Vacant	4.0	1.3%
Industrial	49.0	0.2%	Industrial	4.0	1.3%
Industrial Vacant	36.2	0.2%	Industrial Vacant	4.7	1.5%
Residential	2,665.4	11.7%	Residential	98.6	31.3%
Residential Vacant	350.6	1.5%	Residential Vacant	18.0	5.7%
Developmental	381.4	1.7%	Developmental	-	-
Total	22,738.2		Total	315.3	

AGRICULTURAL LAND USE/OPEN SPACE

On Map 5-1, Agricultural Land Use is represented by cropland, pastures, also woodlands, and low-lying wetlands, which are not under cultivation. Approximately 81% of the Township's land area remains devoted to agricultural/open space uses compared to only 25.6% in the Village. As has been mentioned, large areas of the Township are classified as prime farmland by the U.S. Department of Agriculture. Corn, hay, and other grains are crops that thrive locally.

RESIDENTIAL LAND USE

Residential land uses include detached single-family houses, multiple-family units, mobile homes, and seasonal homes. The predominant housing type in the Township is detached single-family homes. They comprise approximately 91% of the roughly 841 residential units. Mobile homes make up the second largest housing type, comprising approximately 7% of the total units. There are a total of 247 housing units in the Village according to the 2020 U.S. Census with 233 units (94%) being occupied and only 14 (6%) units being vacant. Mobile homes are scattered throughout the Township, with the highest concentration occurring in the manufactured home park west of Hilliards. Most homes in the Township have been constructed by individuals on large lots (2 to 20 acres) which front upon County mile roads. Aside from a concentration of single-family homes in the Hopkins, Hilliards, Hopkinsburg, and East Lake area, there remain few subdivided residential plats within the Township.

COMMERCIAL AND INDUSTRIAL LAND USE

Within the Township, there is only a limited amount of land devoted to industrial and commercial uses. Together, commercial, and industrial properties represent 3.1% of the total real estate within the Township on the other hand, commercial and industrial properties represent 27.1% of the total land in the Village. Commercial uses are concentrated primarily in the Village and provide the resident population with three apartment/townhouse complexes, dry goods, banking, a convenience store, a restaurant, an ice cream shop, taverns, personal services, and other retail outlets.

The business entities outside the Village limits include a cement ready-mix business and two commercial equipment dealers on 12th St., a light manufacturing business on 22nd St. north of the Village, another on 128th Ave. east of the Village, a private campground on East Lake, and a convenience store and restaurant/tavern in Hilliards. One large commercially zoned parcel on 12th St. has been devoted primarily to agricultural uses for several years. The largest single employer is Hopkins Public Schools followed by Sebright Products and S.P. Industries.

PROPERTY VALUE

Hopkins Township can expect continuing pressure for residential development over the years, as some residents of Grand Rapids and Kalamazoo seek rural living. However, given the relatively small population base of the Village and Township, the local market demand for commercial development is relatively low and it is only on a regional scale that demand for industrial and commercial land is greatly manifested. Based on the need for public improvements and a large amount of land area that is programmed for commercial and industrial development in surrounding communities, there appears little justification for planning or facilitating regionally oriented industrial and commercial land development within Hopkins Township in the near future.

The composition of the tax base for Hopkins Township is substantially different from that of neighboring communities in northeast Allegan County. For example, residential classifications comprise 51.4% of the tax base in Hopkins Township. Residential comprises 70% to 83% of the tax

Table 5.2: Comparison of 2023 Real Property Valuation

	Agricultural		Commercial		Industrial		Residential	
	SEV	% of Total	SEV	% of Total	SEV	% of Total	SEV	% of Total
Dorr Township	\$69.1	13.8%	\$38.31	7.7%	\$10.69	2.1%	\$381.31	76.3%
Hopkins Township	\$81.0	43.0%	\$9.64	5.1%	\$1.01	0.5%	\$96.82	51.4%
Wayland Township	\$29.0	12.0%	\$10.29	4.3%	\$1.86	0.8%	\$200.69	83.0%
Leighton Township	\$61.2	12.6%	\$23.9	4.9%	\$20.7	4.3%	\$381.6	78.3%

Source: Allegan County Equalization Department, 2023 Equalization Report

base in most neighboring Townships. Nearly 43% of Hopkins tax base is in agricultural real property whereas the neighboring townships have considerably smaller tax bases in agricultural properties.

Table 5.3 uses the year 2014 and 2023 to provide a comparative look at the change in agricultural and residential real property valuation in the four northeastern most Allegan County Townships. It shows that in the surrounding communities, the relative value and importance of agricultural land as compared to residential uses is much less. That fact was not the case in decades past when farming was still the predominant land use and economic activity in those communities.

While the value of the Township’s agricultural land continues to rise, the percentage it comprises of the total is decreasing. The equalized value is expected to increase naturally due to the expected and incessant rise in property values. The percentage is decreasing; however, because agricultural land is gradually being subdivided and converted to other uses. As this pattern continues in the future, the rural character of Hopkins Township, like its neighbors, will face challenges such as more rezoning requests for more densely built developments and associated land use implications such as traffic congestion.

Table 5.3: Comparison of 2014 & 2023 Real Property Valuation

Jurisdiction	Agricultural		Commercial	Industrial		Percent Change
	2014 (in millions)	2023 (in millions)	Percent Change	2014 (in millions)	2023 (in millions)	
Dorr Township	\$41.7	\$69.1	65.7%	\$174.4	\$381.3	118.7%
Hopkins Township	\$58.2	\$81.0	39.2%	\$49.5	\$96.8	95.5%
Wayland Township	\$20.2	\$29.0	43.7%	\$92.7	\$200.7	116.6%
Leighton Township	\$38.6	\$61.2	58.5%	\$155.4	\$381.6	145.5%

Source: Allegan County Equalization Department, 2014 & 2023 Equalization

This page is intentionally left blank.



CHAPTER 6

GOALS & OBJECTIVES

CH 6. GOALS & OBJECTIVES

A community's planning "Goals and Objectives" are statements that express both long- and short-range desires and serve to provide direction for related activities such as zoning, site plan review, the development of streets and utilities, economic development, and protection of natural resources. They are the backbone of the Master Plan; the framework upon which the Township and Village's day to day and long term development decisions are grounded.

A community's Goals and Objectives are related and co-dependent. They are similar but they differ in specificity.

- A goal is a broad general statement of a final purpose or ambition; a position or situation a community seeks to achieve.
- An objective is a specific action position that is specifically needed to accomplish a goal. Objectives are most often directive in tone and often referred to as "policy statements."

The Planning Commission of each respective community developed the following goals and objectives subsequent to a process of identification and discussion of a number of current and emerging development issues. That process included analysis of demographic and development trends, discussions with elected officials and very importantly, obtaining the views and concerns of individual citizens during the public Master Plan Workshop, the results of which are included in the appendix.

The statements below are listed by topic areas and separated by Township and Village, with some shared community goals and objectives at the end. Following each goal are objectives that serve to state the specific means of achieving the desired goal.

HOPKINS TOWNSHIP

FARMLAND PRESERVATION

- **Goal 1:** Hopkins Township will encourage and facilitate the preservation of prime farmland as a valuable resource for the community.

Objective 1: Make land use decisions that will support the desires of individual property owners who wish to keep their land in active agricultural production.

Objective 2: Identify areas where incompatible surrounding uses, land fragmentation, and similar factors make the lands less appropriate for farming and potentially more appropriate for future residential development. Land use policies will give development priority to these areas instead of prime farmland areas.

Objective 3: Utilize appropriate ordinances to protect farmland areas and participate in and facilitate County and State level programs for the purchase or transfer of developments rights as such programs become available.

Objective 4: Cooperate with other agencies and units of government to establish eligibility for farmers who wish to receive tax credits for participation in farmland preservation programs.

- **Goal 2:** Hopkins Township will protect farm operations from conflict with incompatible uses and maintain a strong agricultural economy.

Objective 1: Strictly limit non-agricultural development in areas planned for long-term agricultural use and preservation. In areas designated for agricultural use, land uses and activities that could conflict with farming or adversely affect the long-term investment in farm operations will be discouraged.

Objective 2: Prohibit new subdivisions and non-farm related commercial and industrial development in areas planned for agricultural preservation.

Objective 3: Encourage farmers within the Township to follow soil conservation plans and to utilize soil conservation practices and the Generally Accepted Agricultural Management Practices (GAAMPs).

Objective 4: Maintain a rural transition area in which to encourage non-farm residential development in order to preserve prime agricultural lands. A minimal amount of non-farm residential development will be facilitated in such transition areas. A very low gross density for the districts as a whole, coupled with appropriate minimum and maximum lot size and house placement standards should be used to minimize conflict with ongoing agricultural operations and natural areas.

Objective 5: Request agencies and bodies responsible for the preparation of utility plans and other public improvements, such as schools, to recognize the agricultural land preservation goals of the Township.

RESIDENTIAL GROWTH & DEVELOPMENT

- **Goal 1:** Hopkins Township will limit densities and determine appropriate locations for residential development in order to preserve its agricultural base and rural character.

Objective 1: Determine optimal locations for future low density single family residential development, giving special consideration to agricultural preservation, environmental protection, infrastructure availability, and the capability of the land to support development.

Objective 2: Implement adequate lot width and size requirements in zoning that ensure home spacing is sufficient to satisfy health requirements and to protect rural views in rural areas.

Objective 3: Encourage, where appropriate, development patterns that utilize cluster development in conjunction with establishing open space areas and/or conservation easements dedicated to preservation of unique natural features.

Objective 4: Establish concurrency of infrastructure and sustainability as an overarching principle regarding new residential development. Promote residential development in appropriate locations, once served by adequate public or private community utilities systems and improved, paved street access.

- **Goal 2:** Hopkins Township will encourage a wide range of housing types to meet different and changing needs of households with children, the elderly, people with disabilities, and moderate- and low-income households.

Objective 1: Facilitate the development of housing that meets the needs of all household incomes in the community.

Objective 2: Limit higher density residential development to locations near the Village of Hopkins where public utilities exist or, as a component of a proposed development, will be extended to serve that development.

Objective 3: Intensify code enforcement to maintain decent and safe housing and enhance aesthetics in the community.

COMMERCIAL & INDUSTRIAL GROWTH & DEVELOPMENT

- **Goal 1:** Hopkins Township will allow commercial and industrial development to occur in the Township in a limited, controlled and responsible manner.
 - Objective 1:** Limit new commercial development to those types of businesses that serve the needs of the residents and the agricultural community.
 - Objective 2:** Encourage commercial development to occur on parcels of appropriate size and scale to maintain consistency with the surrounding character.
 - Objective 3:** Recognize the land use and utility policies of neighboring communities in establishing the amount of land to be allocated for future regional oriented commercial and industrial land.
- **Goal 2:** Hopkins Township will nurture sustainable development.
 - Objective 1:** Concurrency of infrastructure and protective services and business sustainability should be the overarching principle regarding new commercial development. Only promote development and redevelopment of commercial and industrial areas in appropriate locations, once served by public utilities and improved street access.
 - Objective 2:** Permit limited service uses near freeway interchanges to meet the needs of the highway traveler and nearby residents and not “mega uses” that must draw from or exploit a large regional market.
 - Objective 3:** Adopt corridor overlay district provisions to superimpose access management, landscaping, sign and other functional and aesthetic standards on corridors where businesses are likely to locate and where future street right of way and rural character should be preserved.
 - Objective 4:** Consider the compatibility of commercial/industrial uses with surrounding non-commercial/industrial uses.

COMMUNITY FACILITIES, ROADS, AND SERVICES

- **Goal 1:** Hopkins Township will ensure an efficient and safe system of roads that will accommodate all users.
 - Objective 1:** Limit the number of commercial driveways and discourage strip development along major arterials by improving site plan review and/or access management standards.
 - Objective 2:** Require adequate building and use setbacks along major roadways to ensure the preservation of future transportation needs.
 - Objective 3:** Encourage clustered residential development that can minimize the length of street required to serve developments.
 - Objective 4:** Systematically improve roads in Hopkins Township with priority given to areas intended to support the highest concentrations of development.
- **Goal 2:** Hopkins Township will promote a coordinated approach among local communities for the planning, provision, and expansion of public water and sanitary systems.
 - Objective 1:** Pursue partnerships with the Village of Hopkins, City of Wayland, and neighboring townships, non-profit agencies and private businesses in order to share responsibilities and maximize resources and talent.

RESIDENTIAL GROWTH & DEVELOPMENT

- **Goal 1:** The Village of Hopkins will enable a broad range of high-quality residential housing types intended to serve the entire spectrum of local residents from “8 to 80.”
 - Objective 1:** Encourage and promote new residential investment in the Village with available access to public services.
 - Objective 2:** Encourage expanding the existing medium-density, single-family residential neighborhoods in a traditional grid-like pattern in most areas of the Village.
 - Objective 3:** Provide for multiple-family and attached residential growth, provided it is located in appropriate areas and made compatible with adjacent uses.
 - Objective 4:** Explore programs that improve the quality of existing housing stock and elevate the appearance of residential areas.

COMMERCIAL & INDUSTRIAL GROWTH & DEVELOPMENT

- **Goal 1:** The Village of Hopkins will cultivate and encourage a healthy environment for commercial development and redevelopment.
 - Objective 1:** Maintain a cooperative relationship between local governments such as Hopkins Township regarding the location and expansion of commercial development and economic growth.
 - Objective 2:** Work with the Downtown Development Authority to acquire land within the District for expansion of commercial facilities, when needed.
 - Objective 3:** Coordinate public improvements or expansions with planned private investment.
 - Objective 4:** Utilize public improvements to sidewalks, streets, and utilities in the Village as a catalyst for private investment.
 - Objective 5:** Leverage the Village’s location near transportation corridors for business attraction.
- **Goal 2:** Downtown Hopkins will serve as the area’s traditional economic, social, and cultural core characterized by an inviting, walkable streetscape and successful businesses, services, entertainment venues, and housing for all segments of the community and visitors.
 - Objective 1:** Consider developing a design plan for the Downtown to identify public space needs and beautification.
 - Objective 2:** Work with the Downtown Development Authority to complete an inventory of business types and conduct a survey to determine residents’ needs and attitudes regarding local business and market preferences.
 - Objective 3:** Work with the Downtown Development Authority to provide amenities, such as street lighting, parkway landscaping, signs, street and sidewalk improvements, and other amenities to foster placemaking and a more pleasing environment.

Objective 4: Study parking and circulation modifications in the rear of commercial buildings in the Downtown to improve the general appearance and access.

Objective 5: Unify streetscape and storefronts with cohesive signage and compatible architecture.

Objective 6: Collaborate with the Downtown Development Authority and others to plan and implement downtown events to encourage residents and tourists to enjoy downtown amenities and businesses.

COMMUNITY FACILITIES, STREETS, AND SERVICES

- **Goal 1:** The Village of Hopkins will improve and maintain high-quality public services to meet the needs of a growing community.
 - Objective 1:** Prepare short-term and long-term capital improvements programs covering infrastructure and facility needs. Consider the Master Plan during the capital improvement planning process and capital project development and prioritization.
 - Objective 2:** Coordinate and share public services between the Village, Allegan County, and Hopkins Township whenever possible.
 - Objective 3:** Explore the potential for a municipal water system.
 - Objective 4:** Explore the preparation and adoption of design standard guidelines for roads, utilities, and other improvements that are proposed by developers, public utilities, and the Village.
- **Goal 2:** The Village of Hopkins will provide a safe and efficient system of complete streets and nonmotorized facilities that will serve citizens and visitors of all means, abilities, and ages, providing effective linkages between downtown, neighborhoods, adjacent communities, services, parks, schools, and recreation amenities.
 - Objective 1:** Expand and improve the sidewalk network in the Village where needed or where gaps exist.
 - Objective 2:** Establish and refine as necessary a Complete Streets and Safe Routes to School policy and program to help meet the needs of all types of users - motorists, pedestrians, users of assistive devices, and bicyclists.
 - Objective 3:** Ensure that pedestrian crosswalk demarcations, signs, and signals are installed and maintained to improve safety and encourage travel by foot.
 - Objective 4:** Work with Hopkins Public Schools to improve vehicular traffic flow coming to and from the school complex.
 - Objective 5:** Work to establish a street tree planting and replacement program.

THE ENVIRONMENT AND OPEN SPACE

- **Goal 1:** Hopkins Township and Village will be a responsible steward of the natural environment and integrate the ideal environmental protection into all phases of local planning and policy implementation.
 - Objective 1:** Consider the environmental impacts of the Community's long range plans, programs and regulations in regard to protecting the region's natural environment.
 - Objective 2:** Consider impacts of day to day zoning decisions and proposed developments on the natural environment.
- **Goal 2:** Hopkins Township and Village will continue considering clean water quality a top priority.
 - Objective 1:** Take a watershed protection approach to water quality and storm water management to conserve river and stream corridors and other water bodies as natural and managed ecological systems, and as critical wildlife habitat.
 - Objective 2:** Ensure that standards and policies will continue to be holistic and coordinated with County, State and Federal efforts to safeguard the sustainability of high-quality surface and ground water resources.
- **Goal 3:** Hopkins Township and Village will identify and protect environmentally sensitive and locally important vegetation and wildlife areas.
 - Objective 1:** Identify and pursue funding sources for implementing a natural features inventory and appropriate regulatory tools aimed at natural features protection.
 - Objective 2:** Work with surrounding units of government to identify native vegetative and wildlife resources and to determine the habitat protection needs of these resources. Coordinate with other agencies to improve the Community's natural environment.
- **Policy 4:** Hopkins Township and Village will maintain and enhance the Community's rural environment and recreational qualities by preserving intact open space areas.
 - Objective 1:** Continue to adopt zoning regulations to preserve the Community's rural character. Emphasis will be placed on the preservation of stream corridors and woodlots.

PARKS & RECREATION

- **Goal 1:** Hopkins Township and Village will provide quality recreational opportunities for community residents and visitors.
 - Objective 1:** Maintain an approved five-year recreation plan and apply for state and federal recreation grant monies to implement the plan.

EDUCATION

- **Goal 1:** Hopkins Township and Village Planning Commissioners will pursue training opportunities and seek professional support, as needed.

Objective 1: Attend training opportunities in both the fundamental principles of planning and zoning and current trends of land use planning.

Objective 2: Identify sources of training programs and subscribe to announcements of training opportunities.

- **Goal 2:** Initiate and support efforts to inform the public of issues and activities related to land use planning and development including pending development applications, agricultural preservation, conservation design, and groundwater protection.

Action 1: Supply articles or information to appear in Township and Village websites or newsletters related to current projects and applications.

Action 2: Consider developing an email list of interested citizens who wish to receive an electronic copy of meeting agendas, minutes, and information about current topics.



CHAPTER 7

FUTURE LAND USE

CH 7. Future Land Use

The Future Land Use Plan will serve as a guide for the community's vision. It is based on an analysis of land use issues facing both Hopkins Township and Village, existing land use and conditions, demographic and housing statistics, environmental and physical limitations and resources, regional transportation influences and public input sessions, and the goals and objectives set forth established as part of the process.

Because of the relative "open slate" nature of much of Hopkins Township's current landscape, several localized areas of the Future Land Use Plan are fairly general in scope and are also designed to be flexible. This flexibility is manifested by the depiction of several "transitional planning areas" where a few long-standing land uses and zoning districts are recognized but where a range of acceptable future land use alternatives are indicated rather than precise relationships. For example, the concept of a transition from farming and sparse rural development to more intensive development activity such as homes and businesses appears logical in some areas of the Township. Conversely, the Village is more built-out with the exception of some expansion area within current Village boundaries. Continuing patterns of existing development within and immediately adjacent to the Village may be the most compatible and viable land use trajectory.

Future economic conditions will provide much greater clarity as to the ultimate scope and relationships of the various development types in the community, however. For that reason and others, the Future Land Use Plan must be maintained and updated through periodic review and revisions. In that way, the plan will be able to maintain long-range goals while more realistically reflecting contemporary trends.

There is no precise schedule to implement the recommendations contained here. For example, the timing of a rezoning to allow for low density residential development or commercial development will be dependent upon a number of factors, the most important of which are the availability of public utilities and provisions for adequate roadways public services. Those, plus other triggering or threshold factors such as the availability of similarly zoned and serviced land in the vicinity will be considered when reviewing any request for rezoning a particular parcel of land.

PLANNING PRINCIPLES

There are four basic land use planning principles that were used as guides in establishing the Future Land Use plan for Hopkins Township and Village. They are general principles and were applied to all land use categories:

Create a Cohesive Community Fabric

Promote development which builds upon existing community centers of Hopkins, Wayland and Hilliards. Where allowed, rural residential clusters of homes should use natural and man-made boundaries and landmarks to create defined neighborhoods and to create sufficient buffers between home sites and nearby agricultural operations.

Utilization and Preservation of Agricultural Resources

Hopkins Township is blessed with an abundance of productive farmland. Land fragmentation and the proliferation of non-farm residences within the farming areas disrupt the efficiency of farm operations and results in irreconcilable land use conflicts. The vast majority of new development should be directed and encouraged to locate where soils, topography, and existing land use patterns are naturally conducive to development.

Efficiency and Compactness

Major development activity, whether as singular projects or as a series of smaller proposals with a collectively large impact, should be directed to locations where the use of the existing and already programmed or planned public improvements can be maximized. Significant development should only be allowed to occur when the infrastructure (roads and utilities and protective services), are capable of supporting and sustaining it.

Protection of Natural Systems

Special consideration should be given to protect environmentally sensitive areas, particularly around the several valuable lakes and streams of Hopkins Township. Watershed focused land use planning tools should be used to protect riparian wetlands and floodplains. The preservation of key natural, undeveloped areas is vital to aquatic habits and wildlife populations. Natural areas and open space define the area's rural character, provide recharge for groundwater and drinking water, and provide numerous recreation opportunities. Further, as described in Chapter 3, Hopkins Township and Village are home to a number of threatened and endangered species. Best practices should be utilized during construction or when disturbing natural areas so as to reduce the impact on these vulnerable populations.

FUTURE LAND USE CATEGORIES

The following is a description of several key plan elements and land use categories along with supporting recommendations. The Hopkins Township Future Land Use Map (Map 7-1) and the Village of Hopkins Future Land Use Map (Map 7-2) are contained at the end of this chapter.

Hopkins Township

AGRICULTURAL: The Agricultural future land use classification includes some of the most productive soils in Allegan County. The majority of the soils are classified as "prime agricultural" soils by the U.S.D.A. The prime farmland category is based largely on soil conditions with the term applying to those that, in their natural condition, have the highest capacity for crop production. Nine factors are used to evaluate soils classified as prime. They include climate, drainage, alkalinity, water table depth, flooding, slope, soil temperature and permeability/coarseness. Other farmland can also have local significance while not being classified as prime farmland. For example, locally important farmland may include larger dairy operations and soils that have fair to good productivity, especially when assisted by irrigation, tile drainage or other enhanced management methods. Soils that support a limited range of specialty crops such as strawberries, blueberries, or orchard crops can also have great significance to a locality.

Only relatively small areas of the Township's prime farming areas are also naturally conducive to supporting septic systems and building structures. Most of those areas are concentrated in Sections 15, 16, and 22 in the heart of the Township's most active farming operations. If development were allowed in such areas, it would interfere with farm operations and result in further premature disinvestments in agriculture.

The Agricultural classification naturally encompasses areas of the Township where active farm operations predominate and where large parcel sizes continue to be conducive to large scale agricultural production. In order to achieve the Township's stated farmland preservation goals, a three-fold strategy will be pursued within the Agricultural classification:

1. The implementation of local land use regulations and other public policies that assist farmers and encourage farming and farm related activities as the primary land use. In these areas of the

Township, farming is considered the best long-term land use.

2. The implementation of local land use policies and regulations that discourage non-farm related activities and prevent the fragmentation and conversion of large, high quality agricultural parcels into smaller parcels intended to support rural home sites.
3. Participation in State and County Purchase of Development Rights (PDR) programs which enable farmers to offer the sale of their development rights to the County and State. This voluntary program will enable some landowners to retain their land for continued farming while receiving cash payments for the sale of their non-farm development rights. The Township's participation in this program and its supporting appropriate land use and zoning policies are critical to this programs success.

Within the Hopkins Township Zoning Ordinance, the AG Zoning District presently makes provisions for a full range of agricultural activities. The AG Zoning District presently requires that all properties remain at least 38 acres in size and makes only limited provision for single family dwellings. Adequate isolation distances between certain high intensity farming activities and residential uses are an important criterion for farming operations under Michigan's Right to Farm Act. From a practical standpoint, adequate isolation distance from residential intrusions in farm areas create numerous opportunities for conflict which range from passenger vehicle and farm implement conflicts on the local roads to issues of trespass and to noise, odor, and air quality complaints by homeowners. For these reasons, it has been concluded that for farming to remain viable in Hopkins Township, large areas of intact farming must be protected from unnecessary intrusion by homes and other conflicting land uses.

RURAL ESTATES: The Rural Estates future land use classification is intended to provide for very low density, rural estate residential development either on large lots or on smaller clustered home sites. Agricultural operations and activities are also envisioned to continue in the Rural Estates area, but are not necessarily viewed as the long term or permanent land use. This category will serve as a buffer between the Agricultural future land use designation and some of the developing rural residential areas, especially in the northwest. An area-wide gross density of approximately one unit per ten acres is intended.

The Rural Estates classification recognizes a category of homebuyers that desire a rural environment in relatively close proximity to urban amenities. At the same time, this land category is intended to encourage the preservation of wetlands, woodlands, and other open spaces, which are useful as water retention and ground water recharge, and habitat for wildlife. The topography of most of the Rural Estates classification is considerably more rolling than in the Agricultural classification and thus most of the Rural Estates lands or areas are less conducive to general farming activity. This topography offers many impressive vistas and adds tremendously to the area's overall aesthetic and scenic value.

As a basic development option in Rural Estates areas, large lot parcel splits will provide adequate area for septic system placement and will create fewer non-farm activities and conflict points next to active farms. Implementation of zoning provisions that offer the possibility of clustering of smaller home sites as an alternative to large lot zoning will also be considered. This technique can be more beneficial to the environment, and can be helpful in preserving the integrity of neighboring farm operations and for preserving rural character.

The criteria considered in establishing the general boundaries and locations of the various Rural Estates areas include the lack of sewer and water utilities, a close relationship and proximity to active and prime farmland, the existence of soils that are unsuitable to support intensive development due to topography and septic system limitations, an existing and fairly extensive pattern of large lot rural residential land fragmentation, the preponderance of an essentially unimproved road network (unpaved vs. paved roads) and relative long distances from more intensive development patterns and areas. These factors help to define the Rural Estates area as unsuitable for intensive development as well as less suitable for long term investment in farming than those areas included in the Agricultural

future land use classification.

In summary, the primary objectives of the Rural Estates future land use classification are:

- To provide a buffer between some of the more exclusive agricultural preservation areas of the Township and the areas programmed to accommodate more intensive economic development.
- To conserve woodlands and wetlands which are essential as water retention, water purification and ground water recharge and which have important wildlife habitat, aesthetic and scenic value.
- To encourage the continuation of farming while accommodating very low-density rural estate types of residential development or appropriately designed small residential clusters of development. Such clusters can only be accommodated however when they are designed on a scale that will maintain the overall rural environment and not over-capacitate the soil and roadways.

INTERMEDIATE ESTATES: The Intermediate Estates future land use classification is intended to accommodate low density single family residential development in a rural environment. It is applied to areas in Sections 6 and 8. These areas are characterized by existing single-family development with natural features such as rolling hills, woods, and water features. The quality of soils and topography make the areas generally not conducive to modern farming. In these areas, an average housing density of no greater than one unit per acre would be accommodated. This will allow for rural development while still protecting the character of the area and the surrounding natural features.

As previously stated, flexible zoning tools such as Open Space Zoning and Planned Unit Development options will allow for more creative land development and make protection of important natural features easier to accomplish.

It should be considered to allow smaller lots only in open space cluster developments that meet density, open space, and street improvement criteria. Such developments would only be considered if public or private community wastewater treatment systems are created to serve the lots and the roads providing access to the developments are paved.

LOW DENSITY RESIDENTIAL:

The Low-Density Residential future land use classification is proposed for single or two family dwellings on lot sizes of 15,000 to 20,000 square feet in size. The Low Density Residential classification exists primarily north of East Lake in Section 18 and in the community of Hopkinsburg. The corresponding R-2 zoning district presently allows 8,500 square foot lots if utilities are available and 15,000 square foot lots without public sewer and water. While not specifically indicated on the Future Land Use Map, additional Low Density Residential land uses are planned within the Gateways Residential Transitional Area as described below.

RESORT RESIDENTIAL:

The Resort Residential land use classification is applied to areas around the most significant lakes within the Township, including East Lake, Herlan Lake, Ingerson Lake and Three Corners Lake. It is recommended that a new zoning district be developed that will better regulate residential density and which will better address the range of uses that are gravitated to such areas. Long range water quality should also be addressed from the perspective of fertilizer runoff and septic and drain field contamination.

It is recommended that new developments be required to maintain waterfront buffer strips and that they be required to include the development and use of public or private community wastewater treatment systems. The Resort Residential classification should also entail the creation overlay provisions that recognize existing lot sizes but which control lot coverage of redeveloped or expanded dwellings on the existing lots. The zoning ordinance will need to be amended to incorporate these recommendations.

TRANSITIONAL SUB-AREA PLANNING DISTRICTS:

The Future Land Use Plan identifies several transitional sub-areas where land use change may ultimately be facilitated should infrastructure improvements capable of supporting more intensive economic development come about. Three sub- areas relate directly to the three expressway interchanges. Public utilities are also a major consideration. Several of the sub-areas are therefore situated where (at least proximally) future public utility extensions might be extended from the nearby existing public systems (Village of Hopkins, City of Wayland, the Leighton -Dorr Sewer Authority or the Gun Lake Sewer Authority). There have been various investigations into such extensions and it can be envisioned that future population increases and economic development pressures could justify one or more extensions into Hopkins Township.

As of the publication of this Future Land Use Plan, a sewer extension from the Village of Hopkins is expected to serve portions of 12th St. from 135th Ave. to 130th Ave. A natural gas line is proposed for this area; however, it is not expected there will be public funds immediately available to expand police and fire protection or make street improvements necessary to support significant economic development in the interchange areas. Such improvements should nonetheless be anticipated for the purposes of identifying those areas of the Township that would be programmed for intensive development in the intermediate or long-range future, assuming the concurrency of support infrastructure.

The primary function of each of the "Transitional Sub-Areas" depicted on the Future Land Use Map is to serve as holding areas for lands that might ultimately be considered for development that is more intensive. Unless already zoned to an alternate designation, sub- area zoning will in the short range consist of both AG and R-1 Zoning classifications. Farming and very low intensity residential development are however not necessarily considered to be the ultimate long-term use.

The transitional sub-area Planning Districts are thus aimed at establishing "land banks" for land uses that may ultimately be allowed to occur when the Township determines that more intensive structural development is appropriate and when the necessary public utilities, street infrastructure and emergency and protective services are in place to support it.

Following are general descriptions and rationale for each of the identified Sub-areas. Included is a listing of the range of potential land uses contemplated within each sub-area.

Gateways Mixed Use Transitional Area (GMUT): All three US-131 interchanges have been included within a mixed use GMUT sub-area. These sub-areas encompass most of the existing commercial and industrial zoning within the township and each are sized to accommodate fairly substantial amounts of economic development in the future. Each interchange area has the advantage of easy accessibility to the expressway and excellent highway visibility. Soils are poorly suited for development without utilities, however, and unimproved local roads are limiting factors.

Because of excellent highway visibility the entire corridor is attractive to land speculators. Nonetheless, the area between the interchanges south of 132nd Ave. has not been included as part of a transitional area. The reasons are threefold:

1. Left unencumbered by the encroachment of conflicting land uses the area would be expected to continue indefinitely as highly productive farmland.
2. Both Wayland Township and the City of Wayland have made ample provision for commercial and industrial expansions along the entire eastern US-131 corridor. Duplication of that land use pattern does not appear justified based on land use projections and infrastructure limitations.
3. Soils are poorly suited for development without utilities. 12th St. is a gravel road that would need improvement to support any measure of additional non-farm development.

In summary, over-planning of the US-131 corridor area into a linear commercial corridor between 132nd to 129th Ave. will be discouraged at this time. Only the areas in the immediate vicinity of the interchanges are programmed for change and until the necessary infrastructure is in place, additional development in those areas will be discouraged. Once the infrastructure is in place, the following range of use would be considered:

- General, neighborhood and regional oriented businesses
- Light industrial
- Hospitality service business (hotels, restaurants)

It is obvious that the GMUT sub-area holds the potential for accommodating the majority of the future commercial and industrial concentrations in the Township. It is desired that this growth be integrated into an overall development scheme and that it create welcoming gateways to the community. The Planned Use Development approach is the desired tool to deliver the appropriate mix of uses and quality of character.

Within the GMUT sub-area, both general and neighborhood commercial land use components are anticipated. More specific commercial elements that can be envisioned for the long range include regionally oriented services such as truck stops, hotels and restaurants. The Zoning Ordinance should be updated to better address the range of highway oriented uses likely to be attracted.

Industrial uses in this area may include warehousing, manufacturing, assembly, research and similar uses. In order to limit the potential impact of industrial uses on surrounding neighbors, zoning standards should be upgraded to require screening, buffering, additional setbacks and other requirements as necessary.

Gateways Residential Transitional Area (GRT): The GRT area is located near the US-131/135th Ave. interchange. It encompasses existing residential developments as well as nearby vacant land in close proximity to the interchange. The intent is to allocate an appropriately sized area capable of supporting suburban residential expansions in proximity to potential utility extensions. The envisioned mix of uses includes low density residential subdivisions as well as alternative medium density home styles such as attached three-plexes, four-plexes and multi-family residences at a density of 8 to 9 units per acre. Due to the densities involved, no new R-2 or R-3 Zoning Districts should be created unless and until public sewer is made available and local roads can handle the increased traffic volumes. This mix of residential use would be primarily consistent with that of the R-3 Zoning District.

Village Expansion Area: The Village Expansion area is intended to allocate outlying areas nearest the Village of Hopkins where the pattern of the existing Village should be encouraged to continue. Ideally, such expansions will add to the vitality of the Village core and reinvigorate the Village economy. In order to continue the smaller lot "village pattern" of development, public sanitary sewer and water will be necessary. Close cooperation with the Village of Hopkins will be needed to establish the desired mix of uses, densities and scale of expansion.

A full range of uses are possible but the primary focus in terms of land area allocation will be on residential and light commercial use. Included at the Village outskirts are ample areas for traditional neighborhood expansions as well as multi-family housing, senior housing and manufactured home community development. Such development will be relatively well suited to locate here instead of elsewhere in the Township. These development types could take advantage of potential utility extensions from the Village as well other existing support services such as the library and schools. Such a development could benefit the Village itself by providing affordable housing for new residents while providing new disposable income to be spent at nearby businesses. These uses would be consistent with the R-3 Zoning District.

PUBLIC/QUASI-PUBLIC: This future land use category recognizes those areas and facilities that are of a governmental or public nature. This would include government buildings, parks, and cemeteries and schools. Semi-public uses are those used by a limited number of people with specific interests, which are generally non-profit in nature, such as churches, non-public schools, private golf courses and medical or institutional facilities. The future land use map recognizes the major public and semi-public uses in Hopkins Township.

RIVER PROTECTION OVERLAY: The River Protection Overlay recognizes the need for a greater measure of protection for the rivers and streams within the Township. Hopkins Township is part of a regional effort to protect local waterways and improve water quality in general. Further, river, streams, and their surrounding lands act as beneficial wildlife corridors for a variety of species. The River Corridor Overlay applies to lands abutting water courses to preserve the existing vegetation which acts as a buffer or filter from land development practices near the watercourses. Within the designated overlay or buffer zone extensive removal of natural ground cover and clear cutting of trees is discouraged.

VILLAGE

TRADITIONAL RESIDENTIAL: The Traditional Residential area consists of most of the existing residential areas in the Village. Properties and dwellings are characterized by small lots, street trees, front porches, and have access to existing public utilities. Residential uses would include single-family dwellings and two-family dwellings where appropriate, such as corner lots and near downtown. This area is intended to be served by a fully developed range of public services, such as sewer, water, sidewalks, and paved roads. The anticipated density is three to six units per acre or approximately 6,000 to 15,000 square foot lot sizes.

ATTACHED RESIDENTIAL: The Attached Residential area is intended to provide for higher-density attached residential development. These areas are typically located adjacent to existing higher-density residential areas, such as nursing homes, senior-citizen housing, and multi-family housing on streets that can handle increased density. Possible uses in these areas are apartment complexes, attached single-family residential, senior-citizen housing, and nursing homes. Anticipated densities may be up to 15 units per acre, provided that appropriate public services are available. Planned unit developments may be considered to allow a mix of residential or other uses incorporating proper site planning and development.

DOWNTOWN VILLAGE: The Downtown Village area is anticipated to continue as a major commercial activity center. The Downtown will provide jobs, goods, and services close to the major residential neighborhoods of the Village. Compact groupings encourage pedestrian activity and reduce conflicts with neighboring uses. In addition, businesses generally prefer locations near similar and supporting businesses. The location of commercial areas should be designed to make use of existing public improvements. Existing vacant lots and buildings should be utilized before expanding into adjacent residential areas. Land uses in the Downtown Village area should include general retail stores, personal services, restaurants, local government services, specialty shops, professional offices, and residential units incorporated into mixed-use buildings. The appearance and efficiency of the downtown is an essential component of a healthy business environment that is necessary for continued economic growth for the entire Village. To this end, this master plan supports the improvement and design recommendations of the Downtown Development Authority's Tax Increment Finance and Development Plan. Furthermore, this master plan encourages communication and cooperation among the Village Council, Planning Commission, and Downtown Development Authority regarding all proposed improvements in the Downtown Village area. The Downtown should maintain a strong identity, utilizing placemaking strategies that build on the unique character of the Village. The Downtown should

include a leisurely atmosphere and clearly delineated parking.

INDUSTRIAL: Industrial areas should generally be located in close proximity to each other. This improves the flow of shipping and employee traffic, allows firms to share facilities and services, and helps reduce land use conflicts. Industrial development should have direct access to major transportation routes. Industrial areas can be desirable components of the Village without being undesirable neighbors. Landscaping and comprehensive design can make them attractive working environments and can provide a pleasing appearance compatible with adjacent, less-intensive uses. Well-planned industrial areas can be attractive locations for research and development firms and light industrial activities. Industrial uses can also be made compatible with adjacent non-industrial land uses by controlling the potential off-site impacts, such as noise, odors, light, and glare through pollution-control measures, setbacks, buffer yards, fencing, landscaping, and other site-specific techniques. Industrial areas of the Village are primarily located where the existing Hopkins Elevator operates. Industrial expansions within the Village limits are not anticipated during the timeline of this plan.

PUBLIC/QUASI-PUBLIC: This future land use category recognizes those areas and facilities that are of a governmental or public nature. This would include government buildings, parks, and cemeteries and schools. Semipublic uses are those used by a limited number of people with specific interests, which are generally non-profit in nature, such as churches, non-public schools, private golf courses and medical or institutional facilities. The future land use map recognizes the major public and semi-public uses in the Village of Hopkins.

BEAR CREEK OVERLAY: The Bear Creek Overlay recognizes the need for a greater measure of protection for Bear Creek and its tributaries in the Village. The Village of Hopkins is part of a regional effort to protect local waterways and improve water quality in general. The Bear Creek Overlay applies to lands abutting water courses to preserve the existing vegetation which acts as a buffer or filter from land development practices near the watercourses. Within the designated overlay or buffer zone extensive removal of natural ground cover and clear cutting of trees is discouraged.

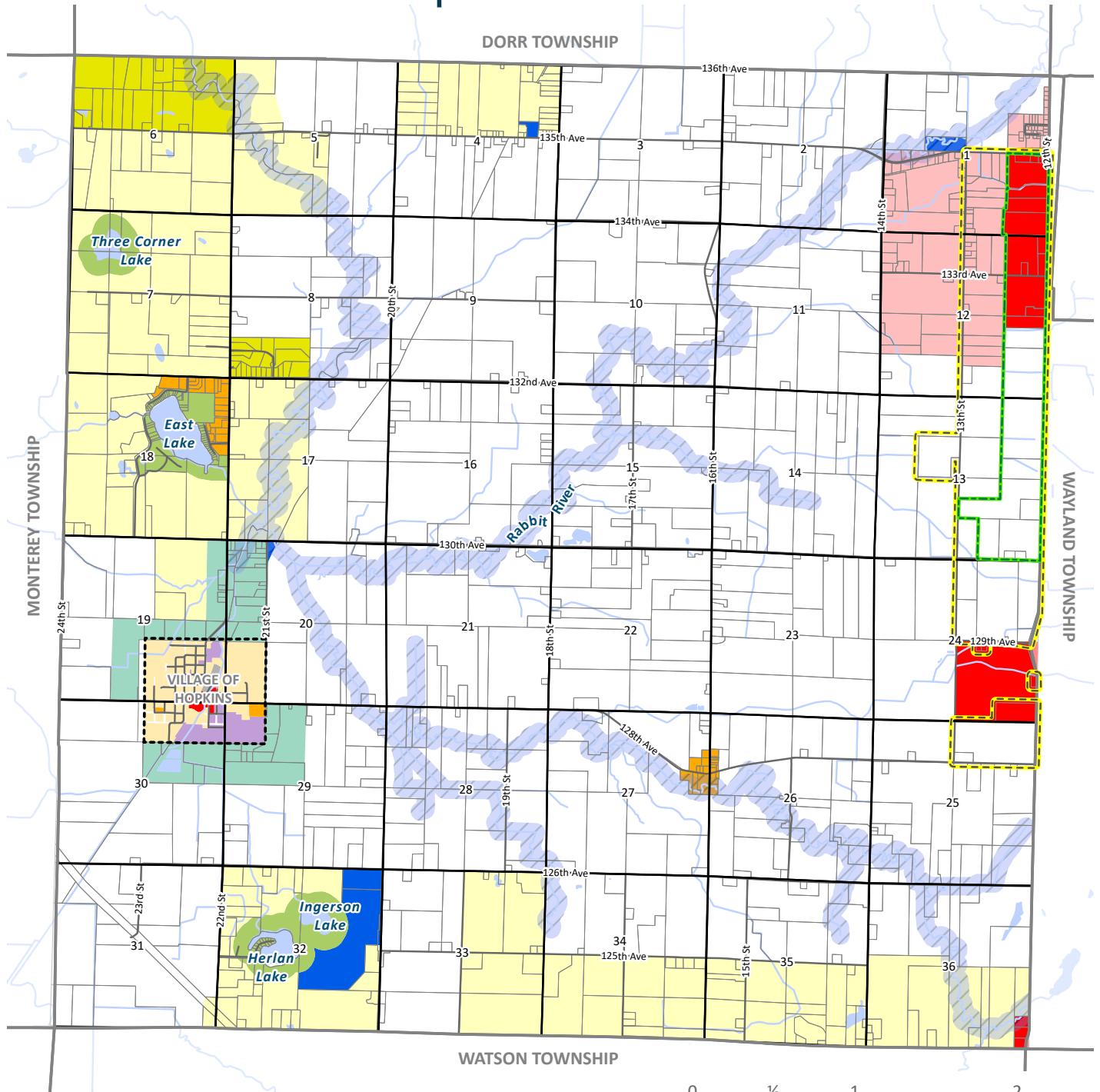
ZONING PLAN

Section 33, (2), (d), of the Michigan Planning Enabling Act (Act 33 of 2008) requires that master plans adopted after September 1, 2008 include a zoning plan to explain how the future land use categories in this plan relate to the zoning districts incorporated in each community's zoning ordinance. The following tables relate the more general future land use categories with the zoning districts and discusses features and factors to be considered in reviewing requests to rezone lands in the Township and Village consistent with this plan.

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

This page is intentionally left blank.

MAP 7-1: Township Future Land Use



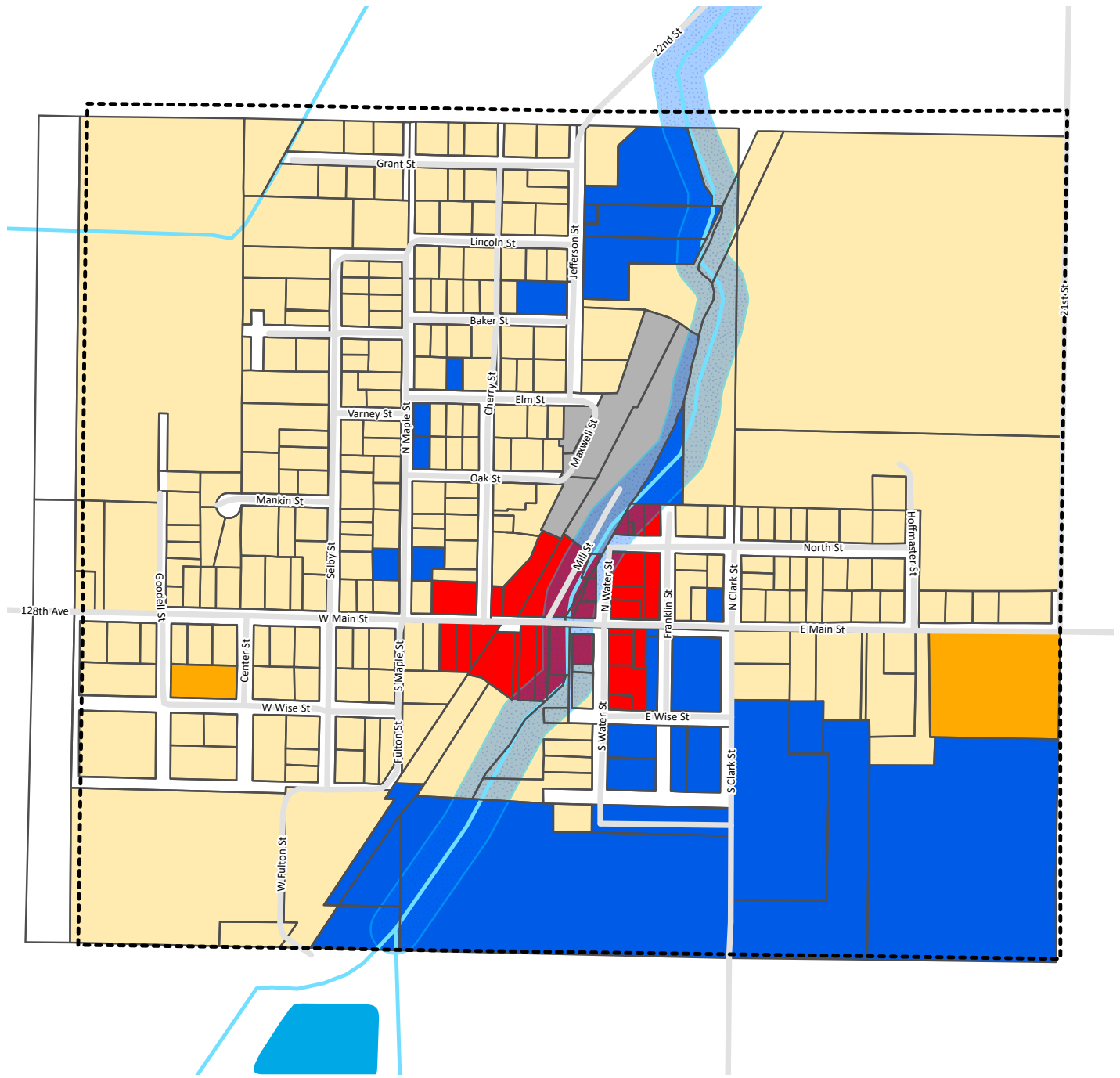
- | | |
|--------------------------------|----------------------------------|
| Agricultural | Village Expansive |
| Rural Residential | Public/Quasi-public |
| Intermediate Estates | River Protection Overlay |
| Low Density Residential | DDA Boundary |
| Resort Residential | 425 Agreement |
| Gateway Mixed Use Transitional | Gateway Residential Transitional |



Township Zoning Plan

Future Land Use Categories	Supporting and Compatible Zoning Districts	Additional Potentially Compatible Zoning Districts	Evaluation Factors and Features to Determine Eligibility for Additional Potentially Compatible Zoning Districts
Agricultural	AG, Agricultural District		
Rural Residential	AG, Agricultural District; R-1, Rural Estate District		
Intermediate Estates	R-1A, Intermediate Estate District		
Low Density Residential	R-2, Low Density Residential District		
Resort Residential	Develop new zoning district	R-2, Low Density Residential	R-2, Low Density Residential may be used on an interim basis until a new zoning district is developed
Gateway Mixed Use Transitional	C-1, Neighborhood Business District, C-2, General Business District, I-1, Industrial District	AG, Agricultural District; R-1, Rural Estate District	Lands will remain in AG or R-1 zoning in the interim until utilities and public improvements allow for more intense development.
Gateway Residential Transitional	R-2, Low Density Residential District; R-3, Medium Density Residential District	AG, Agricultural District; R-1, Rural Estate District	Lands will remain in AG and R-1 zoning in the interim until utilities and public improvements allow for more intense development.
Village Expansion	R-2, Low Density Residential District; R-3 Medium Density Residential District; C-1, C-1, Neighborhood Business District	Any Village District	Potential expansion of the Village through annexation is possible here and should be zoned to be compatible with adjacent uses.
Public/Quasi-Public	Any District		This future land use designation is intended to show where public or quasi-public facilities are or are planned to be located and should be zoned to be compatible with adjacent uses.
River Protection Overlay	Riparian Area Protection Overlay Zone		

MAP 7-2: Village Future Land Use



- Traditional Residential
- Attached Residential
- Downtown Village
- Industrial
- Public/Quasi-public
- Bear Creek Overlay

0 250 500 1,000
US Feet



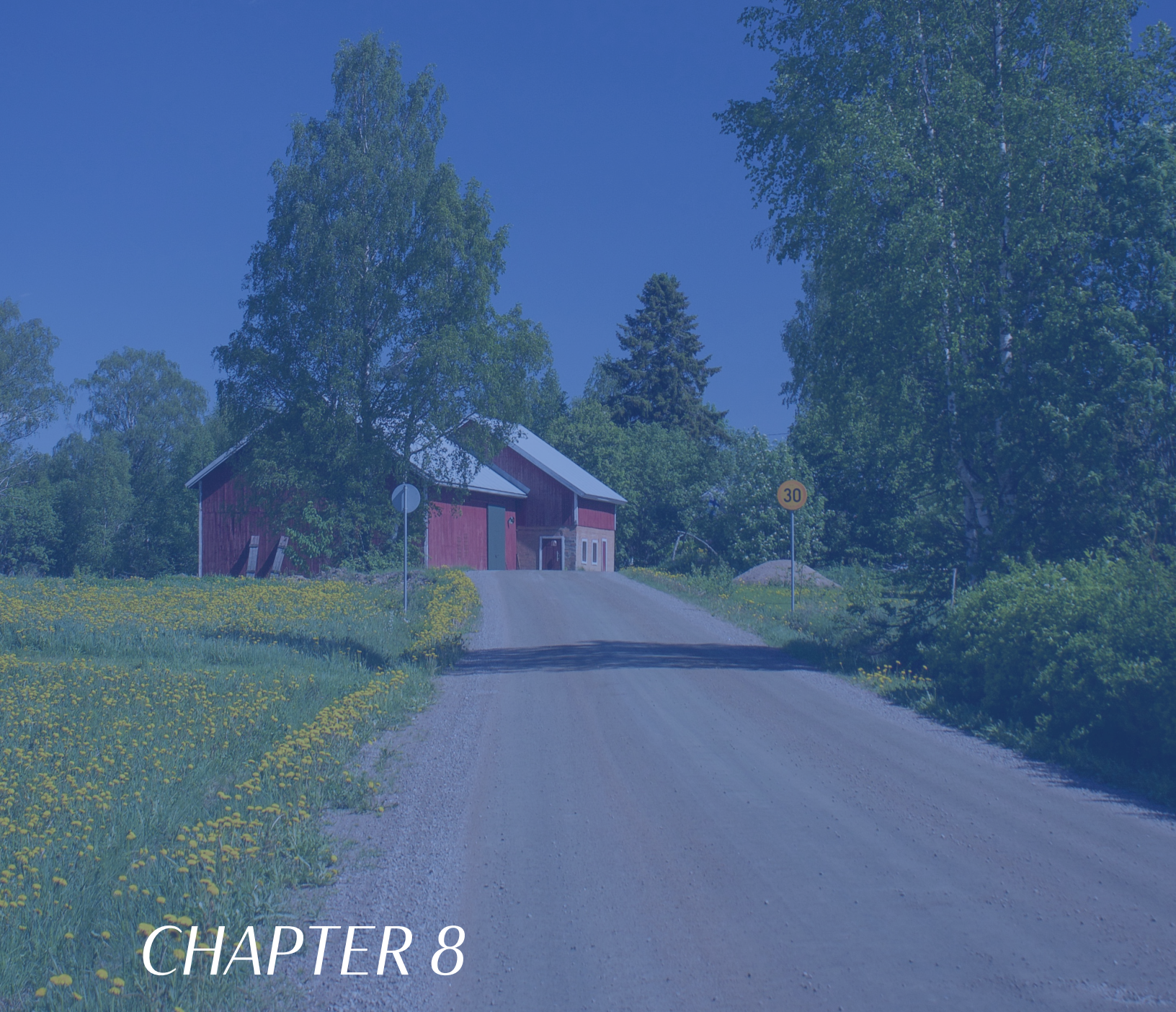
Village Zoning Plan

Future Land Use Categories	Supporting and Compatible Zoning Districts	Additional Potentially Compatible Zoning Districts	Evaluation Factors and Features to Determine Eligibility for Additional Potentially Compatible Zoning Districts
Traditional Residential	R-1, Single-Family Residential District Low Density; R-2, Single-Family Residential District Medium Density		
Attached Residential	R-3, Single-Family Residential District High Density	R-4, Mobile Home Park District	If provided with both public or private water and sewer in a walkable community with open space and pedestrian amenities.
Downtown Village	C-1, Commercial District Central Business District		
Industrial	IND, Industrial District		
Public/Quasi-Public	Any District		This future land use designation is intended to show where public or quasi-public facilities are or are planned to be located and should be zoned to be compatible with neighboring uses.
Bear Creek Overlay	Bear Creek Overlay District		

SUMMARY OF LAND USES BY SECTION

SECTION 1:	Currently mostly agricultural north of 135th and will remain so. Areas along 12th Street are in the Gateway Mixed Use Transitional future land use category. Commercial and industrial or PUD zoning could be extended to support more businesses and industry if utilities are made available. Remaining parcels south of the Rabbit River are in the Gateway Residential Transitional future land use category and could support higher densities of single-family home development (such as R-3 zoning) with utilities.
SECTION 2 & 3:	Will remain predominately agricultural.
SECTION 4:	The small community of Hilliards is isolated by distance from existing public utilities and government services. As a result, it is now considered a poor location for which to establish policies supporting or facilitating additional residential and/or commercial development. These conditions contrast with those found in the areas surrounding Hopkins and west of Wayland where expansion of one or more existing utility systems is feasible. To avoid over-development without utilities and other nearby support services, residential and commercial expansion should therefore be discouraged in the foreseeable future. As indicated on the Future Land Use map, Rural Residential is recommended for properties north of 135th between 18th and 20th Streets. Agriculture should prevail throughout the remainder of the Section.
SECTION 5:	The northeast two-thirds will remain agricultural. The southwest and west is planned to transition to Rural Residential.
SECTION 6:	Topography is difficult for farming. The northern half of the Section is planned for Intermediate Estates at gross densities of up to one (1) unit per acre to bring more of the existing parcels into conformity. The southern half of the Section is planned for Rural Residential to retain larger parcel tracts conserving open and wooded spaces.
SECTION 7:	This Section is predominantly planned for Rural Residential due to topography and soil conditions. The areas around Three Corners Lake may see pressure for Resort Residential development, and should be protected by the adoption of special zoning provisions that govern such activity.
SECTION 8:	With the exception of the southern half of the southwest quarter, the entire Section is planned for agriculture. The existing residences in the southern half of the southwest quarter are planned for Intermediate Estates.
SECTION 9, 10, & 11:	This Section will remain predominately agricultural due to existing farming activity, soils, and sparseness of residential activity.
SECTION 12:	This Section will remain predominately agricultural and as presently zoned. If utilities are made available, the Gateway Residential Transitional and Gateway Mixed Use Transitional designations in the north and east would accommodate transitions to designated residential densities and industrial/commercial or R-3 uses where indicated on the Future Land Use map.
SECTION 13, 14, 15, 16, AND EAST HALF OF 17:	Will remain predominately agricultural due to existing farming activity, soils, and sparseness of residential activity.
WEST HALF OF SECTION 17:	Planned for Rural Residential as a transitional buffer.

SECTION 18:	Existing residential areas adjacent to East Lake should be included in a newly created Resort Residential zoning district fitted to the area to better regulate existing lot sizes and uses. Existing Low Density Residential areas away from the Lake would remain. Areas to the immediate west and southwest of the Lake are planned for Rural Residential and reflect existing fragmentation.
SECTION 19:	Portions of Section 19 adjacent to the Village are in the Village Expansion future land use category and could transition to any number of mixed uses with the availability of utilities. Outside of the Village Expansion area, the Section will be maintained as Agricultural with the exception of an area north of the Village which is planned for Rural Residential. Agricultural zoned properties within the Village Expansion category are excluded from the farmland preservation district.
SECTION 20:	The western half of the northwest quarter will remain in its current development pattern unless future utilities allow alternative residential as part of the Village Expansion category
SECTION 21, 22, AND 23:	This Section will remain predominately agricultural due to existing farming activity, soils, and sparseness of residential activity.
SECTION 24:	The west and north half will remain predominately agricultural due to existing farming activity, soils, and sparseness of residential activity. The southeast quarter is in the Gateway Mixed Use Transitional future land use category and will remain as currently zoned, but should not be allowed to develop intensively without appropriate infrastructure and protective services. Agricultural zoned properties within the Gateway Mixed Use Transitional future land use category are excluded from the farmland preservation district.
SECTION 25, 26, 27, 28, AND 29:	Will remain predominately agricultural due to existing farming activity, soils, and sparseness of residential activity. Exceptions are the Hopkinsburg area, which will remain as is, and the northwest corner of Section 29 adjacent to the Village of Hopkins where Village Expansion is designated and can be accommodated with infrastructure extensions. Agricultural zoned properties within the Village Expansion category are excluded from the farmland preservation district.
SECTION 30:	Same as Section 29.
SECTION 31:	Will remain predominately agricultural due to existing farming activity, soils, and sparseness of residential activity.
SECTION 32:	Residential areas adjacent to Herland Lake and Ingerson Lake should be included in a newly created Resort Residential district fitted to the area to better regulate existing lot sizes and uses. The balance of the Section is programmed for Rural Residential as a reflection of topography and land fragmentation, as well as Public/Quasi-Public to reflect the location of Camp Jijak
SECTION 33:	The west half is programmed as Agricultural. The east half is planned for Rural Residential and reflects difficult topography for farming.
SECTION 34, 35, AND 36:	The north half of each section is planned for Agricultural. The south half of each section is planned for Rural Residential and reflects difficult topography for farming. The extreme southeast portion of Section 36 is included in the Gateway Mixed Use Transitional future land use designation and could ultimately see development associated with the nearby expressway intersection.



CHAPTER 8

IMPLEMENTATION

CH 8. Implementation

In order for the Master Plan to serve as an effective guide for the controlled development of Hopkins Township and the Village of Hopkins, it must be implemented. Primary responsibility for implementing the Plan rests with the Hopkins Township Board, Hopkins Village Council, the Planning Commission of each community, and staff. This is done through a number of methods, including ordinances, programs, and administrative procedures that are described in this chapter.

It is important to note that the Master Plan itself has no legal authority to regulate development in order to implement the recommendations of the Plan. This implementation must come from the decisions of the Township Board, Village Council, and Planning Commissions to provide needed public improvements and to administer and establish regulatory measures relative to the use of the land.

Private citizens, including individual home and land owners, are also involved in fulfilling the recommendations of the Master Plan by the actual physical development of land uses and through the rezoning of land. The authority for this, however, comes from the Township and Village. Cooperation between the public and private citizens, including developers, is therefore important in successful implementation of the Master Plan.

ZONING AND RELATED LAND DEVELOPMENT REGULATION AMENDMENTS

Zoning represents a legal means for the Township and Village to regulate private property to achieve orderly land use relationships. It is the process most commonly used to implement community master plans. The zoning process consists of an official zoning map and zoning ordinance text. The official zoning map divides the community into different zones or districts within which certain uses are permitted and others are not. The zoning ordinance text notes the uses which are permitted and establishes regulations to control densities, height, bulk, setbacks, lot sizes and accessory uses. The zoning ordinance also sets forth procedures for special approval regulations and sign controls. These measures permit the Township and Village to control the quality as well as the type of development. Other regulations include subdivision and site condominium control ordinances; lot split ordinances, private road regulations and blight ordinances.

Subsequent to the adoption of this plan, the Township and Village Planning Commissions, Township Board, and Village Council should review and make any necessary revisions to zoning regulations to ensure that the recommendations of the Plan as outlined in this section are instituted.

PREPARE AND ADOPT CAPITAL IMPROVEMENTS PROGRAM

Capital improvements programming is the first step in a comprehensive management system designed to regulate priorities and programs to community goals and objectives. It is a means of planning ahead for the funding and implementation of major construction and land acquisition activities. The typical CIP is six years in length and updated yearly. The first year in each CIP contains the capital improvement budget. The program generally includes a survey of the long-range needs of the entire governmental unit covering major planned projects along with their expected cost and priority. The Township Board or Village Council then analyzes the project's financing options and the interrelationship between projects. Finally, a project schedule is developed. Priority projects are included in the Capital Improvements Program. Low priority projects may be retained in a capital improvements schedule which may cover as long as 20 years.

The CIP is useful to the Township, Village, private utilities, citizens, and investors, since it allows coordination in activities and provides the general public with a view of future expectations.

MAINTAIN PARKS & RECREATION PLAN

This plan recommends that the Township and Village maintain a recreation plan in order to be eligible for State recreation funding programs such as the Land and Water Conservation Fund, and Michigan Department of Natural Resources Trust Fund. Assistance under these programs is available for planning, acquiring land, and developing a wide range of outdoor recreation areas and facilities. The programs are administered by the Michigan Department of Natural Resources and are financed by funds appropriated by the Federal Government and State Legislature.

ADDITIONAL PLANNING

The Township and Village should consider additional planning work in areas where future demand is anticipated or where a more focused look may be beneficial. Such additional planning work may include sub-area planning at the U.S. 131 and 135th Ave. interchange and in Downtown Hopkins, where parking needs, streetscape improvements, and other issues and opportunities have been identified.

PLANNING EDUCATION

Planning commissioners should attend planning seminars to keep themselves informed of planning issues and learn how to better carry out their duties and responsibilities as planning commissioners. These seminars are regularly sponsored by the Michigan Association of Planning (MAP), the Michigan Townships Association (MTA), and MSU Extension Program, which are valuable resources for planning commissions.

INTER-GOVERNMENTAL COOPERATION

Inter-governmental cooperation on certain land use issues and utility issues can pay dividends to all involved. In an effort to manage growth properly, the Township and Village desire to establish planning efforts and regulations consistent with those of their neighbors so that the immediate area develops in a compatibly efficient manner, without overdevelopment. Consequently, Hopkins Township and the Village of Hopkins hope to minimize incompatible land uses across municipal boundaries and to manage growth in such a way that the strengths of each community are taken advantage of and that competition between communities for tax base and economic development dollars is minimized. The implementation of programs or policies resulting from this strategy will necessitate endorsement and support from all jurisdictions involved. This activity must be on-going and include the notion of partnering with the Village of Hopkins in areas such as utilities, joint land use planning, and with neighboring municipalities on watershed plans, joint land use planning and utilities improvement.

PUBLIC INFORMATION

It is important that the proposals of this plan be discussed and understood by the citizens of Hopkins Township and the Village of Hopkins. Acceptance and ownership of this plan by the public is essential to its successful implementation. Steps should be taken to make Township and Village residents aware of the Plan and the continuing activities of each planning commission. This can be accomplished through newspaper reports of planning commission activity, community newsletters, making minutes available online, and communicating through social media. Contact with local civic and service organizations is another method which can be used to promote planning activities and objectives.

REVIEW OF THE MASTER PLAN

Under the Michigan Planning Enabling Act, a master plan must be reviewed every five years and updated as needed in order to be responsive to new growth trends and current community attitudes. As growth occurs over the years, the Master Plan goals, land use information, population projections and other pertinent data will be reviewed and revised as necessary so the Plan can continue to serve as a valid guide to the growth of the community.

GENERALIZED WORK PLAN MATRIX

A work plan, or implementation matrix, is a tool that can be utilized by a planning commission, Township Board, Village Council, and staff to implement the Master Plan. The work plan matrix groups the implementation actions described above, indicates the responsible party, and the timeline for implementation. Each action is generalized so that similar action items are combined into a common and implementable strategy.

Action	Responsible Party	Timing
1. Zoning Ordinance amendments	Township/Village Planning Commissions, Township Board, Village Council, Staff	Years 1-3, ongoing
2. Prepare and adopt a Capital Improvements program	Township/Village Planning Commissions, Township Board, Village Council, Staff	Years 1-3, ongoing
3. Maintain Parks & Recreation Plan	Township/Village Planning Commissions, Township Board, Village Council, Staff	Every 5 years, ongoing
4. Additional Planning	Township/Village Planning Commissions, Township Board, Village Council, Staff	Ongoing
5. Planning Education	Township/Village Planning Commissions, Township Board, Village Council, Staff	Annually, as needed
6. Inter-governmental Cooperation	Township/Village Planning Commissions, Township Board, Village Council, Downtown Development Authority, Staff	Annually
7. Public Information	Office Staff	Monthly, as needed
8. Review of the Master Plan	Township/Village Planning Commissions, Township Board, Village Council, Staff	Every 5 years, ongoing

HOPKINS TOWNSHIP ZONING DISTRICT IMPLEMENTATION MEASURES

<p>AG, AGRICULTURAL</p>	<ul style="list-style-type: none"> • Clarify the intent of the district as being for long-term agricultural preservation. • Continue to participate in Michigan and Allegan County purchase of development rights programs. • Continue to limit new development of agricultural parcels through limited lot numbers and sizes. • Support existing developed housing and promote affordable housing with less intrusion upon existing farmland through development of accessory dwelling standards (potentially in all residential districts) • Evaluate rezoning requests carefully to ensure compliance with master plan recommendations and to minimize unwarranted or premature transition away from the agricultural land use pattern. • Agricultural zoned areas indicated on the Future Land Use map as Rural Residential or Intermediate Estates are eligible for rezoning to R-1 or R-1A upon owner request. • Agricultural zoned lands within each of the transitional areas should remain Agricultural until the Township determines that infrastructure and services are adequate to support a demonstrated demand for an appropriate alternative use.
<p>R-1, RURAL ESTATES</p>	<ul style="list-style-type: none"> • Clarify the intent of the district as being for rural preservation and agricultural conservation. • Require that developments created outside of simple land division transactions connect to public or private wastewater treatment facilities and have direct access to a paved street. • Adopt specific special land use provisions for resort and campground types of development.
<p>R-1A, INTERMEDIATE ESTATES</p>	<ul style="list-style-type: none"> • Better communicate the intent of the district. • Require that developments created outside of simple land division transactions connect to public or private wastewater treatment facilities and have direct access to a paved street. • Adopt specific special land use provisions for resort and campground types of development.
<p>R-2, LOW DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • Better communicate the intent of the district. • Require public sewer, improved streets, and increased public services (public safety and fire) for all new R-2 areas.
<p>R-3, MEDIUM DENSITY RESIDENTIAL</p>	<ul style="list-style-type: none"> • Better communicate the intent of the district. • Require new multi-family developments to connect to public sewer, improved streets, and increased public services (public safety and fire).

<p>RES, RESORT RESIDENTIAL DISTRICT</p>	<ul style="list-style-type: none"> • Develop new zoning district. • State the intent of the district. • Create a new set of district or overlay provisions that apply to existing lakefront developments. Existing lot sizes should be recognized but new lot sizes should be increased to prevent overcrowding. • Require community sewer systems for new development. • Apply lot coverage maximums to control redevelopment and to limit overcrowding and oversizing of new homes on existing lots. • Adopt specific special land use provisions for resort and campground types of development.
<p>C-1, C-2, AND I-1, COMMERCIAL AND INDUSTRIAL</p>	<ul style="list-style-type: none"> • Better communicate the intent of each district. • Expand the districts over time only within the Gateway Mixed Use Transitional and Village Expansion future land use categories based on demonstrated need and concurrency of infrastructure, improved streets, and public services (public safety and fire). • Amend and improve standards pertaining to access controls, landscaping standards, and other design/performance standards. • Review and adjust the variety of permitted and special land uses to ensure an appropriate mix of uses and minimize land use conflicts and over use of infrastructure. • Improve buffer standards between districts through robust landscaping and other screening methods. • Adopt access management standards. • Coordinate with neighboring townships, the City of Wayland, and Gun Lake Tribe (Match-E-Be-Nash-She-Wish Band of Pottawatomi Indians) regarding the amount of planned and zoned commercial and industrial land.

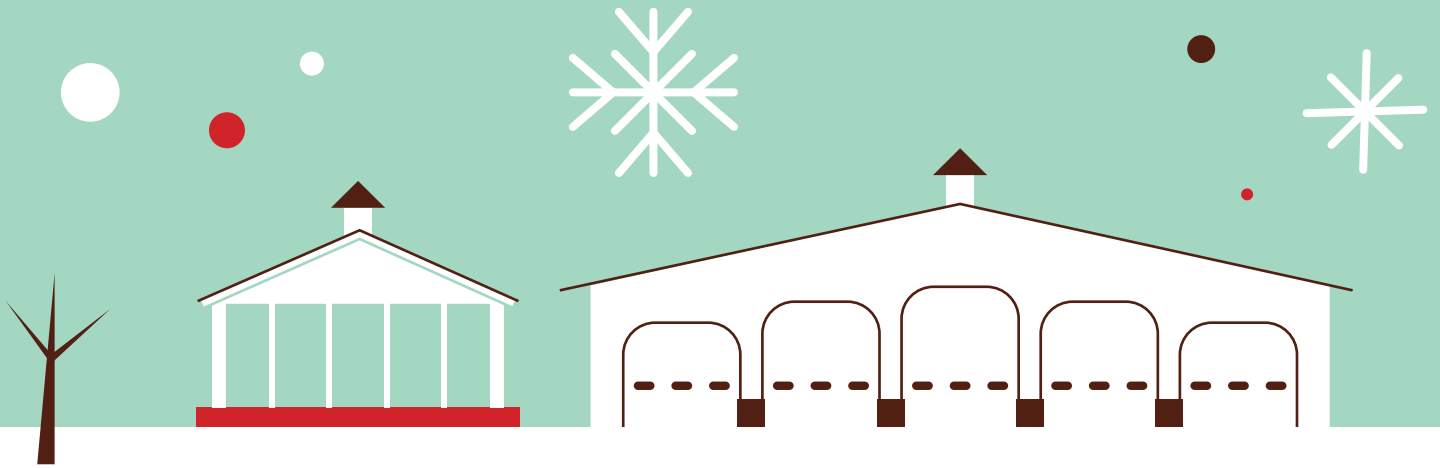
APPENDIX A:

OPEN HOUSE
RESULTS



Township and Village of Hopkins
Master Plan & Parks and Recreation Plan Update

OPEN HOUSE



Hopkins Township and the Village of Hopkins need your help making the community a better place to live, work, and play! Please join us in our effort to update the Township and Village's Master Plan & Parks and Recreation Plan by stopping in and providing your input! You will have the opportunity to share your vision for the community regarding planning topics such as development, land use, streets, farmland preservation, and parks.

WHEN:

Saturday,
December 10th
6 to 8 PM*

WHERE:

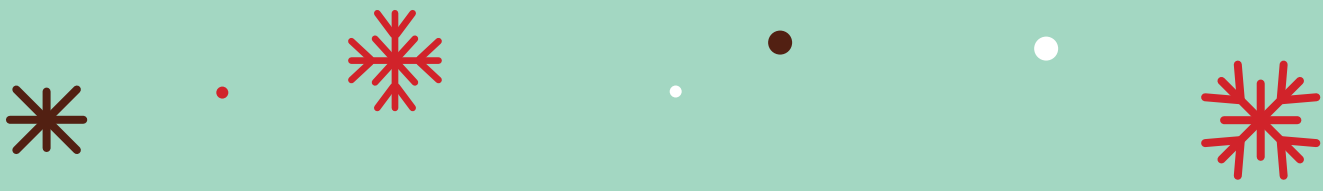
Hopkins Area Fire Station
200 E. Main Street
Hopkins, MI 49328

*Drop in anytime, this event is during the Hopkins Community Tree Lighting in Hopkins Village Park!

For more information, contact:

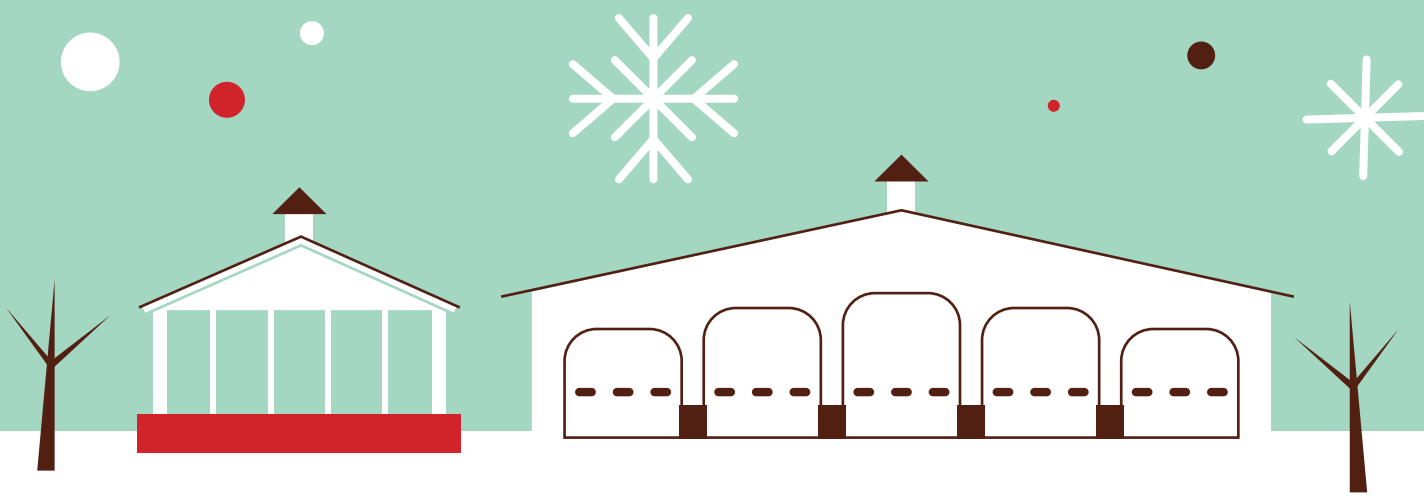
Mark Forbes (Hopkins Township Planning Commission Chair): (616) 466-3760 or markglenforbes@gmail.com

Jonathon VanderWall (Hopkins Village President): (616) 901-9229 or jonathonvanderwall@gmail.com



Township and Village of Hopkins
Engagement Report

MASTER PLAN



February, 2023
Prepared by Williams & Works

Introduction

The existing Hopkins Township Master Plan was adopted in 1994 and the current Village Master Plan was adopted in 1996. The Master Plans for the Township and Village were written to guide future growth and development in each community. In 2022, the Township and the Village of Hopkins Planning Commission began the process of updating the existing Master Plan to develop an accurate and informed plan. As part of the update, the Township and the Village utilized an open house to engage with community members and gain input regarding land use and infrastructure concerns. The open house was utilized for both the Master Plan and the Parks and Recreation Plan update. This report presents the findings of this outreach effort. It includes a summary of findings and a discussion of the methods used to solicit feedback.

Public Open House

The public open house was held on Saturday, December 10, 2022, from 6 pm to 8 pm at the Hopkins Area Fire Station. The event took place alongside the Hopkins Christmas Tree Lighting to both educate the community about this process and engage with members of the public who may not typically take part in planning efforts. Approximately 150 guests were estimated to have attended the event. Participants were given the opportunity to share their vision for the community regarding planning topics such as development, land use, streets, farmland preservation, and parks.



Welcome Board

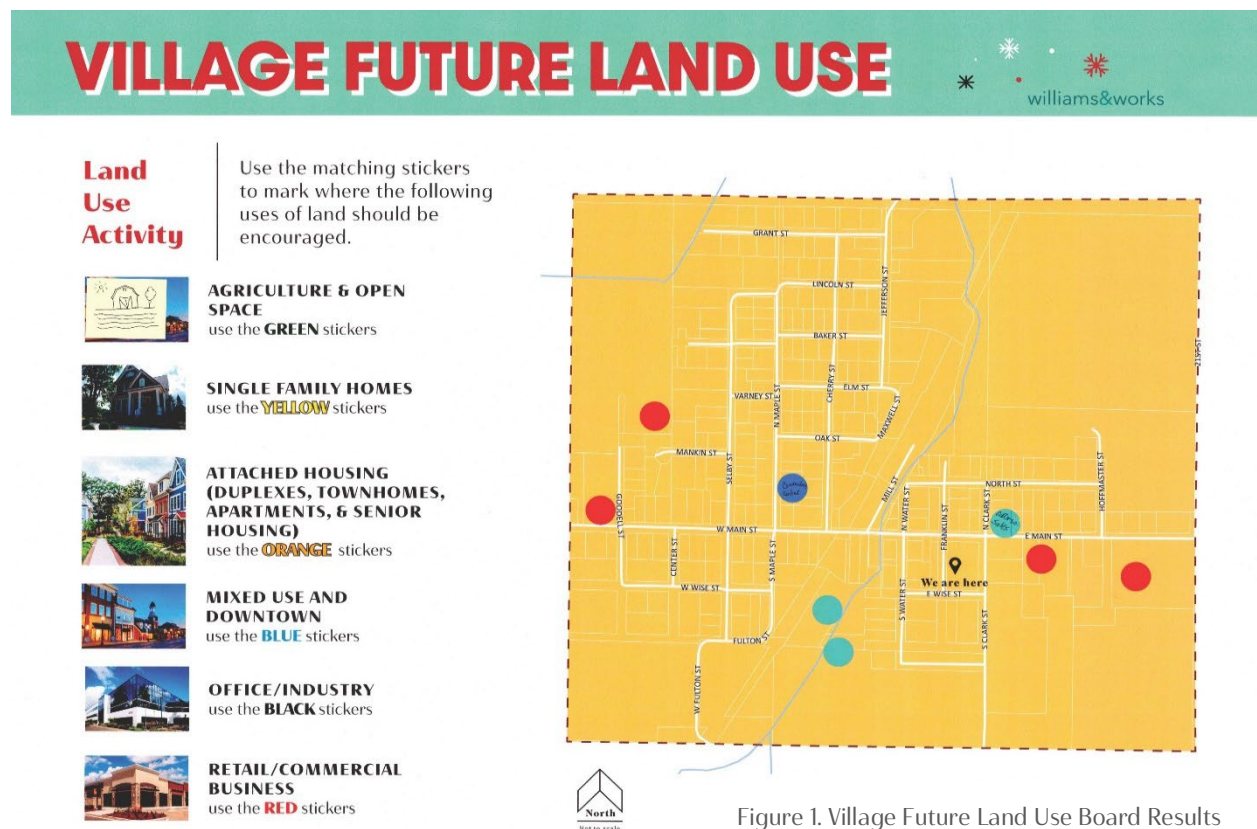
The welcome board featured informational text that explained the process of the Master Plan and the importance of long-range planning. The board encouraged participants to take part in available activities and provide their feedback regarding planning topics for the Village and the Township.

Station 1. Future Land Use Activity

To glean insight into the future land use and development, Station 1 featured the Future Land Use activity on separate boards for the Village and the Township. The participants were asked to use the matching stickers to mark where the differing uses of land should be encouraged. The respondent's feedback is shown on the scanned activity boards from the open house in Figures 1 and 2.

VILLAGE FUTURE LAND USE

As shown in Figure 1, participants marked retail and commercial businesses on the western and eastern portion of the Township along Main St. Mixed-use and downtown businesses shown in blue were marked along the main street and alongside Bear Creek in the southern portion of the Village. A sticker for the community center was also placed on West Main Street and North Maple Street.



TOWNSHIP FUTURE LAND USE

In Hopkins Township, participants focused on single-family and commercial business land use types. Single-family housing sticker was placed on 126th Ave and 19th St while the commercial business's land use was placed in the Downtown Development Authority (DDA) area along US-131. Participants also added comments on the activity board encouraging them to add safe walkways or sidewalks to get to the soccer park near the Village and the addition of flexible housing and Airbnb's in the Township.

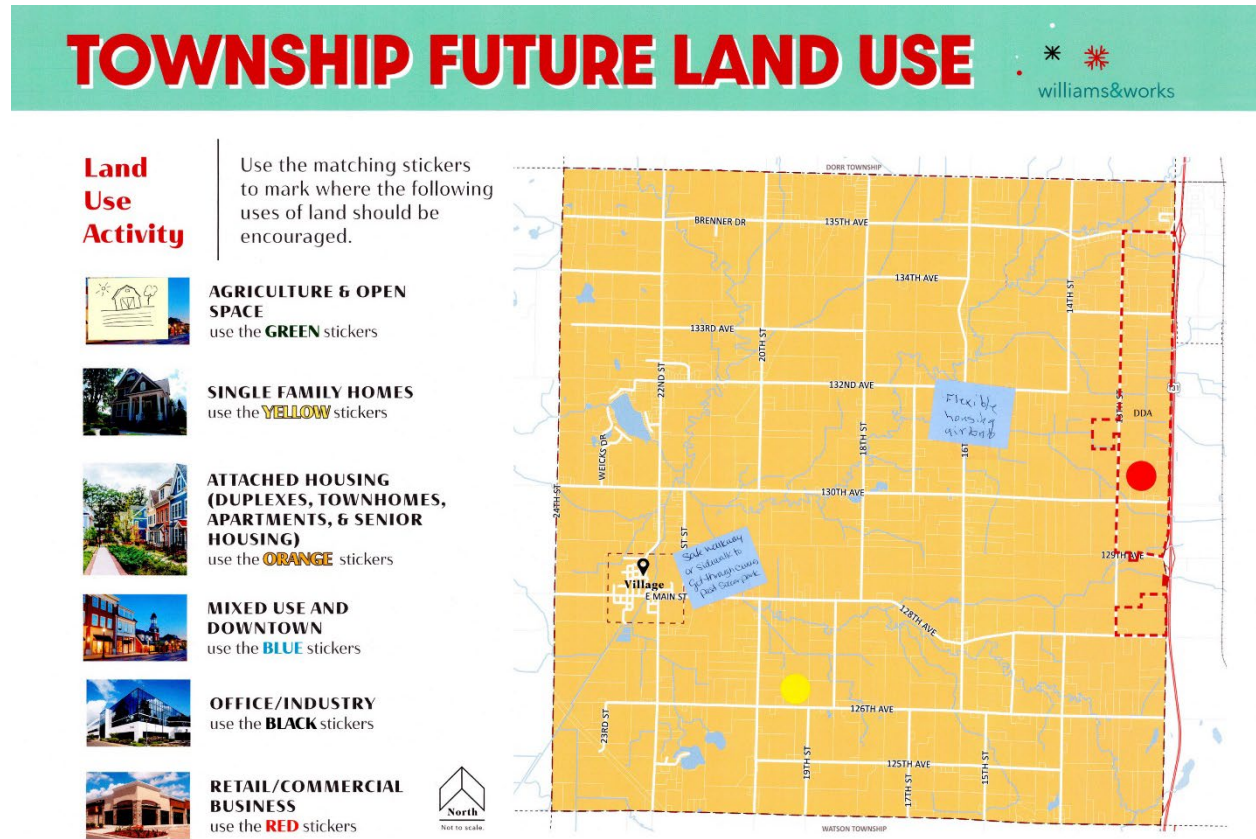


Figure 2. Township Future Land Use Board Results

Station 2. Investment Activity

Participants were asked to place flags on the map to show areas within the community that they believed are in need of public or private investment. Blue flags represented public investment/improvements such as street repairs, sidewalk installations, expansion of water or sewer, street lights, or other public services. Red flags represented private investment/improvements such as properties, buildings, or businesses that need redevelopment, upkeep, or reinvestment. Separate boards for both the Village and Township were provided. Scanned comments from this activity are located on the scanned board in the Appendix.

VILLAGE INVESTMENT

Public investment comments from the Village participants largely focused on improving and adding new lighting along major roads and schools, adding crosswalks with push buttons and walking signals, and improving sidewalk conditions. A detailed list of the comments is provided below:

- Walking trail in north park (fix bridge over the river)
- Fruit trees in public parks
- Plow all town sidewalks
- Better lighting on side streets Lincoln, Shelby, etc.
- Improve sidewalks all over town, not just Main St
- Possible push-button crosswalk
- Needs redoing and cleaning along Bear Creek
- Repave S Water St, sidewalk lighting on S Water St, replace street trees
- Need road lighting around schools
- Compost facility possible upgrade
- Gated access or some kind of better system to reduce people dumping items that do not belong there

Private investment comments largely focused on clean-up around the Hop Cones Ice-cream shop and the laundry mat on 128th & Water St. Another set of comments mentioned the building next to the library and the park. All of these comments were placed along West Main Street, East of Bear Creek.

TOWNSHIP INVESTMENT

All of the responses collected for the Township were in the public investment and improvements category. The responses referred to improvements to roads and vehicular circulation, adding bike trails, and having a wastewater system for just the Village and the Township. These comments were placed near the eastern and western boundaries of the Township. A detailed list of the comments is provided below:

- Own wastewater system
- Improve major traffic lanes with walk/bike buffer on 22nd through curves, past North Park
- Improve school drop-off situation
- Bike trails

Station 3. Community Values Activity

For a collective responsibility for both the Village and the Township, participants were asked to write about what they LOVE about Hopkins. Responses were written on sticky notes and posted on the activity board. For this question, the responses largely focused on the small-town feel, focus on agriculture, community gatherings, kind people, and a close-knit and friendly community.

Participants were also asked to list things that they would IMPROVE about Hopkins. The responses focused on adding more activities for teenagers, preventing speeding along major roads, organization of powerlines, adding more walking/biking paths, cleaning up yards, and school drop-off. All comments from this activity are located on the scanned board in the Appendix.



Station 4. Comment Cards

Participants were encouraged to provide any additional thoughts or ideas on comment cards regarding the Township/Village of Hopkins Master Plan update. The responses from the comment cards focused on the following topics.

- The Village could benefit from an increased presence of police. The majority of vehicles speed when traveling through the Village or the Township.
- School drop-off location is dangerous during drop-off hours.
- Enforcement of Village ordinances and cleaning up soccer nets.

Additional Discussion

While much of the participant input was captured through the various open house activities, some community feedback was shared through discussion with staff and the consulting group. Topics such as development along U.S. 131, the expansion of development around Gun Lake Casino, utility extensions, and availability of affordable housing were also had. Participants commonly expressed how much they loved Hopkins and how it is difficult to move there due to cost and availability of housing.

Conclusions

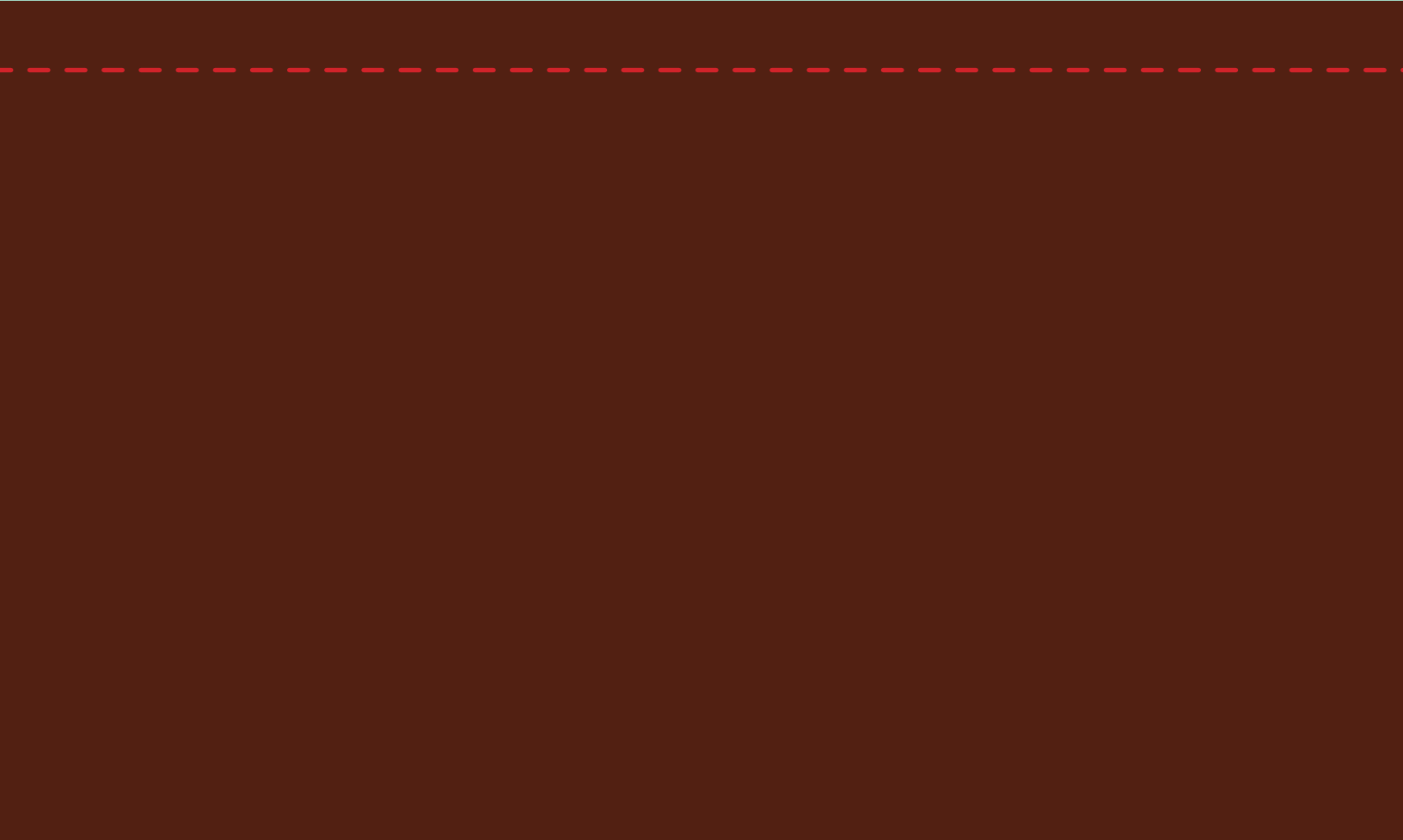
Based on the public open house, the Township and the Village of Hopkins Planning Committee may wish to consider the following as it updates the goals, objectives, and action items contained in the Master Plan.

Recommendations

- The sense of community and the small-town feel were among the top two things that participants love about Hopkins. Maintaining the small-town character and encouraging more green spaces like parks, trails, and places to gather, with proper amenities, can be of great importance to the residents and it should be considered throughout the Master Plan update.
- Participants displayed a strong concern regarding the conditions of sidewalks and the lack thereof. Improving pedestrian mobility and walkability should be highlighted when reviewing the Master Plan goals and objectives. The feedback illustrated on the activity boards can be used to prioritize areas in the Village or Township that would benefit most from sidewalk and road improvements.
- In the land use activity, participants expressed an overall interest in seeing retail and commercial businesses in the Village along with some mixed-use and downtown uses. In the Township, participants expressed an interest in retail and commercial businesses in the DDA boundary and single-family homes in the central southern part of the Township. Availability and cost of housing was of particular concern amongst participants and may require attention in the master plan.
- Public investments and improvements largely focused on adding bike trails, enhancing street lighting for safety and visibility, and improving traffic lanes and sidewalks.

Township and Village of Hopkins
Engagement Report

APPENDIX



VILLAGE FUTURE LAND USE



Land Use Activity

Use the matching stickers to mark where the following uses of land should be encouraged.



AGRICULTURE & OPEN SPACE
use the **GREEN** stickers



SINGLE FAMILY HOMES
use the **YELLOW** stickers



ATTACHED HOUSING (DUPLICES, TOWNHOMES, APARTMENTS, & SENIOR HOUSING)
use the **ORANGE** stickers



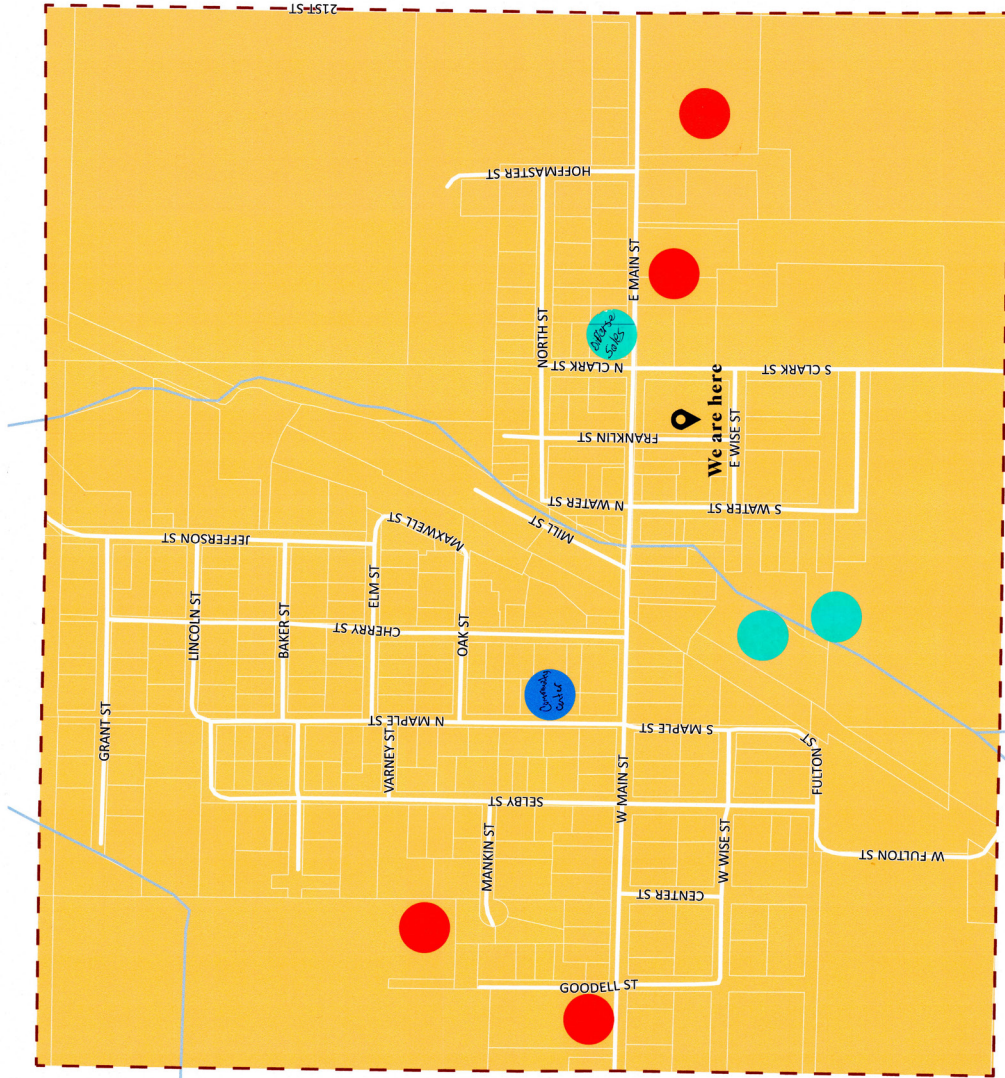
MIXED USE AND DOWNTOWN
use the **BLUE** stickers



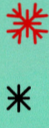
OFFICE/INDUSTRY
use the **BLACK** stickers



RETAIL/COMMERCIAL BUSINESS
use the **RED** stickers



TOWNSHIP FUTURE LAND USE



williams&works

Land Use Activity

Use the matching stickers to mark where the following uses of land should be encouraged.



AGRICULTURE & OPEN SPACE
use the **GREEN** stickers



SINGLE FAMILY HOMES
use the **YELLOW** stickers



ATTACHED HOUSING (DUPLICES, TOWNHOMES, APARTMENTS, & SENIOR HOUSING)
use the **ORANGE** stickers



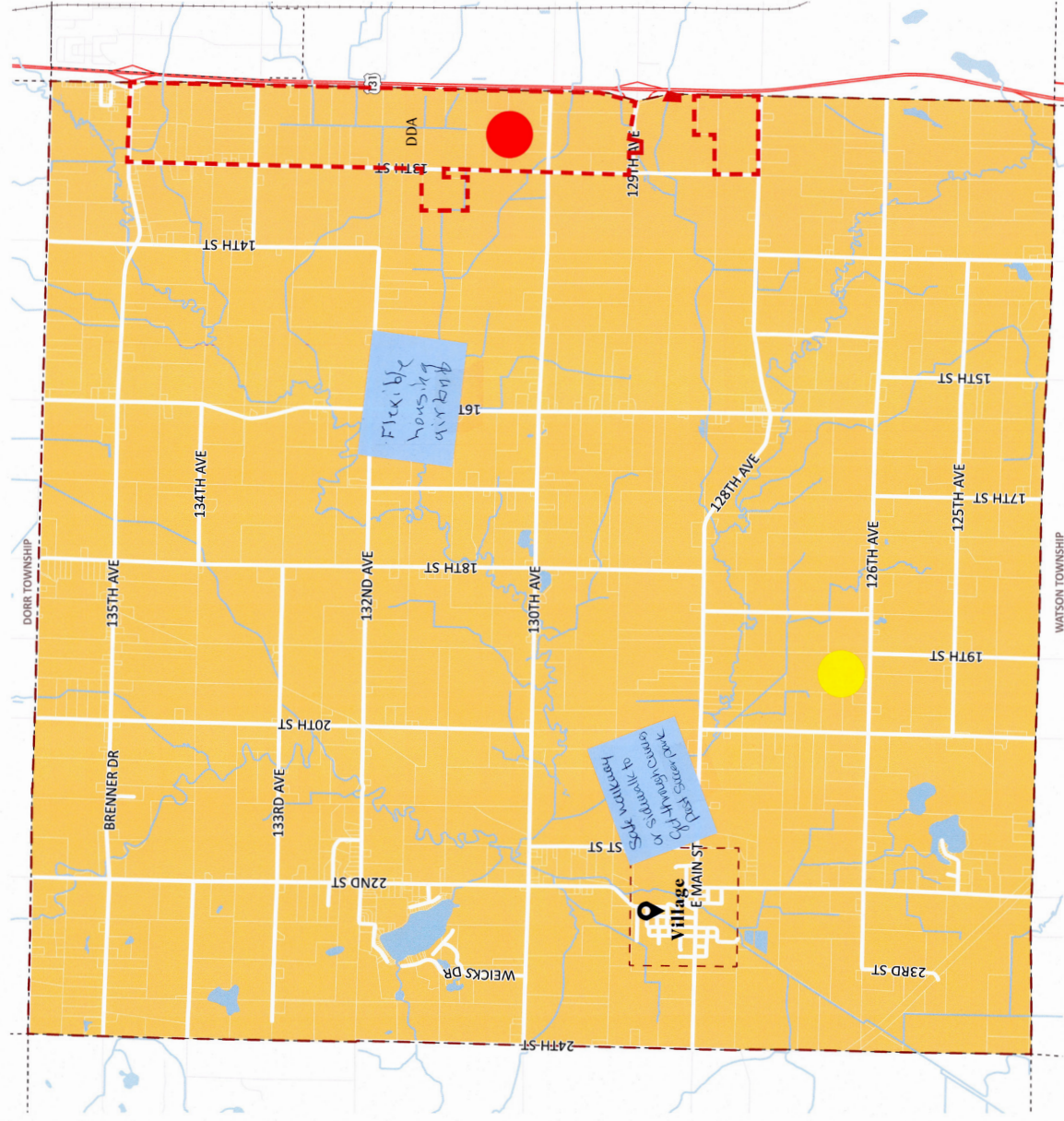
MIXED USE AND DOWNTOWN
use the **BLUE** stickers



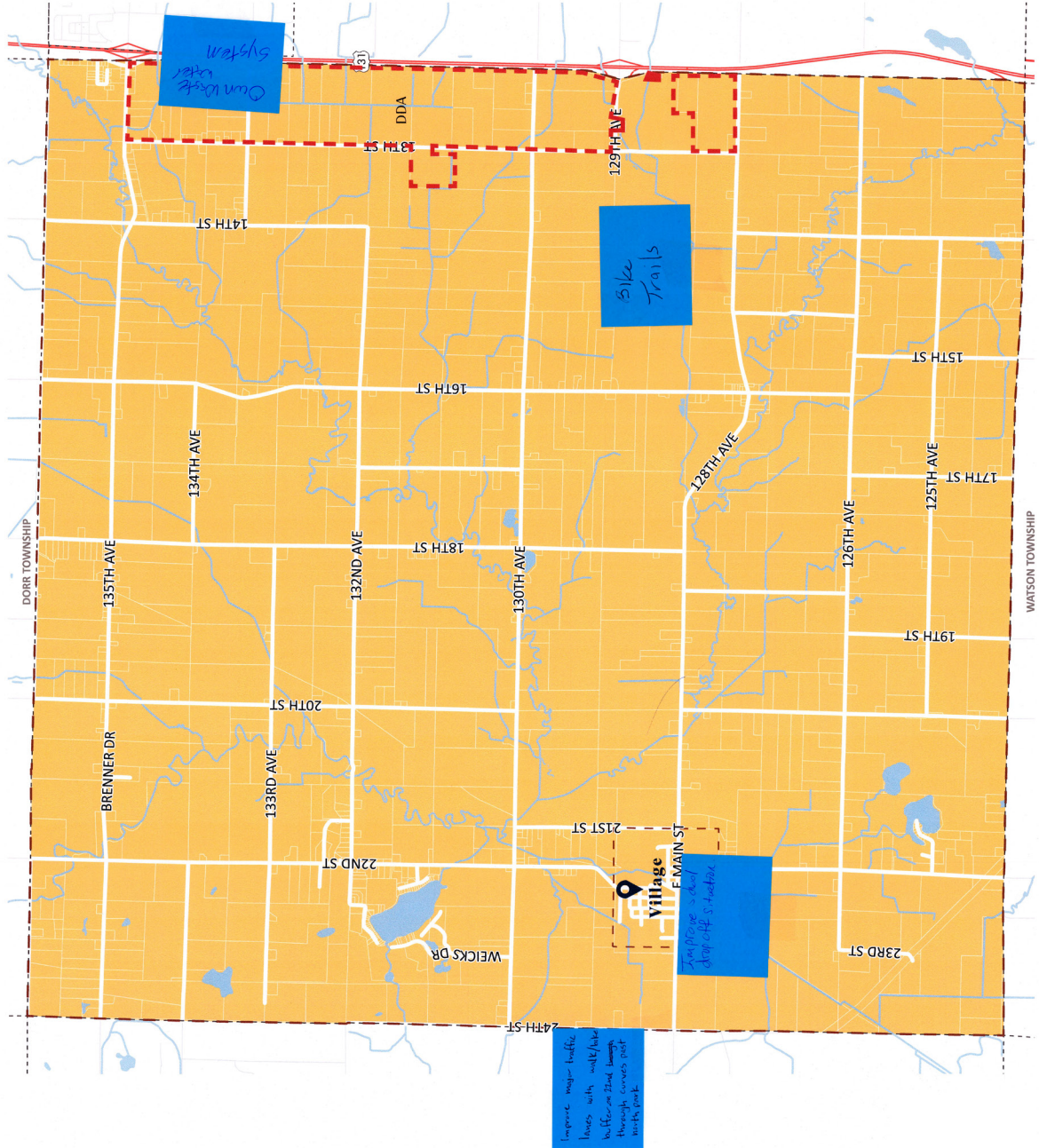
OFFICE/INDUSTRY
use the **BLACK** stickers



RETAIL/COMMERCIAL BUSINESS
use the **RED** stickers



TOWNSHIP INVESTMENT



Areas in Need of Public & Private Investment

Place flags on the map to show us areas within the community that you believe are in need of public or private investment.



PUBLIC INVESTMENT/IMPROVEMENTS

Public investment or improvements could be street repairs, sidewalk installations, expansion of water or sewer, street lights, or other public services.



PRIVATE INVESTMENT/IMPROVEMENTS

Private investment or improvements could be properties, buildings, or businesses that are in need of redevelopment, upkeep, or reinvestment.



COMMUNITY VALUES



williams&works

Place sticky notes on this board with your written comments:

What you do **LOVE** about Hopkins?

Rite !!!
Way !!!

Small Town
Feelings

Community gatherings
Small town feel
Kind people
lots of business options

Community and
gov focused

The great
Community

• Neighbors helping
Neighbors.
Family Connections

- Small Supportive
Community feel.
- Closeness of the
Community.
- Friendliness & gracious

What would you **IMPROVE** about Hopkins?

more Teen
Activities
-space

Decrease
vehicle
Speeding

Power lines
in town are
crazy and
disorganized
(example: alle Baker)

School drop off

more walking
paths
parking

↑ ↑
roads

More Fire
EMS Staffing

Beauty
roads
mail + trail
bike paths

They need
a park at
the fire barn.

Clean UP
yards!!!
Disrespectful!!!

Master Plan Comments

Have additional thoughts or ideas regarding the Township/Village of Hopkins Master Plan update? Tell us what you think in the space provided below!

The village could benefit greatly from an increased presence in police. Speeding never used to be an issue - everyone knew you don't speed in Hopkins. Now, it's a free for all. The majority of vehicles traveling through town are speeding. At some point, it will cause damage or death.

Master Plan Comments

Have additional thoughts or ideas regarding the Township/Village of Hopkins Master Plan update? Tell us what you think in the space provided below!

- enforce village ordinances
- Clean up soccer nets
- update N.P. Restrooms

Master Plan Comments

Have additional thoughts or ideas regarding the Township/Village of Hopkins Master Plan update? Tell us what you think in the space provided below!

Morning Drop off routine is scary for the 3 Hopkins schools in town

Master Plan Comments

Have additional thoughts or ideas regarding the Township/Village of Hopkins Master Plan update? Tell us what you think in the space provided below!

Skate park please

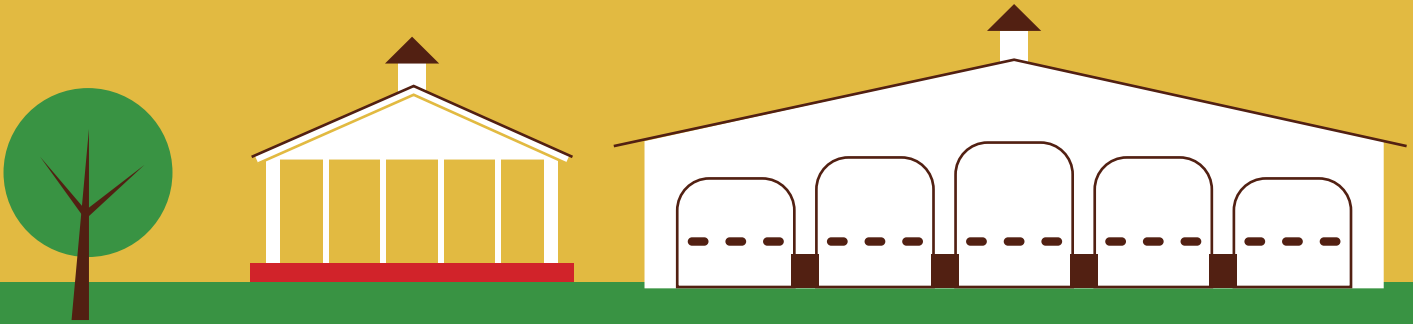
Master Plan Comments

Have additional thoughts or ideas regarding the Township/Village of Hopkins Master Plan update? Tell us what you think in the space provided below!

Nice program

Township and Village of Hopkins
Master Plan & Parks and Recreation Plan Update

OPEN HOUSE



Hopkins Township and the Village of Hopkins need your help making the community a better place to live, work, and play! Please join us in our effort to update the Township and Village's Master Plan & Parks and Recreation Plan by stopping in and providing your input! You will have the opportunity to review planning efforts pertaining to development, land use, streets, farmland preservation, and parks.



WHEN:

Saturday,
September 9th
8 to 10 AM*

WHERE:

Hopkins Village Park
200 E. Main Street
Hopkins, MI 49328



*Drop in anytime, this event is during "Cars and Coffee" at Hopkins Village Park!

For more information, contact: Jonathon VanderWall, Hopkins Village President, (616) 901-9229

MEMORANDUM

To: Village and Township of Hopkins Planning Commissions
Date: September 21, 2023
From: Nathan Mehmed, AICP
RE: **Hopkins Community Open House #2 Summary + Next Steps**

Overview. The Hopkins Community Open House #2 was held Saturday, September 9, 2023 from 8 am to 10 am at Hopkins Village Park during the Hopkins' "Cars and Coffee" event and a small farmers market. Approximately 30 to 40 people were estimated to have interacted with, reviewed, or engaged with the planning materials, local leadership, or professional planning staff. Participants were given the opportunity to review draft materials of the Hopkins Community Master Plan and Hopkins Community Parks and Recreation Plan and provide comments. The planning materials did not include an entire draft document, but instead focused on the policies, maps, actions, and implementation. More specifically, the materials included the following:

- Welcome Board
- "What Changed?" Boards containing the existing and proposed future land use maps for both the Township and Village
- Future Land Use Description Boards containing abbreviated summaries of each future land use category in the Township and Village
- "What Changed?" Board containing the existing and proposed Action Plan for the parks and recreation plan
- Printed copies of goals and objectives for both the Community Master Plan and Community Parks and Recreation Plan
- General comment cards
- Sticky notes for board comments

Summary of Engagement. Generally, participants were supportive of the planning materials generated by the work of the Township and Village. There were not any substantial negative comments regarding the policies, actions, or maps. Most participants were happy that the Township and Village were working together on a planning effort for the future of the community. We do not see a need to recommend any policy, action plan, or map changes at this time. In addition to the two comment cards attached to this memo, the following conversations were had with participants:

- Desire for a grocery store in the Village Downtown
- Desire for trail connections
- Desire to keep Hopkins a rural farming community
- Desire for more housing in the Village
- Discussion regarding the high quality of farmland in both the Township and the Village
- Concern regarding the potential for commercial growth along US 131, specifically between 129th Avenue and 132nd Avenue
- Dislike of the DDA Boundary and 425 Agreement areas
- Excitement about the improvements to Township and Village parks
- Discussion regarding the potential extension of North Street to the Village boundary.

Next Steps. Pending any further direction from the Planning Commission regarding the input received at Open House #2 or any additional edits, we will move forward with finishing and finalizing the first drafts of both plans. We expect to have a draft of each available at the October 24th Planning Commission meeting. While the Community Master Plan does not have a required completion timeline, the Community Parks and Recreation Plan must be adopted and submitted to the State of Michigan Department of Natural Resources by February 1st, 2024. The remaining adoption process steps for both plans are as follows:

Community Parks and Recreation Plan:

1. Review full Parks and Recreation Plan draft and make any edits.
2. Optional: Give both the Township Board and Village Council the opportunity to review the draft plan before noticing and the required public hearing.
3. Notice of 30-day review and public hearing.
4. Public hearing held by both the Township Board and Village Council.
5. Both the Township Board and Village Council adopt the Plan by resolution.
6. Transmittal of Plan to Allegan County, West Michigan Regional Planning Commission, and State of Michigan Department of Natural Resources.

Community Master Plan:

1. Review full Master Plan draft and make any edits.
2. Recommendation by both the Village Planning Commission and Township Planning Commission of the draft Plan to the Township Board and Village Council for distribution.
3. Both the Township Board and Village Council review the Plan, assert their right to adopt the Plan, and approve the Plan for distribution to the notice group.
4. Mail distribution letters to the notice group indicating that a draft plan is available for review.
5. Wait 63 days for any comments from the notice group.
6. Both the Township Planning Commission and Village Planning Commission must hold a public hearing on the Plan.
7. Both the Township Planning Commission and Village Planning Commission must approve the Plan by resolution, and recommend adoption to the legislative body.

8. Both the Township Board and Village Council must adopt the Plan by Resolution.
9. Distribute the adopted Plan to the notice group.

We can provide templates for all public notices, letters, and resolutions needed for the adoption of each Plan. I will discuss next steps or any other questions or concerns that you may have at the September 26th meeting.

As always, please let us know if you have any questions.

Master Plan Comments

Have additional thoughts or ideas regarding the Township/Village of Hopkins Master Plan update? Tell us what you think in the space provided below!

Hopkins Twp has some of the most productive farmland in Allegan County. Farmland preservation has been a top priority of Hopkins Township for years and should continue to be for years to come. I understand that Hopkins township has limited residential areas, that is part of the reason that everyone desires to live in this area. Let's keep Hopkins Twp great by keeping it rural and preserving the excellent highly productive farmland. The peace and quiet is really something to be cherished!

Name/email (optional):

Master Plan Comments

Have additional thoughts or ideas regarding the Township/Village of Hopkins Master Plan update? Tell us what you think in the space provided below!

① Grocie Stone

Name/email (optional):

APPENDIX B:

ADOPTION RESOLUTIONS

HOPKINS COMMUNITY
MASTER PLAN