

Concord Area Master Plan

2020 Edition

Master Plan Adoption

The 2020 Edition of the Concord Area Master Plan was adopted by the Concord Township Planning Commission on 2/5/2020

Concord Township Planning Commission Chair

The 2020 Edition of the Concord Area Master Plan was adopted by the Concord Township Board on (Date)

Concord Township Clerk



The 2020 Edition of the Concord Area Master Plan was adopted by the Village of Concord Township Planning Commission on 2/5/2020

Village of Concord Planning Commission Chair

The 2020 Edition of the Concord Area Master Plan was adopted by the Village of Concord Council on 2/11/2020

Village of Concord Clerk

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Chapter 1 Introduction



Why Plan?

Municipalities have a vested interest in developing master plans. The master planning process provides an opportunity for townships and villages to develop an overall vision for the next 20 years and to conduct a comprehensive review of their facilities and services. A successful Plan also contributes to the public's understanding of the planning process and describes how its goals are to be achieved.

Section 31 of the Michigan Planning Enabling Act (PA 33 of 2008, MCL 125.3831) requires each planning commission to prepare and adopt a "master plan as a guide for development within the planning jurisdiction." The MPEA authorizes a planning commission to "do all of the following, as applicable:

- Make careful and comprehensive surveys and studies of present conditions and future growth within the planning jurisdiction with due regard to its relation to neighboring jurisdictions;
- Consult with representatives of adjacent local governments in respect to their planning so that conflicts in master plans and zoning may be avoided;
- Cooperate with all departments of the state and federal governments and other public agencies concerned with programs for economic, social, and physical development within the planning jurisdiction and seek maximum coordination of the local unit of government's programs within these agencies."

What is a Master Plan?

A master plan provides a framework within which Concord Township and the Village of Concord can evaluate its present condition and develop a vision for the future. The master plan also serves as the guiding document for land use, development, and zoning decisions. A well-designed and implemented plan which is kept up-to-date will help the Concord Area to become a highly desirable community in which to live, work, and visit.

Master Plan Principles

Before using the master plan to guide future development, it is important to understand some of the basic principles upon which it is based:

- The Plan is flexible — The document is not meant as a monument cast in stone, never to be adjusted or changed given that it plans for the next 20 years. The plan is a general guide to be used by the government to give direction for the future of the Concord Area. It should be reviewed periodically and altered as general conditions in the community change.

- The Plan allows for orderly development — The land use allocations reflected in the plan are based upon the best available projections of future population levels for the Concord Area. The plan must realistically provide sufficient land area to meet the anticipated needs and demands of our residents and businesses, while at the same time protecting the overall quality of life and the physical environment. While the document does not require a use which might provide the greatest amount of return on investment in land, it does require that property owners receive a reasonable return on their investments.
- The Plan must encourage public understanding and participation — The plan should be written in a way that aids public understanding of the planning process and describes how goals for the Concord Area are to be achieved.
- The Plan must be the result of a general consensus of the community — Plan elements must be clearly understood by all and followed consistently to minimize the possibility of arbitrary decision making. A clear consensus is needed during the planning process to ensure that the Plan will be followed.
- The Plan must balance property rights — The law requires that all property owners be granted a reasonable use of their property. This includes the rights of adjoining property owners to enjoy their property.
- The Plan is not a zoning map — The document reflects the planned use of land, taking into consideration existing development, but does not depict a "new" zoning district map. Since the plan and zoning map are intended to be in reasonable harmony, it is likely that future zoning districts will take the shape of the plan as rezoning requests are received and reviewed by each community.
- Zoning is not a substitute for a Master Plan — The plan is a long range guide for community development. Zoning approvals are specific to a piece of property and are always attached to the land. They may not be restricted to an individual. Zoning approvals are always permanent, unless the use itself is temporary in nature.
- Deviation from the Plan puts zoning decisions at risk of invalidation — Zoning decisions that are not based upon the plan risk invalidation if faced with a legal challenge. Decisions made on the basis of the document may be afforded additional validity, since the decision was not made in an arbitrary fashion, but follows a rational plan for the Concord Area.

Future Land Use and Zoning

The heart of the master plan is its depiction and descriptions for future land use. Determining the future use of land should be based on several factors, including:

- Community character
- Adaptability of land
- Community needs
- Available services
- Existing development
- Existing zoning

The connection between the master plan and the zoning ordinances of Concord Township and the Village of Concord is often misunderstood. Accordingly, the relationship between the plan's future land use map and the zoning map of each municipality is a critical one. That link is established through the zoning plan element of the master plan.

Use of the Master Plan

Completion of the Master Plan is not the end of the planning process. Continuous and effective use of a Plan is necessary to ensure its validity. Failure to follow a Plan may discredit any attempt to use it as a defense for actions which may be challenged by property owners or developers. Likewise, consistent and vigorous use of a Plan will lend credibility to the community's implementation of controversial decisions on zoning actions. While state courts do not normally recognize the absolute authority of a master plan, they do lend more credibility to actions supported by careful planning than those which appear to be made arbitrarily. The more common uses of the master plan include:

- **Zoning Decisions** — Since the master plan determines the future use of land, rezoning decisions should be consistent with its provisions. This is not to say that all rezonings that are consistent with the future land use map should automatically be approved. However, if all of the preconditions of the Master Plan are met, approval of the request may logically be forthcoming. On the other hand, a rezoning request different from that shown in the plan should not automatically be rejected, particularly if the Plan has not been reviewed in some time. Instead, each request should be evaluated to see if the conditions originally considered when the plan was adopted have changed. If so, the plan may deserve reconsideration (but need not necessarily be changed).

- **Utility Extensions/Capital Improvements** — A useful function of the master plan is its designation of land use intensity when evaluating the need for improved utilities, new roadways, new public buildings, and other public improvements. This information may be included in a Capital Improvement Plan (CIP). The CIP is a six-year plan, updated annually, for capital expenditures necessary to implement the plan. Development of the CIP is the responsibility of the planning commissions, with considerable input from their municipal staffs and consultants (e.g., engineers, planners, administrators, etc.). Its principal elements include project names, descriptions, costs, priorities, years to be completed or begun, and potential or planned funding sources. This information provides property owners with some assurance that improvements necessary to implement the Plan are forthcoming, and shows a general schedule of those improvements.
- **Environmental Impact** — The master plan (as a reflection of the intensity of land use) should reflect the degree to which the Concord Area desires to protect its environment and natural features. The plan should establish that value to the community and propose steps to implement the appropriate regulations.
- **Recreation Planning** — The master plan (through the provision of future residential lands) will create a need for recreation/open space land. The master plan can assist in the setting of priorities for park development. For example, parks and recreation plans pay special attention to the goals and objectives of the master plan. If additional recreation services are called for in the plan, these services may be noted in the parks and recreation plan. A review of Future Land Use is also important. If a Master Plan indicates that substantial new residential development will be forthcoming in a particular area, some indication should be made for the need to acquire and develop additional park land. However, the Future Land Use Map cannot indicate specific properties as park land, unless the land is in public ownership, or steps are already well underway to acquire that property. In order to qualify for recreation grant programs at the state level, or federal recreation grants administered at the state level, the Michigan Department of Natural Resources (MDNR) requires municipalities to have a current (no more than 5 years old) parks and recreation plan. The Village's Concord Community Recreation Plan expires at the end of 2023. Concord Township does not have a current recreation plan on file with the MDNR.
- **Approval of a public way, space, building or structure** — An often overlooked provision in state law is a requirement that the planning commissions of the Township and Village review any new street, park acquisition, public building, or other similar easement, street, or use, shown in the master plan, prior to any positive actions taken to implement such improvement. This ensures that the proposed improvement is in compliance with the provisions of the master plan. Although a denial may be overruled by the controlling authority, the review is still required.
- **Transportation Improvements** — There is a clear relationship between transportation improvements and land use. As development proceeds, the need for new or improved roadways becomes obvious. By measuring the intensity of future development shown in the Master Plan, transportation planners can estimate needed rights-of-way widths, number of lanes, and the level of necessary access management.

Keeping the Plan Current

An outdated Plan that is not frequently reviewed can weaken decisions based upon the document. The planning commission should conduct an annual review of the Plan to ensure that it is kept current. Township and Village officials and employees can assist by bringing issues not addressed in the document to the attention of the planning commission. Any amendments to the Plan can be done at that time to keep it up to date and consistent with community philosophies. For example, some goals may have been achieved and new ones need to be established. Where uses have been approved contrary to the plan, the document should be amended to reflect these changes. By routinely following this procedure, the Master Plan will continue to be an up-to-date and reliable planning tool. Even though the plan has a 20 year horizon, a comprehensive update should occur at least every 5 years according to the Michigan Planning Enabling Act (MPEA).

How Did the Plan Develop?

This document is the first edition of the Concord Area Master Plan. Each municipality adopted and maintained separate master plans prior to 2012. Citizen participation is extremely important to the success of almost any planning effort. Citizen participation helps guarantee that the vision outlined for the future of the Concord Area accurately reflects the true goals of its residents. Direct and indirect public input opportunities included:

- Meetings of the planning commission where the Plan was included on the agenda (open to the public);
- A community planning survey (provided to a sample of property owners;
- A public hearing on the Master Plan.

Who Will Implement the Plan?

Three distinct bodies in the Township and Village are charged with planning and zoning: the planning commission, the zoning board of appeals, and the legislative body. All of their decisions and recommendations should be based upon the Master Plan. Decisions not based upon the Plan should trigger the review and possible amendment of the document.

Planning Commission

Development and approval of the Master Plan is an important responsibility of the planning commission. The commission is charged with the development of zoning and other ordinances (over which the legislative body has final authority). In this capacity, a subcommittee of the commission met to develop the Master Plan. The planning commission also recommends approval or rejection of requests to the legislative body for rezonings and various other zoning proposals.

Zoning Board of Appeals

The zoning board of appeals (ZBA) decides dimensional variance requests (e.g., setback requirements). The ZBA also makes official interpretations of the zoning ordinance when the meaning or intent of the legislation is not clear. ZBA decisions are final. Appeals are made to the circuit court.

Legislative Body

The Township Board and the Village Council, as the legislative bodies for the municipalities, are responsible for the passage of all ordinances, including the zoning ordinance and other planning-related legislation. They also appoint members to their planning commission and zoning board of appeals.

Other Planning Efforts

Township and village staff and other municipal committees may also undertake planning efforts on their own or in conjunction with the planning commission. These planning efforts may include housing, key transportation corridors, historical districts, and the other plans. Future updates to those plans should complement the goals of the Master Plan. In turn, those documents should be consulted whenever the Plan is amended or a new plan is adopted. This consultation should also extend to regional planning efforts.

Chapter 2 Community Description And Issue Identification

Chapter 2



Community Description and Issue Identification

Population/Demographics

See Appendix A for detailed population trend information. However, the data contained in that appendix is summarized below:

- **General Population.** The population of Concord Township was 2,723 in 2010, according to the U.S. Census, double (101.3%) that of its 1940 population. However, population growth was rather flat (1.2%) in the first decade of the 21st Century, following a slightly more robust growth rate (11.8%) during the 1990s. It is estimated that the continuation of this recent modest growth rate will result in a population of 2,904 by 2020 and 3,098 by 2030. The population of the Village of Concord was 1,050 in 2010, according to the U.S. Census, slightly more than a third (38.6%) of the Township's population. In comparison, Villagers accounted for half (49.9%) of the Township's population in 1960. It is estimated that Villagers will still account for slightly more than a third of the Township's population in 2020 and 2030 despite a slight, although constant, decrease.
- **Age and Gender (sex) of Population.** As is true of the nation in general, the population of Concord Township continues to increase in age. For example, the median age of township residents increased from 36.0 years in 2000, to 40.8 years in 2010. This can be attributed, in part, to the aging of the "baby boom" generation (i.e., those aged 45-64 in 2010). The median age of Villagers in 2010 was slightly older (40.9) while the median age of the population residing outside of the Village was slightly younger (40.6). Approximately half of the populations of the Township (50.2%) and Village (51.1%), as well as Township residents living outside of the Village (49.7%), were female in 2010.
- **Race and Ethnicity.** The racial and ethnic makeup of Concord Township is very homogeneous. The majority of the populations of the Township (98.2%) and Village (99.0%) – as well as Township residents living outside of the Village (97.6%) – were white (Caucasian) in 2010. In contrast, only a small minority of the populations of the Township (1.6%) and Village (1.8%) – as well as Township residents living outside of the Village (1.4%) – considered themselves to be Hispanic (Latino/Latina).
- **Disabilities of Residents.** It is estimated that significant segments of the population of Jackson County had some type of disability in-2010. More than one-seventh (15.4%) Jackson County residents were disabled in some way in 2010. In 2000, there were 175 people in Concord, MI listed as disabled. Villagers with at least one disability comprised 17% of the population in 2000. Older residents were more apt to have a disability than their younger neighbors. People with ambulatory (mobility) difficulties also made up a greater percentage of those disabled as age increased.
- **Housing.** The majority of the population of Concord Township lived in households in 2010 with all but six (0.2%) of the 2,723 Township residents living in group quarters. Of the 1,035 households located in the Township, approximately three-quarters (75.1%) were comprised of families (with or without children). In comparison, slightly less than three quarters (71.1%) of Villagers and slightly more than three-quarters (77.7%) of Township residents living outside of the Village were comprised of families. The average household size in 2010 was 2.63 people in the entire Township, 2.55 people in the Village, and 2.68 people outside of the Village. The average family size was 3.02 people in the Village and 3.01 people in the entire Township and those living outside of the Village.

- **Estimated Household Income.** The estimated median income (2006 through 2010) for all households was \$56,567 throughout the Township while it was \$46,107 within the Village. The estimated median income for all family households was \$55,096 within the Village and \$62,727 throughout the Township. The estimated median income for married couple family households was \$77,396 throughout the Township while it was \$63,409 within the Village. The estimated median income (2006 through 2010) for all family households was \$62,727 throughout the Township while it was \$63,409 within the Village. The estimated median income for all non-family households was \$30,833 within the Village and \$29,514 throughout the Township.

Location

Concord Township is located in the southwestern Jackson County, approximately nine miles southwest of the City of Jackson (please see the base map). The City of Albion is also situated nearby to the west. The Village of Concord is located in the south-central portion of the Township along Michigan Highway 60 (M-60). Interstate 94 (I-94) runs along the northern border of the Township, providing access to the dense urban areas of Detroit and Chicago. The Township is bordered on the north by Parma Township, on the east by Spring Arbor Township, on the south by Pulaski Township, and on the west by Albion Township. Ann Arbor, Battle Creek, Kalamazoo and Lansing are all located approximately within an hour's drive of the Township.

Natural Resources

The Concord Area has a wealth of natural resources, one of the reasons it is a pleasant place to live, work, and play.

Hydrology

A dominant feature of Concord Township and the Village of Concord are their hydrological resources (please see the natural features map):

- **The Kalamazoo River.** The Township, including the Village, is located within the Kalamazoo River Watershed, which flows into Lake Michigan. The North Branch of the Kalamazoo River flows into the Township from the southeast, through the Village, and then north and west into Calhoun County.
- **County Drains.** The Spring Arbor Concord Drain and its branches are located in the northeastern portion of the Township. The Brodock Hungerford Drain is located southeast of the Village. The Loder Drain is located near the Township's western border.
- **Lakes and Ponds.** The North Branch of the Kalamazoo River is impounded near the Village, creating the Concord Mill Pond. Paddock Lake is also located within the Village. Smaller ponds are scattered throughout the Township. Swains Lake is located south of the Village of Concord in Pulaski Township.
- **Wetlands.** The Wetlands are located along the banks of the North Branch of the Kalamazoo River. The county drains flowing through the Township and many of the ponds in the Concord Area are also bordered by wetlands.

- **Wellhead Protection Areas.** A wellhead protection area extends into the south-central portion of Concord Township, including much of the Village. Another wellhead protection area extends into the northwestern corner of the Township. Care must be taken to exclude land uses from those areas which may pollute groundwater.

Topography

Topography is also a dominant feature of the Concord Area, fluctuating a total of 188 feet (please see the natural features map). The landscape gets as low as 944 feet above sea level along the North Branch of the Kalamazoo River, the various county drains, and the wetlands which surround them. Various hills extend up to 1,320 feet above sea level, predominantly in the southern half of Concord Township. Topography within the Village of Concord fluctuates between 972 feet and 1,036 feet above sea level, a total of 64 feet. The low areas are also located along the various waterways. Highpoints are located predominantly south of the Concord Mill Pond and the North Branch of the Kalamazoo River.

Rural Character

The character of the Concord Area outside of the boundaries of the Village continues to be rural in nature. Farm fields and woodlots dominate the landscape (please see the aerial photography map). The Jackson Community Comprehensive Plan recommends agricultural preservation for almost all of the Concord Area due to the quality of its soils (please see the countywide future land use map). That plan also calls for the creation of greenways along the Concord area's waterways.

Municipal Facilities and Services

Concord Township and the Village of Concord provide a variety of municipal facilities and services to their residents. Many of those services are shared cooperatively and the facilities associated with them are located within the Village.

Municipal Offices

The Township and the Village have separate municipal offices and meeting spaces located in the Village (please see the concord area municipal offices table). The Village office is open Monday through Thursday from 8:00 AM to 6:00 PM at the time this plan was written. The Township office is open Monday through Wednesday from 8:00 AM to 4:00 PM.

Concord Area Municipal Offices

Village of Concord	Concord Township
110 Hanover Street	121 Grove St. (PO Box 236)
(517) 524-8534	(517) 524-6804
Monday –Thursday, 8AM to 6PM	Monday –Wednesday, 8AM to 4PM
http://villageofconcord.com	www.concordtownshipmi.org

Police and Fire Protection

Police and fire protection in the Concord Area is provided cooperatively.

- The Jackson County Office of the Sheriff provides both Concord Township and the Village forty hours a week of contracted police services. The cost for the contracted police services through the Jackson County Sheriff's Department is paid 50% by Concord Township and 50% by the Village of Concord. Per the contract the Jackson County Office of the Sheriff assigns one specific Sheriff's Deputy to serve the Concord Community for the year. Having one specific Sheriff's Deputy assigned to serve the Concord Area allows the Deputy and the population of the Concord to form a relationship which assists with community policing. The Jackson County Sheriff's Department and the specific Sheriff's Deputy assigned to Concord Area strives to protect and serve the residents and business owners of the Concord Area with a high standard of honor and integrity through professional services. It should be noted that other Jackson County Sheriff Deputies and the Michigan State Police also respond to calls for service when the specific Sheriff's Deputy assigned to the Concord Area is not available.

Police and Fire Protection

Jackson County Office of the Sheriff	Concord Fire Department
212 W. Wesley St. Jackson, MI. 49201	428 Homer Rd. Concord, MI. 49237
(517) 768-7900	(517) 524-7277
Dial 9-1-1-for emergencies	Dial 9-1-1-for emergencies

- **Concord Fire Department.** The volunteer fire department is provided jointly by the Township and Village and is administered by a joint fire board. The department, staffed by a full-time fire chief and twenty two (22) volunteer firefighters, is dedicated to public service, and is on call 24 hours per day, 365 days per year. The fire department provides general response for structure fires, brush fires, vehicle fires, burning complaints, downed power lines, etc. and also responds to traffic accidents and medical emergencies. Under a countywide mutual aid agreement, the department provides resources when requested. In addition, the department responds to all calls for structure fires in several neighboring communities under automatic aid agreements.

Concord DPW

The department of public works (DPW) maintains Concord's water and sewer systems and local street network. The DPW employs three (3) full-time workers.

- Water and sewer service. The DWP maintains the Village's water and sanitary sewer systems. Those systems are primarily available in Concord although they extend south to Swains Lake in Pulaski Township as well as north of the Village for a short distance. Water and sewer services do not extend outside of Concord to the east or the west.
- Local street network. The DPW also maintains Village streets under the jurisdiction of Concord (please see the transportation section for more detail).

Maple Grove Cemetery

Concord Township owns the Maple Grove Cemetery. The Township employs a sexton to maintain the graveyard. The cemetery is located in the southern half of the Village of Concord along Main Street (Pulaski Road).

Transportation

A few modes of transportation traverse the Concord Area.

Highways, Roads, and Streets

The public road network is the primary transportation facility serving the Concord Area (please see the base map). The Michigan Department of Transportation (MDOT), the Village of Concord, and the Jackson County Road Commission (JCRC) are responsible for maintaining the 83 mile roadway network (please see the roadway network table).

Roadway Networks

	Miles	%
State Trunk Line	6.5	8%
County Primary Roads	28.8	35%
County Local Roads	36.4	44%
Village Major Streets	3.6	4%
Village Local Streets	7.5	9%
Private Roads/Street	0.2	0%
	82.9	100%

Michigan Highway 60 (M-60) is the Concord Area's main thoroughfare. The state highway, owned and maintained by the Michigan Department of Transportation (MDOT), runs through the Township and Village from east to west for a distance of six and a half (6.5) miles. The other public streets located within Concord are owned by the Village. Concord's department of public works (DPW) maintains the eleven (11.1) miles of major and local streets.¹ All other public roads and streets in the Concord Area are maintained by the Jackson County Department of Transportation (JCDOT) with financial assistance from the municipality. The JCDOT maintains sixty-five (65.2) miles of primary and local roads. Concord Township and the Village of Concord must collaborate with MDOT and the JCDOT to ensure that the roadway network continues to serve the Concord Area's residents and business.

¹ The JCDOT and DPW receive more funding from MDOT for every mile of primary roads major streets than local roads and streets because they carry more traffic. Local road and street are principally utilized to provide direct access to dwellings and businesses.

Railroads

Approximately seven (7) miles of the Norfolk Southern Railway dips into the northern third of Concord Township (please see the base map). The facility is utilized to transport freight. The railroad is also utilized as part of AMTRAK's Wolverine Line, connecting the metropolitan areas of Detroit and Chicago as well as Jackson and other select communities along the way.

Non-Motorized Pathways and Sidewalks

The Falling Waters Trail currently terminates in the Village at River Street, just west of the bridge on the Concord Mill Pond (please see the base map). The Falling Waters Trail a non-motorized pathway extending eastward into the Jackson Area and the Village of Concord's Trail System running westward through the Village along the backside of the Village's Gottschalk Park and to the Village limits at Allman Road are a major component of Route #1 of the Great Lake-to-Lake Trail, connecting Port Huron on Lake Huron to South Haven on Lake Michigan and the Iron Belle Trail connecting Belle Isle in the Detroit River to Ironwood in the Upper Peninsula of Michigan. A wide paved shoulder along Pulaski Road (Main Street) provides a non-motorized connection between Concord and Swains Lake County Park. The Village is also home to a short Paddock Lake Nature Trail and are in the process of extending this nature trail network within the Paddock Lake area. The Village has an existing sidewalk network which parallels many of its streets.

Parks and Recreation

The Concord Area has a variety of recreational resources that enrich our community. This includes a mix of municipal and county parks, quasi-public and private recreation facilities. For example, the Village of Concord provides the 21-acre Norman Gottschalk Park, a community center, and public waterway access to the Mill Pond, Paddock Lake and the Kalamazoo River. Concord Community Schools and the Jackson County Parks Commission's Swains Lake Park and The Falling Waters Trail also provide 80 acres of parks and recreational facilities in and adjacent to the Concord Area. The Concord Community Recreation Plan provides more detail on the parks and recreation facilities located within the Village and the surrounding Concord area. The document is also a prerequisite for applying for funding through the Michigan Natural Resources Trust Fund.

Education

The Concord Area is served by three K-12 school districts. The Village and majority of the Township are served by the Concord Community School District. The Western School District serves the northeastern corner of the Township. Marshall Public Schools serves portions of the Township along its western border. All of the school facilities within the Concord Area are provided by the Concord Community School District. The district's elementary, middle, and high schools are located on a single campus within the Village. Many higher education options are available to Concord Area residents. Spring Arbor University, Jackson College and Baker College has campuses in Jackson County. Numerous other colleges and universities are located within an hour's drive, including Adrian College, Albion College, Kalamazoo College, Siena Heights College, Eastern Michigan University, Western Michigan University, Michigan State University and the University of Michigan.

Health Care

The Village of Concord is home to a Concord Community Schools and Spring Arbor University's collaborative healthcare facility titled the Concord School-Linked Health Care Center which serves as a primary care facility for individuals age 1 to 26 years old. A Henry Ford Allegiance satellite healthcare facility titled Henry Ford Allegiance Family Medicine-Spring Arbor is located ten miles away in the neighboring community of Spring Arbor. Located ten miles away in the neighboring community of Albion is Marshall Medical Associates P.C. and another Henry Ford Allegiance satellite healthcare facility titled Henry Ford Allegiance Family Medicine-Albion. The Concord Area is served by three hospitals within a twenty minute drive including Jackson's Henry Ford Allegiance Emergency Care Hospital, Hillsdale's Hillsdale Hospital, and Marshall's Oaklawn Hospital. The Jackson area is home to a multitude of other Family Medicine Practices and Healthcare Services. After hour clinics include MedPlus and MedExpress, which are located in Jackson and Oaklawn After Hours Express in Marshall. Ambulance Service in the Concord Area is provided Jackson Community Ambulance Services. World renowned medical services are available forty five minutes away in Ann Arbor at the University of Michigan Medical Care Facilities and the Bronson/Borgess Medical Care Facilities in Kalamazoo.

Intergovernmental Relations

Cooperation between governmental units is essential for the efficient use of resources. Therefore, it is the desire of Concord Township and the Village of Concord to continue cooperating with each other and other governmental units in pursuits toward the public good. However, the goals of the Village and Township should only be subordinated to the activities of higher government only when the greater good of the larger population is clearly articulated and, where necessary, adequately funded by those making conflicting requirements. Participation by the Township and Village in the Jackson County Community Planning Committee is encouraged in order to minimize those potential conflicts.

Existing Land Use

An inventory of existing land use is an important factor in the development of a future land use map for the Concord Area. Assessing data was utilized to determine existing land use in 2011. Assessors assign a numeric code to each property as part of the assessment process which was then translated into a broad land use category. Using this process, the Concord Area can be divided into the following land uses (please see the existing land use map):

2011 Existing Land Use

Land Use	Square Foot	Acres	Square Miles	%
Agricultural	720,940,818.9	16,550.5	25.9	73.6%
Residential	204,253,567.6	4,689.0	7.3	20.9%
Industrial	18,338,796.6	421.0	0.7	1.9%
Institutional (exempt)	16,096,068.5	369.5	0.6	1.6%
Commercial	13,449,158.1	308.8	0.5	1.4%
Developmental	6,194,726.3	142.2	0.2	0.6%
Total	979,273,136.0	22,481.0	35.2	100.0%

Agricultural

Agriculture continues to be the dominant land use with almost three-quarters (73.6%) of the Concord Area dedicated to this land use in 2011. Although 25.9 square miles were dedicated to agriculture, those properties commingled with other land uses distributed unevenly throughout the Area outside of the Village. Further encroachment upon agricultural properties by other land uses within the Township is likely to continue unless otherwise abated.

Residential

Residential properties covered almost one-quarter (20.9%) of the Concord Area in 2011. Residential neighborhoods are distributed throughout the Area and are often located adjacent to agricultural land outside of the Village. The close proximity of some residences and farmland increases the potential for conflict. Many of those residences are built on large lots, creating a lot of unformed and non-contiguous open space.

Industrial

Industrial properties occupy less than two (1.9) percent of the Concord Area in 2011. Some of the industrial properties are located in the vicinity of the Village. However, two large industrial properties where gravel pits are in operation are located elsewhere in the Township.

Institutional

Institutional properties also occupy less than two (1.6) percent of the Concord Area in 2011. Parcels owned by the Village and Township (29.2%), churches (19.6%), the railroad (19.1%), and the school district (14.6%) account for the overwhelming majority of institutional properties. Most of the institutional properties are located within the Village.

Commercial

Commercial properties occupy less than two (1.4) percent of the Concord Area in 2011 as well. Most of the commercial properties are concentrated along M-60 in the Village and the Township. Please note that the commercial property along the western township line is a golf course, which could also be included in the institutional category.

Developmental

Developmental properties occupy less than one (0.6) percent of the Concord Area in 2011. All of the developmental parcels are located just north of the Village.

Chapter 3 Community Policies and Plans

Chapter 3-Concord Area Master Plan



Community Policies and Plans

Various Inputs into Community Policies and Plans

The community policies and plans advocated in this document were informed by a variety of observations, opportunities, and concerns, including the following:

- Regional planning efforts
- The community planning survey
- Various other observations, opportunities, and concerns addressed in Chapter 2

Countywide Future Land Use Map

It is important to take into account any regional plans for future land use prior to the development of a future land use plan. The countywide future land use map included in the 2000-2025 edition of the Jackson Community Comprehensive Plan recommends residential as well as limited commercial and industrial development in the vicinity of the Village of Concord. Greenways are recommended along Area waterways. The vast majority of the Township is recommended for agricultural preservation.

Community Planning Survey 2012 and 2018 Comparison

During the summer of 2012, the Planning Commissions of Concord Township and the Village of Concord enclosed a community planning survey with the municipal tax bills (see Appendix C). A total of 49 Village and 112 Township surveys were returned. A mix of residents, property owners, and business owners responded to the survey, but not students (please note that a respondent may fit into more than one category). Property owners throughout the Township and Village were represented. The primary purpose of the survey was to obtain input that could be utilized by the Planning Commissions to develop goals and objectives for the Village and the rest of Concord Township. Some of the conclusions that can be drawn from the survey responses are as follows:

During the summer of 2018, the Planning Commissions of Concord Township and the Village of Concord enclosed a more in depth community planning survey with the municipal tax bills (see Appendix D). A total of 37 Village, 81 Township and 15 Undecided surveys were returned. A mix of residents, property owners, business owners and students responded to the survey (please note that a respondent may fit into more than one category). Property owners throughout the Township and Village were represented. The primary purpose of the survey was to obtain input that could be utilized by the Planning Commissions to develop goals and objectives for the Village and the rest of Concord Township. Some of the conclusions that can be drawn from the survey responses are as follows:

Quality of Life

- **The Area as a Place to Live-2012.** Most respondents indicated that the Concord Area was a good (47.7%) or excellent (30.8%) place to live.
- **The Area as a Place to Live-2018.** Most respondents indicated that the Concord Area continues to be a good to excellent place to live with the survey respondent mean average of 1.7 falling between 1 which equals excellent and 2 which equals good.
- **A Healthy and Safe Community-2018.** Most respondents indicated that the Concord Area is a good to excellent, healthy and safe community with the survey respondent mean average of 1.7 falling between 1 which equals excellent and 2 which equals good.

Administration

- **The Administration of the Village-2012.** Most respondents rated the administration of the Village as average (33.3%) or good (31.3%). Most Village respondents also indicated that the administration was average (38.5%) or good (25.0%).
- **The Administration of the Village-2018.** Most respondents rated the administration of the Village as good with the survey respondent mean average of 2.2. Most Village respondents also indicated that the administration was good with the survey respondent mean average of 2.2.
- **Making community improvement changes within the Village-2018.** Most respondents rated the Village Administration was good at making changes necessary for community improvement within the Village with the survey respondent mean average of 2.2. Village respondents indicated that the Village administration was slightly better at making changes necessary for community improvement within the Village with the Village survey respondent mean average of 2.0.
- **The Administration of the Township-2012.** Most respondents rated that the administration of the Township was average (30.9%) or good (40.3%). Most Township respondents also indicated the administration was average (32.0%) or good (39.2%).
- **The Administration of the Township-2018.** Most respondents rated the administration of the Township as good with the survey respondent mean average of 2.2. Most Township respondents also indicated that the administration was good with the survey respondent mean average of 2.2.
- **Making community improvement changes within the Township-2018.** Most respondents rated the Township Administration was good at making changes necessary for community improvement within the Township with the survey respondent mean average of 2.2. Most Township respondents also indicated that the administration was good with the survey respondent mean average of 2.2.

Concord Public Safety

- **Concord Community Police -2012.** Most respondents rated the Concord Community Police as good (46.1%) or excellent (18.8%).
- **Concord Community Police Services thru Jackson County Sheriff Department -2018.** Most respondents indicated that the Concord Community Police Services Contracted thru the Jackson County Sheriff Department was good to excellent with the survey respondent mean average of 1.8 falling between 1 which equals excellent and 2 which equals good..
- **Concord Fire Department-2012.** Most respondents indicated that the Concord Fire Department was good (46.8%) or excellent (32.5%).
- **Concord Fire Department-2018.** Most respondents indicated that the Concord Fire Department was good to excellent with the survey respondent mean average of 1.7 falling between 1 which equals excellent and 2 which equals good.

Recreation

- **Norman Gottschalk Park-2012.** Most respondents rated Norman Gottschalk Park as good (44.4%) or excellent (16.3%). Most Village respondents also indicated that the park was good (33.3%) or excellent (15.7%).
- **Park & Recreation Opportunities: i.e., Gottschalk Park, Spring Street Park Canoe/Kayak Launch, Mill Pond Park, Trailhead, Concord Trail Extension, etc.-2018.** Most respondents rated the park and recreation opportunities being offered as good with the survey respondent mean average of 2.0. Most Village respondents also indicated the park recreation opportunities being offered as good with the survey respondent mean average of 2.1.
- **Non-Motorized Pathways-2012.** Most respondents (70.4%) indicated that the Township and Village should encourage the development and improvement of nonmotorized pathways. Of those who said yes, the majority indicated support for the extension of the Falling Waters Trail (41.5%). Support was also evident for the improvement of sidewalks and paved shoulders along Main Street/Pulaski Road (31.3%) as well as within the Village and other residential and commercial areas (27.2%).
- **The Paved Shoulder Along Main Street/ Pulaski Road to Swains Lake Park.-2018.** Most respondents rated the paved shoulder along Main/Street/ Pulaski Road to Swains Lake Park as good with the survey respondent mean average of 2.3.
- **Roads Safe for Walking and Biking-2018.** Township respondents rated the safety of Concord Area roads as good with the survey respondent mean average of 2.4. Village respondents rated the safety of Concord Area roads slightly better with the survey respondent mean average of 2.0.
- **Village's Sidewalk System-2018.** Township respondents rated the Village's sidewalk system as good with the survey respondent mean average of 2.5. Village respondents rated the Village's sidewalk system as good as well with the survey respondent mean average of 2.3.

- **Recreation Development-2018.** (44.6%) of respondents encouraged recreational facility development, and (52.9%) of respondents allowed this kind of development. Only (2.5%) of the respondents discouraged recreation development.

Transportation

- **Area Highways, Roads, and Streets-2012.** (50%) of respondents rated the local roadway network as average (27.4%) or good (22.6%). Approximately (50%) of Village respondents indicated that the network was average (35.3%) or good (17.6%).
- **Condition of Township Roads (excluding Village streets and M-60 State Highway)-2018.** Township respondents rated the condition of the Townships roads as good with the survey respondent mean average of 2.4. Village respondents rated the condition of the Townships roads as good with the survey respondent mean average of 2.4.
- **Condition of Village Street (excluding Township roads and M-60 State Highway)-2018.** Township respondents rated the condition of the Village streets as good with the survey respondent mean average of 2.4. Village respondents rated the condition of the Village streets as good with the survey respondent mean average of 2.3.

Future Land Use and Related Planning Issues

- **Farmland Preservation-2012.** Almost all respondents (89.1%) indicated that the Township should strive to preserve farmland. Even more Township respondents (91.5%) supported striving to preserve farmland.
- **Farmland Preservation-2018.** Concord Area Respondents rated the preservation of farmland favorably with a mean average of 2.1 which equals good. When asked to rank varying local issues in importance (33.9%) of 56 respondents ranked the issue loss of farmland with a ranking of 1; (16.1%), a ranking of 2; (16.1%), a ranking of 3. A ranking of 4 and 5 made up (10.7%) and (23.2%), respectively. When the top important issues were based on mean ratings, loss of farmland was ranked fourth behind schools, taxes, and adequate services in importance.
- **Farmland Uses-2018.** (54.6%) of respondents encouraged **Family Farms**, (42.9%) of respondents allowed them, and (2.5%) of the respondents discouraged land used for family farms. (43%) of respondents encouraged **Hobby Farms**, whereas (51.2%) of respondents would allow but not encourage. (5.8%) of the respondents discouraged hobby farms development. (52.8%) of respondents discouraged land development related to **Large Corporate Livestock Farms**, whereas (35.8%) respondents would allow large corporate farm development. Only (11.4%) of the respondents encouraged large corporate farm development.
- **Natural Features Preservation-2012.** Almost all respondents (94.0%) indicated that the Township and Village should strive to protect unique natural features, including topography, soils, lakes, and streams.

- **Natural Features Preservation-2018.** Concord Area Respondents rated the preservation of unique natural features, including topography, soils, lakes, and streams very favorably with a mean average of 1.9 which equals good.
- **Additional Residential Development 2012.** Most of the respondents (65.2%) indicated that additional residential development should be encouraged within the Township and Village. Of those who said yes, almost half (43.7%) indicated that the new development should take the form of large lots outside of the Village. However, the majority (57.5%) of those respondents indicated a desire for lots of “at least 1 acre in area” rather than “at least 5 acres in area” (31.5%), “at least 10 acres in area” (6.8%), or “at least 20 acres in area” (4.1%).

A majority of Township respondents (58.4%) also indicated that additional residential development should be encouraged. Of those who said yes, the majority (53.6%) also indicated that the new development should take the form of large lots outside of the Village. However, the majority (59.6%) of those respondents also indicated a desire for lots “at least 1 acre in area” rather than “at least 5 acres in area” (28.8%), “at least 10 acres in area” (5.8%), or “at least 20 acres in area” (5.1%).

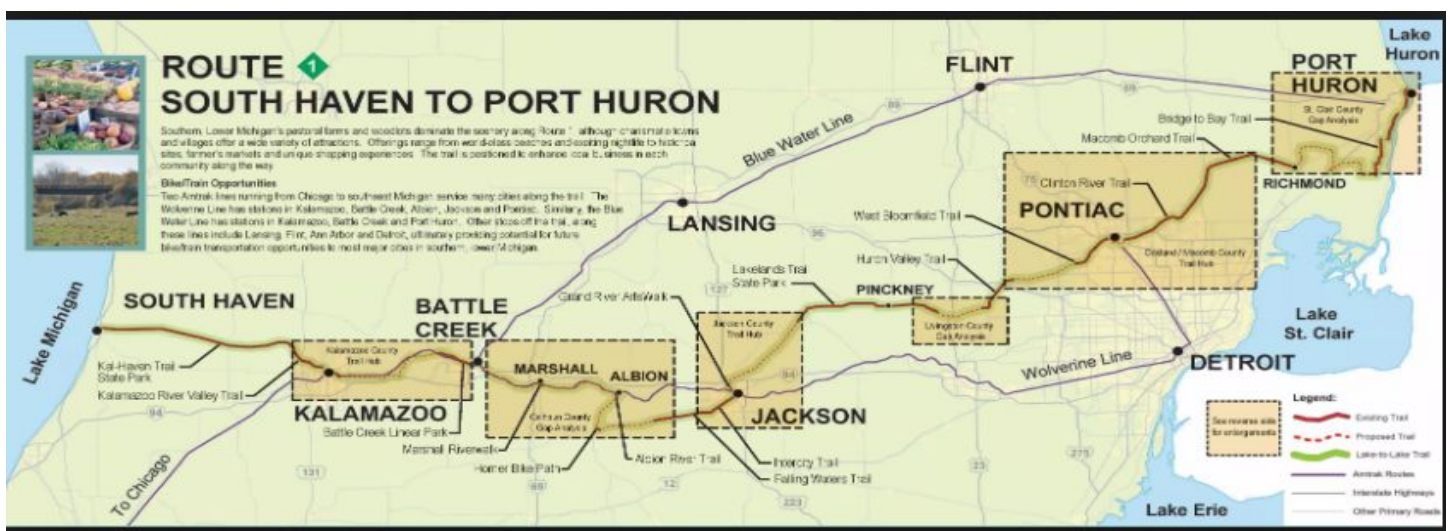
- **Additional Residential Development 2018.** Out of 127 respondents, the percentage of the respondents who wanted housing development to be located in both within the Village and Township’s rural areas was (44.9%). The second higher percentage (18.1%) of the respondents wanted the housing development to be located within the Village proper. (9.4%) of respondents chose Other.
- **Types of Residential Development 2018.** (19.4%) of 124 respondents encouraged **Condominiums**, and (50.8%) of them allowed this type of development. (29.8%) of respondents discouraged condominiums. Some respondents who encouraged it said: “There are many homes w/one person, elderly. Creating an opportunity for these people to move into smaller manageable condos would open home sales to young families, which would also increase school enrollment. Win/win!” (16.1%) of 124 respondents encouraged **Duplexes**, whereas (31.5%) discouraged them. (52.4%) of them allowed this kind of development. (70.2%) of 124 respondents discouraged **Mobile Home Parks**. However, (27.4%) of them allowed. Only (2.4%) of the respondents encouraged this kind of development. There were some respondents in regards to mobile home parks who said instead, **Tiny Homes** and zoning areas where they could be allowed should be explored. (9.8%) of 122 residents encouraged **Multi-Family Residences**. A majority of the respondents allowed this kind of development, (55.7%). 34.4% of the respondents discouraged multi-family residences. (22.4%) of 125 respondents encouraged **Single-Family Residential in Clustered Subdivisions**. (62.4%) allowed them, but (15.2%) of the respondents discouraged this type of development. Some of the respondents who allowed Single-Family Residential in Clustered Subdivisions mentioned, “developers should fund roads and utilities/water sewer.” (35.8%) encouraged **Single-Family Residential on Large Scattered Lots**. (52.8%) allowed this kind of development.

- **Additional Commercial Development 2012.** Most respondents (91.9%) indicated that additional commercial development should be encouraged within the Township. Of those who said yes, half (50.0%) indicated that the additional development should be limited to within a ½ mile of the Village along M-60. Most Township respondents (90.7%) also indicated that additional commercial development should be encouraged within the Township. Of those who said yes, the majority (53.7%) also indicated that the additional development should be limited to within a ½ mile of the Village along M-60.
- **Additional Commercial Development 2018.** Most respondents (85.4%) of 123 respondents thought that the Township/Village should encourage commercial development. Only 13% thought the opposite. 1.6% of the respondents chose other option. A majority of the respondents (37.9%) of 124 people thought that business development should be located on the Village/Township’s business corridor (M-60). (25.8%) thought that business development should be located in the Village Downtown Business District, while the other (24.2%) of the respondents thought it should be dispersed throughout the Township.
- **Types of Commercial Development 2018.** (28%) of 125 respondents encouraged **Convenience Stores** development, whereas (51.2%) would allow it, but would not encourage it. However, (20.8%) of the respondents would discourage it. Most of the respondents (63.6%) of 129 respondents encouraged having **Services (e.g., healthcare, restaurant, mechanical repair, etc.)** types of development, (34.9%) of the respondents (24.8%) of which were Township residents would allow this development. Only (1.6%) would discourage this development. Most of the respondents (66.4%) of 128 respondents also encouraged **Other Retail (e.g., bakery, coffee shops, produce, sportswear, gardening, etc.)** whereas (31.3%) allowed them. Only (2.3%) of the respondents discouraged this kind of development. Most respondents (62.8%) of 113 respondents allowed **Office Park** type of development. Only (26.5%) encouraged it. (10.6%) of the respondents discouraged this type of development, citing a concern, “What happens if they go out of business. Who takes care of the buildings?” (30.8%) of 117 respondents encouraged **Other Office-Type businesses.** (64.1%) of them allowed it but would not encourage, citing “We have plenty of open buildings.” Only (5.1%) of the respondents discouraged this type of development, but they said “minimal.” (46.8%) of 124 respondents encouraged **Agriculture-Related Businesses.** However, (3.2%) discouraged this kind of business. (50%) of respondents allowed this kind of businesses. (34.2%) of 117 respondents encouraged **Commercial, Business to Business.** (59%) of respondents allowed this kind of development, whereas (6.8%) discouraged it.
- **Additional Light Industrial Development 2012.** Most respondents (90.1%) indicated that additional light industrial development should be encouraged within the Township. Of those who said yes, the majority (66.7%) indicated that the additional development should be limited to areas that already contain light industry. Most Township respondents (87.2%) also indicated that additional light industrial development should be encouraged within the Township. Of those who said yes, the majority (66.3%) also indicated that the additional development should be limited to areas that already contain light industry.

- **Additional Light Industrial Development 2018.** When respondents were given a “Yes” or “No” option on should the Township/Village encourage light industrial development (83.2%) of 125 respondents thought that the Township/Village should encourage it. Only (14.4%) thought the opposite. Finally, (2.4%) of the respondents chose other responses rather than “Yes” or “No”. When asked in more detail whether light industry and manufacturing should be allowed in the Village and Township, (38.2%) of 123 respondents encouraged it, and (52%) would not encourage it but allowed it. (9.8%) discouraged this type of development.
- **Mineral Extraction 2018.** (45%) of 114 respondents discouraged mineral extraction. Some of them mentioned that “Nobody wants that in their community,” “Preserve our natural beauty,” and “Should not be allowed.” However, (42.1%) of respondents allowed mineral extraction, and some of them said, “Follow the laws.” Only (12.3%) of the respondents encouraged mineral extraction.
- **Streetscape Improvements-2012.** A majority of respondents (70.0%) indicated that streetscape improvements should be made to M-60, within the vicinity of the Village, with the aim of tying development along that highway to Downtown Concord.
- **Streetscape Improvements-2018.** Township respondents rated the Continued improvements to Village's Downtown Business District as good with the survey respondent mean average of 2.3. Village respondents rated the Continued improvements to Village's Downtown Business District slightly better than Township residents with the survey respondent mean average of 2.0.

Route 1 of the Great Lake-to-Lake Trail

The Michigan Trails and Greenways Alliances’ “The Great Lake-To-Lake Trails” project was created in 2009 to accelerate the development of five cross-state trails. Route #1— South Haven to Port Huron— traverses southern Lower Michigan, linking Greater Jackson with the Battle Creek and Kalamazoo metropolitan areas to the west and the northern reaches of Metropolitan Detroit to the east.² Locally, Route #1 will utilize Jackson County’s Falling Waters Trail as well as the City of Jackson’s Intercity Trail and Grand River ArtsWalk.



² The images concerning the Great Lake-to-Lake Trails were taken from a flyer published by the Michigan Trails and Greenways Alliance in May 5, 2018.

The Jackson County Map of Great Lake to Lake and Iron Belle Trail Hub



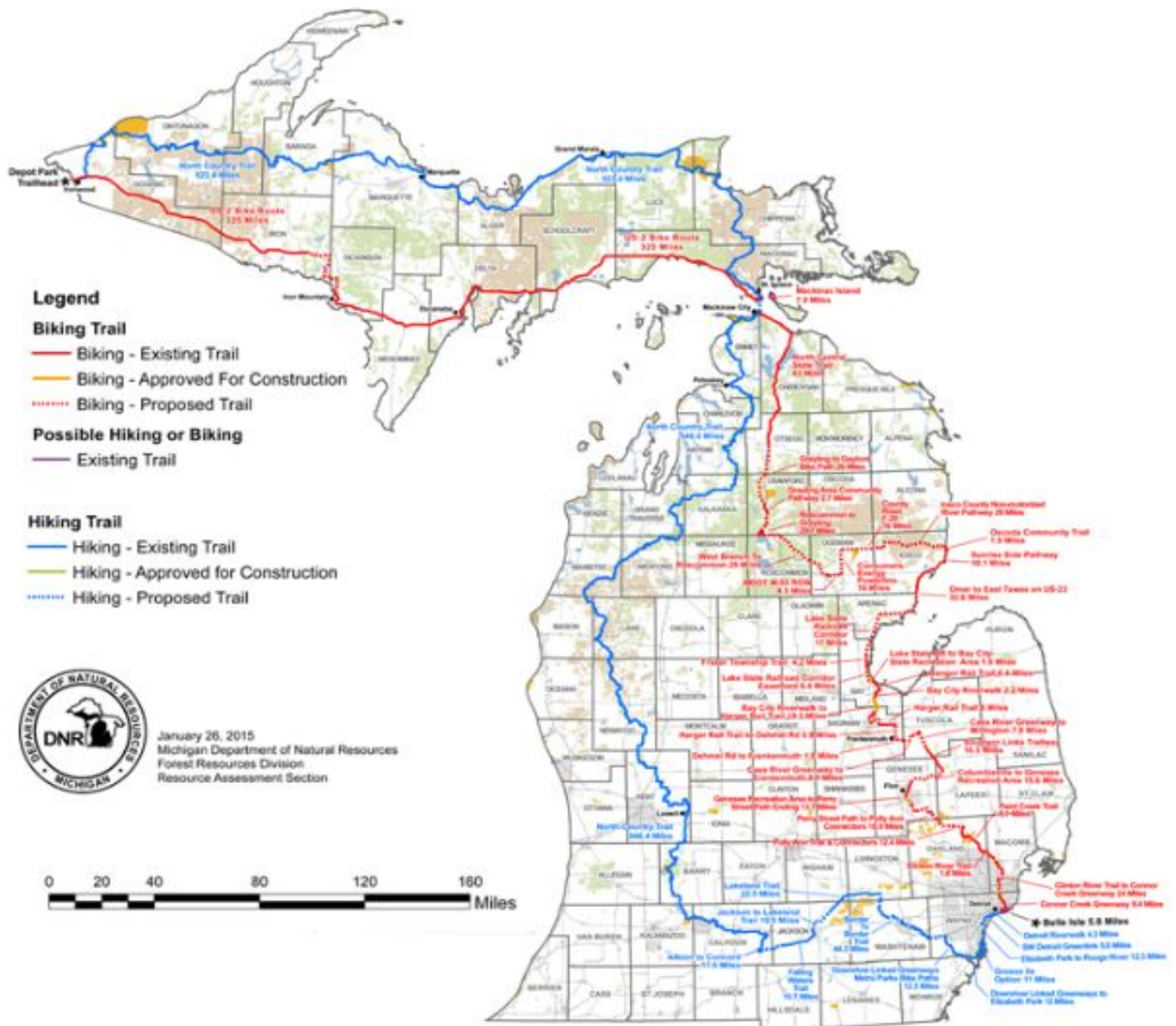
The Iron Belle Trail

The Iron Belle Trail³ is Michigan's showcase trail and the longest designated state trail in the nation. The Iron Belle Trail touches hundreds of municipalities including the Concord Area and crosses through 48 different Michigan counties. Using existing trails, networks and new connections, the trail extends more than 2,000 miles from the far western tip of the Upper Peninsula to Belle Isle in Detroit, with a route of bicycling, and a route of hiking. The 1,273-mile hiking route (69 % complete) utilizes sidewalks, trails, and more than 1,000 miles of the 4,600-mile North Country National Scenic Trail, the longest federally designated hiking trail in the nation. It traverses the west side of the Lower Peninsula and borders Lake Superior in the Upper Peninsula. Locally, the hiking route of the Iron Belle Trail will utilize the Village's Falling Waters Trail extension, Jackson County's Falling Waters Trail, the City of Jackson's Intercity Trail and Grand River ArtsWalk.

³ The images concerning the Iron Belle Trail were taken from a State of Michigan Department of Natural Resources Draft of the Iron Belle Trail Map

The Village through an Iron Belle Trail Grant continued the Falling Waters Trail utilizing the shoulder of River Street to Main Street. Once at Main Street an asphalt milling covered trail continues down the former railroad bed crossing Spring Street and runs down the back side of the Village's Gottschalk Park to the Village limits at Allman Road. For Route #1 of the Great Lake-To-Lake Trail and the hiking portion of the The Iron Belle Trail to be completed the Trail ending at the Village limits must continue to be extended westward through the Township down Allman Road's shoulder to Van Wert/30 Mile Road.

DRAFT - Michigan's Iron Belle Trail Belle Isle to Ironwood



Goals and Objectives

Goals are broad fundamental statements informed by the various inputs described earlier in this chapter, summarized in previous chapters and appendices, and designed to accomplish a desired future. They express long-term rather than short-term expectations and are often expressed in such general terms that it is difficult to measure the degree to which they have been attained. However, goals establish the overall framework and basis for the more specific elements of the Plan and the objectives designed to implement them. The listing order of the following goals and objectives does not reflect or imply relative importance.

Goal #1

Identify, build upon, and promote the best characteristics of the Village and Township and the high quality of life they provide — make the Concord Area a Destination!

Objectives

1. Identify, preserve, and promote the natural features and resources as well as increase public access to these natural features and resources within the Concord Area (see Goal #2).
2. Identify and promote the Concord Area's cultural and historical features.
3. Plan and promote the Concord Area as safe, healthy, pro-family, and proeducation.
4. Plan, build, and promote the Concord Area as a premier bedroom community within the area with well maintained basic facilities and services and as a refuge from congested and stressful towns and cities.
5. Plan, build, and promote the Concord Area as an uncomplicated community with pleasant, interconnected trails, sidewalks, and bike lanes among the various neighborhoods, parks, schools, and service/retail areas — a walking and biking community located on the M-60 (Spring Arbor Road), Falling Waters Trail, Great Lake-To Lake Trail, and Iron Belle Trail corridor (see Goal #3).
6. Continue improvements to the Paddock Lake Park access project within the Village with an eye on developing it as a simple nature center containing a public paved boat launch, parking, pathways, and a lighted shelter/information center.
7. Encourage and facilitate the maintenance of the dam and the Concord Mill Pond.
8. Encourage and facilitate the upkeep of the Concord Area's housing stock through private and public means.

Goal #2**Preserve the Rural Character of the Township and Village**

The Concord Area's predominant character is rural. The rural character is created by a significant amount of land still in agricultural use, an abundance of natural features (i.e., primarily stream corridors, wetlands and wood lots), and very low density residences (i.e., one to five acres) outside of the Village. Even part of the urban development within the Village has a low-density character.

The Concord Area wishes to retain a largely rural character outside of the Village and its immediate surroundings while accommodating a diversity of residential and recreational uses. The overall low population density associated with this vision would not require costly amenities. Large green belt areas, either devoted to agriculture or rural residences, will provide habitat for animal and plant life that cannot survive in an urban setting, even in parks. The continuing presence of a tranquil, rural setting will improve the quality of life for both Township and Village residents as well as the residents of neighboring townships.

Objectives**1. Preserve Farmland and Encourage Farming Operations**

The preservation of farmland and enhancing farming operations are priorities for several reasons:

- a. Protection of valuable and irreplaceable agricultural land — an important economic contributor to the Area's economy;
- b. Maintenance of the rural character of the Concord Area and the retention of its natural resources; and
- c. Protection of the local tax base and encourage planned growth.

Concord Township has areas that are actively and successfully farmed and believes that farming, including smaller-scale niche-type farming operations, is feasible and should be supported and enhanced. Such operations can serve an important market need in the Village and the nearby Jackson Urban Area and provide a useful balance and contrast to that more intensely developed community. Farming also provides important economic support for the goal of preserving the Concord area's rural character and is a facet of the objective concerning the preservation of natural features.

2. Protect and Preserve Natural Features

Existing natural features such as woodlots and fence rows, wetlands, stream corridors, and other open spaces throughout the Village and Township should be protected and preserved. They should be respected in farming activities; in residential, commercial, and industrial areas; and in the planning and construction of future development. These features are:

- a. Important as visual amenities;
- b. Critical in sustaining the rural character of the Concord Area; and
- c. Essential in protecting water quality and wildlife habitat and corridors. Most communities, especially townships, have a variety of natural features whose patterns and relationships collectively create a unique character. So it is with the Concord Area whose natural features play a vital part in establishing its character and identity.

Protection and preservation of these features have an even more important purpose as they are vital elements in the Concord Area's natural system and perform many interconnected functions. Disruption of one feature can have adverse effects on others and can subtract from the quality of life in the Township, Village, and neighboring communities.

Goal #3

Create and Maintain an Integrated Transportation System

Create a transportation network which facilitates the safe and efficient movement of vehicles and pedestrians while protecting and preserving sensitive environmental areas throughout the Concord Area.

Objectives:

1. Continue to find the means and grant opportunities to maintain and upgrade Village streets and Township roads by working in collaboration with Region 2 and the Jackson County Department of Transportation, as well as work with the Michigan Department of Transportation to maintain and update M-60 (Spring Arbor Road).
2. Continue to replace sidewalks while extending pathways to connect all residential neighborhoods and commercial and industrial areas.
3. Work toward safe traffic management solutions with a focus on M-60 (Spring Arbor Road) — improve safety by amending the zoning ordinances of the Township and Village to require the use of access management techniques to reduce the potential traffic conflicts along M-60.
4. Create an inventory of potential traffic hazard locations, (e.g., roadway intersections) and assess their impact on community safety.
5. Mandate that private road extensions planned to service new development be built to minimum County construction standards and require developer financing.

6. Coordinate with the Village's Department of Public Works, the Jackson County Department of Transportation, and the Michigan Department of Transportation to assure adequate provision of rights-of-way to accommodate planned extensions/designs.
7. Accommodate alternative means of transportation by establishing a network of trails, sidewalks, and bike lanes in appropriate locations throughout the Concord Area (see Goal #1):
 - a. Extend the Falling Waters Trail, Great Lake-To Lake Trail, and Iron Belle Trail westward to the west boundary of the Township, Van Wert/30 Mile Road with the intent of connecting to the planned trail system in Calhoun County.
 - b. Explore paving the Village's portion of the Falling Waters Trail, Great Lake-To Lake Trail, and Iron Belle Trail from Main Street to the Village limits at Allman Road.
 - c. Improve and make safer the bike path (e.g., paved shoulder) along Main Street/Pulaski Road to Swains Lake Park.

Goal #4

Commercial and Industrial Development

Consider suitable locations for new commercial and industrial development in the Village and nearby properties in the Township along the M-60 corridor that will complement residential neighborhoods and the Concord Area's rural character.

Objectives:

1. Encourage new commercial (e.g. office parks) and industrial development (e.g. manufacturing parks) to locate in close proximity to existing commercial and industrial areas and with compatible surrounding land uses.
2. Require buffering, landscaping, and visual barriers between commercial and industrial areas and residential and agricultural areas.
3. Provide adequate safeguards to minimize the negative impact of commercial and industrial activities on roads and streets and to the environment.
4. Increase the tax and employment bases in the Concord Area.
5. Locate business and industry where sufficient infrastructure can support growing needs.
6. Ensure that commercial and industrial areas have adequate provisions for sewage disposal, stormwater management, and other critical public health and welfare concerns.
7. Encourage clean light-industry that respects neighboring residential areas and the environment.

Goal #5**Focus on Quality of Service for Businesses as Well as Residents.****Objectives:**

1. Continue the long-term planned upgrade of the Village of Concord's aging water and sewer systems.
2. Refer to the impact of new development on existing zoning — be mindful that decisions having social impacts will have economic impacts over time.
3. In the Village of Concord transition the Downtown Commercial District into a Mixed-Use Commercial District to accommodate commercial and residential uses that are compatible with the preservation and reuse of existing historic buildings while creating an area where people can affordably live, work, socialize, play, and shop.
4. New residential neighborhoods should be planned with green space and access to recreation areas and sidewalks and/or trails whenever possible (see Goal #3).
5. New residential neighborhoods should only be planned where water and sewage service can be extended — the existing neighborhoods designated for manufactured (mobile) homes have sufficient excess capacity and therefore are adequate to the needs of the population for the period contemplated by this Plan.
6. Encourage residential neighborhoods which reduce the number of driveway and street access points along major roads (see Goal #3).
7. New residential neighborhoods and commercial and industrial areas must be served by sidewalks and/or trails (see Goal #3).
8. Prevent commercial contractor uses (i.e., activities beyond those that would be described as a home occupation) in residential neighborhoods.
9. Attract businesses that provide services and goods to the betterment of Concord Area residents.
10. Garner support for all Concord enterprises — service and retail business owners are more easily convinced of potential profit in a friendly and supportive community.
11. A change of focus among community leadership is required in order to implement successful business attraction — the results of the Community Planning Survey indicate that residents want responsible growth.
12. Improve the quality of life in Concord Township by facilitating the creation of more jobs (e.g., help businesses through tax breaks), shopping, (e.g., Dollar General), recreation, (e.g., trails), and community events (e.g., Concord Classic Weekend and car shows).

13. Explore options for additional public parking in the Village of Concord's Downtown Business District.

Goal #6**Maintain Cooperative Relationships with Neighboring Municipalities Objectives:**

1. Achieving each of the preceding goals — and aiding in the creation of a sense of a living community that supports its own — will require cooperation between the Township and Village as well as with their neighbors.
2. Maintain up-to-date websites for the Village and Township which link residents, business owners, and visitors (existing and potential) to the Concord Area:
 - a. Provide information on local government officials, municipal statistics, information regarding building, zoning, and other regulations (e.g., ordinances, permit applications, maps, etc.), and public meeting minutes.
 - b. Maintain links between the municipal websites (if maintained separately) and with the websites of the Concord Community Schools, the Concord Branch of the Jackson District Library, local businesses, and related events.
3. Bridge the gap between Concord Community Schools and the Village and Township residents who do not have children attending the district's schools by posting online school newsletters, school board meeting minutes, PTO meetings, and academic, athletic, and arts events to the municipal websites and in municipal offices. In the absence of a local newspaper, Village and Township residents need to know that all are welcome to participate in the success of Concord Community Schools — the Area's largest community investment and resource.
4. Promote the Concord Branch of the Jackson District Library, the Concord Youth Center, the Village Commons Room, the Concord Community Center and every house of worship as year-round community anchors where all residents are welcome and needed. Community organizations and clubs should be encouraged to meet in these facilities.
5. Encourage the development of a Township and/or Village WIFI (local area computer) networks and/or high speed internet services.

Future Land Use Plan

The master plan represents a vision of how the Concord Area might look in the future. The horizon is the year 2035 or almost 20 years. The plan does not suggest the municipalities will develop to the limits identified on the future land use map. Rather, the plan is intended to guide the community through its daily decision making processes so that future development will be consistent with the goals adopted in this plan.

The master plan consists of policies that address future land use and development of the Concord Area over the life of the plan. However, the plan itself has no regulatory authority and must rely upon other tools for implementation, most notably the zoning ordinances. The plan simply suggests where various land uses should be located. The zoning ordinances carry out the policies of the plan by regulating the type of use that a parcel may have, the location of the uses, and the bulk and density of development throughout Concord Township and the Village of Concord.

The future land use plan presented here is not static (please see the Future Land Use Map). It is designed to be a flexible document that can and should change as the community changes. Even though the document is long range in nature (20 years \pm), it should be periodically reviewed and updated as the Village and Township grow and change. There will be times when it will be necessary to deviate from the plan. Changing land use patterns may cause certain areas on the future land use map to become obsolete for a use suggested. When this happens, the planning commission may be required to interpret the most appropriate type of use for an area. Interpretation of a specific site should be made with regard to the impact on the surrounding area.

The future land use map was not designed nor was it intended to parallel the zoning map. Zoning is the tool used to carry out the plan. Therefore, the zoning map will not look exactly like the future land use map. As the community grows and rezoning requests become necessary to accommodate development, future rezonings should be consistent with the plan in most cases or the plan should be amended to reflect changing trends. This is not to suggest that every rezoning needs to be consistent with the plan. However, in areas where several requests are made for rezoning, it may be necessary to consider amending the plan if changing land use patterns warrant a change in the plan. The future land use map is comprised of the following categories:

Agricultural Areas

Agriculture continues to be the recommended use for the majority of properties in Concord Township. However, no property within the Village is recommended for agriculture.

Residential Areas

The Concord Area's residential areas can be divided into two main categories

- **Low-Density Residential Areas** — Low density residential areas are concentrated within and around the periphery of the Village as well as in concentrated pockets along various Township roads. The areas are set aside primarily for single-family homes, although several other types of housing are allowed if special permission is granted.

- **Medium-Density Residential Areas** — Medium-density residential areas are concentrated within and around the periphery of the Village. A mix of two-family and multiple-family dwellings and manufactured housing parks are generally permitted.

Commercial Areas

Several types of commercial areas are primarily concentrated along Spring Arbor Road (M-60) within the Village although several small nodes of commercial development are recognized throughout the Township.

- **Mixed-Use Areas** — Undeveloped land around the Concord Mill Pond in the Village is set aside for a mix of commercial and residential uses. The area extends eastward from Main Street between Spring Arbor Road (M-60) and River Street. Undeveloped land along the Spring Arbor Road (M-60) corridor in the Township is set aside for a mix of commercial and residential uses.
- **General Commercial Areas** — The largest general commercial area is the Downtown Concord Business District, although the Village also contains two other general commercial nodes. A few small commercial nodes are located within the Township. General commercial areas are intended to serve the residents of the Concord Area.
- **Highway Commercial Areas** — Highway commercial areas are proposed along Spring Arbor Road (M-60) within the Village. These commercial areas are intended to serve travelers and commuters as well as Area residents. Undeveloped land along the Spring Arbor Road (M-60) corridor in the Township is set aside for highway commercial areas.

Light Industrial Areas

Light industrial areas are located within and around the Village. The larger of the two areas is located along Spring Arbor Road (M-60) at the western edge of the Village. A smaller area recognizes existing industrial development along Michigan Street in the southeast portion of the Village.

Public Areas and Transportation Facilities

Finally public areas and transportation facilities are also significant components of the Concord Area.

- **Institutions** — The Township and Village offices, the Concord Branch of the Jackson District Library, and some Area churches are located in or near Downtown Concord (please see Chapter 2). The Concord Community Schools campus and the Township's Maple Grove Cemetery are also located in the southern half of the Village. Finally, the Village's wastewater lagoons are located in the northwest portion of the municipality.
- **Parks and Recreation** — The Village contains several areas where parks and recreation facilities exist or are planned for the future (please see Chapter 2). For example, Norman Gottschalk Park is located along the extension of the Falling Waters Trail, The Great Lake-To-Lake Trail, and The Iron Belle Trail. Spring Street Park offers canoe and kayak access to the Kalamazoo River. Paddock Lake Park offers

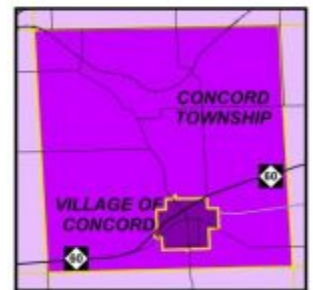
access to Paddock Lake. Concord's Mill Pond Park a Falling Waters Trailhead offers access to the Mill Pond and the Kalamazoo River.

- **Transportation Facilities** — The Falling Waters Trail, The Great Lake-To-Lake Trail, and The Iron Belle Trail which currently ends at the western Village limits, is planned to extend through the entire Concord Area. Roadside trails are also proposed within the Village. For example, an existing trail extending to Swains Lake County Park (to the south of the Township) is proposed for extension to the Falling Waters Trail. Finally, service drives off of Spring Arbor Road (M-60) are proposed in order to facilitate the mix of commercial and residential development planned for that portion of the Village.

Appendix A

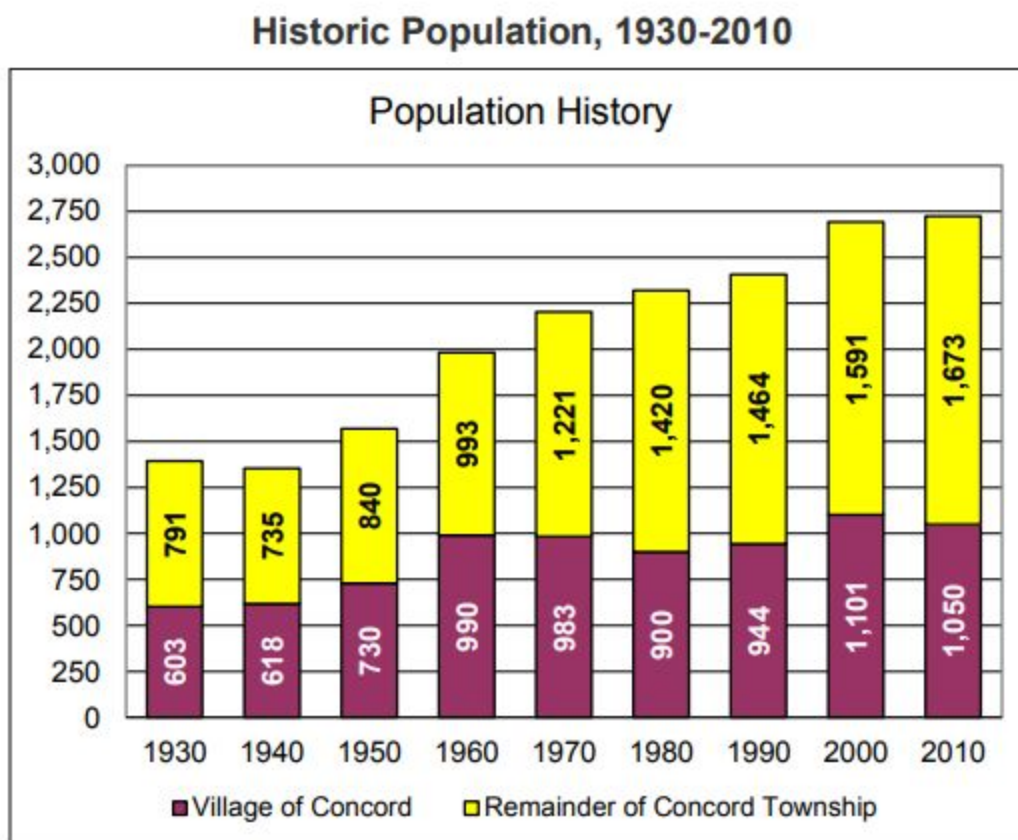
Concord Area Community

Demographics



Appendix A

Demographics



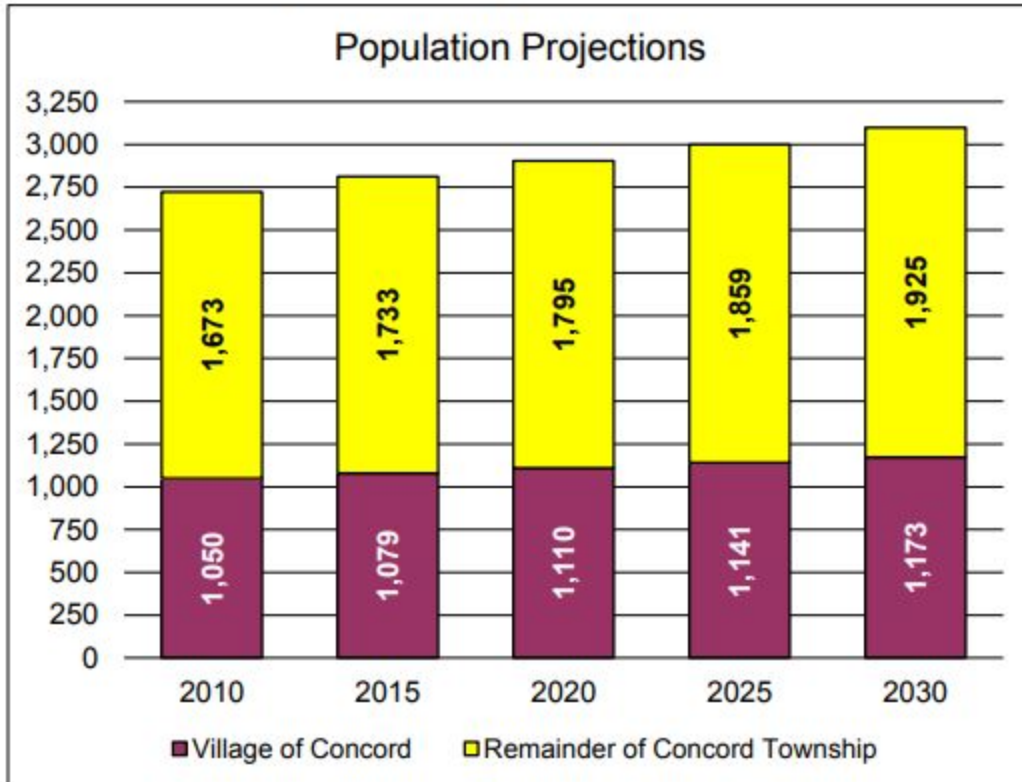
	1930	1940	1950	1960	1970	1980	1990	2000	2010
Concord Township	1,394	1,353	1,570	1,983	2,204	2,320	2,408	2,692	2,723
Village of Concord	603	618	730	990	983	900	944	1,101	1,050
Remainder of Township	791	735	840	993	1,221	1,420	1,464	1,591	1,673

Source: 2010 Census, US Census Bureau

Appendix A

Demographics

Population Projections 2010-2030



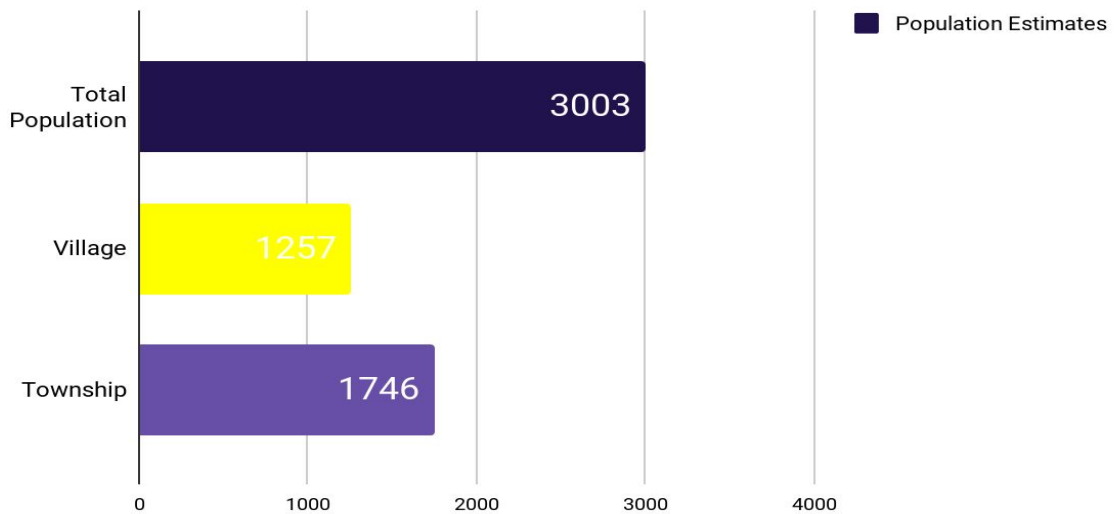
	2010	2015	2020	2025	2030
Concord Township	2,723	2,812	2,904	3,000	3,098
Village of Concord	1,050	1,079	1,110	1,141	1,173
Remainder of Township	1,673	1,733	1,795	1,859	1,925

Source: Region 2 Planning Commission

Appendix A

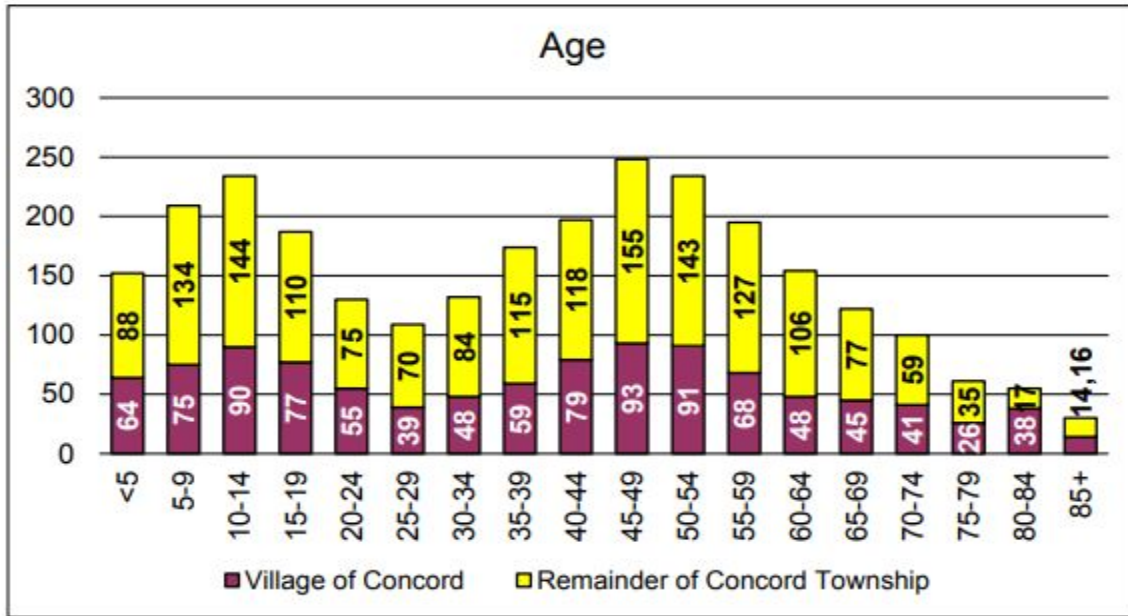
Demographics

Concord Area 2017 Population Estimate



Source: US Census Bureau 2013-2017 American Community Survey

Age of the Population, 2010



	<5	5-9	10-14	15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75-79	80-84	85+
Concord Township	152	209	234	187	130	109	132	174	197	248	234	195	154	122	100	61	55	30
Village of Concord	64	75	90	77	55	39	48	59	79	93	91	68	48	45	41	26	38	14
Remainder of Township	88	134	144	110	75	70	84	115	118	155	143	127	106	77	59	35	17	16

Source: 2010 Census, US Census Bureau

Appendix A

Demographics

Concord Area 2017 Estimated Age of Population

Age	Village Estimate	Township Estimate	Total
Under 5 years	122	82	204
5 to 9 year	131	119	250
10 to 14 years	98	164	262
15 to 19 years	80	91	171
20 to 24 years	76	86	162
24 to 34 years	114	144	258
35 to 44 years	112	167	279

45 to 54 years	212	330	542
55 to 59 years	126	174	300
60 to 64 years	31	15	182
65 to 74 years	90	64	254
75 to 84 years	44	65	109
85 years and over	21	9	30
Total:	1257	1746	3003

Source: US Census Bureau 2013-2017 American Community Survey

Median Age of the Population, 2010

	Total	Male	Female
Concord Township	40.8	40.7	40.8
Village of Concord	40.9	40.2	42.6
Remainder of Township	40.6	41.0	40.1

Source: 2010 Census, US Census Bureau

Appendix A

Demographics

Concord Area 2017 Estimated Median Age

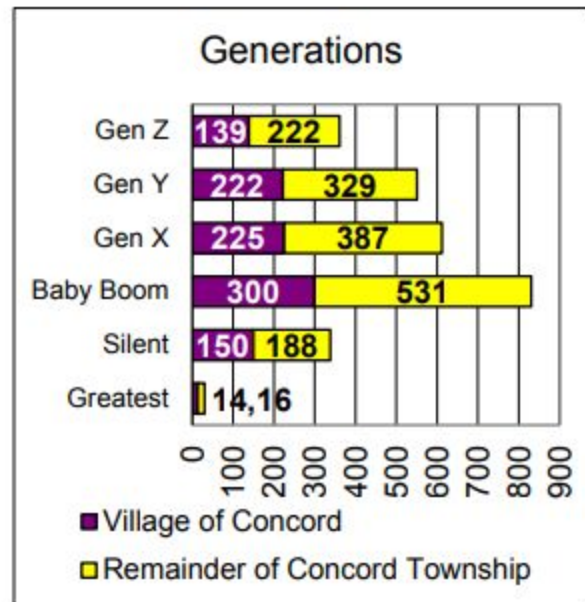
	Village	Township	Combined
Male	37.8	38.5	40.8
Female	34.2	42.7	43.8
Total	35.3	39.4	42.9

Source: US Census Bureau 2013-2017 American Community Survey

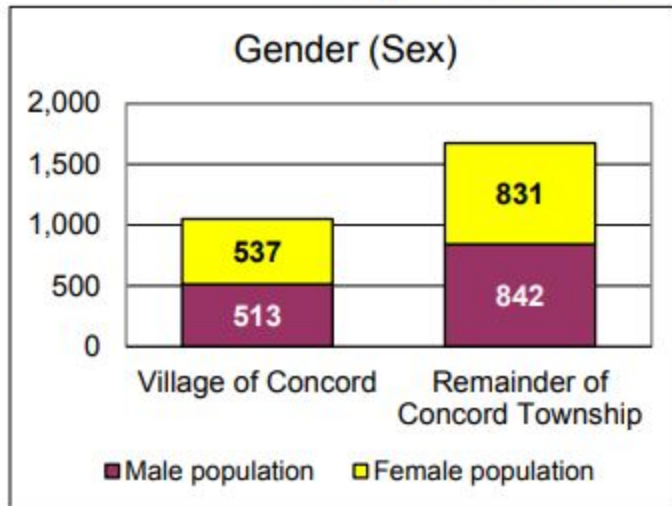
Population Generations, 2010

	Concord Township	Village of Concord	Remainder of Township
Greatest or G.I. (85+ years)	30	14	16
Silent (65-84 years)	338	150	188
Baby Boom (45-64 years)	831	300	531
Gen X or Shadow Boom (25-44 years)	612	225	387
Gen Y or Echo Boom (10-24 years)	551	222	329
Gen Z (0-9 years)	361	139	222

Source: 2010 Census, US Census Bureau



Sex (Gender) of the Population, 2010



	Male	Female
Concord Township	1,355	1,368
Village of Concord	513	537
Remainder of Township	842	831

Source: 2010 Census, US Census Bureau

Race of the Population, 2010

	Concord Township	Village of Concord	Remainder of Township
Total population	2,723	1,050	1,673
White	2,673	1,040	1,633
Black or African American	8	3	5
American Indian and Alaska Native	9	1	8
Asian	4	1	3
Some Other Race	5	1	4
Two or More Races	24	4	20

Source: 2010 Census, US Census Bureau

Ethnicity of the Population, 2010

	Concord Township	Village of Concord	Remainder of Township
Hispanic or Latino (of any race)	43	19	24
Non-Hispanic (of any race)	2,680	1,031	1,649

Source: 2010 Census, US Census Bureau

Housing of the Population, 2010

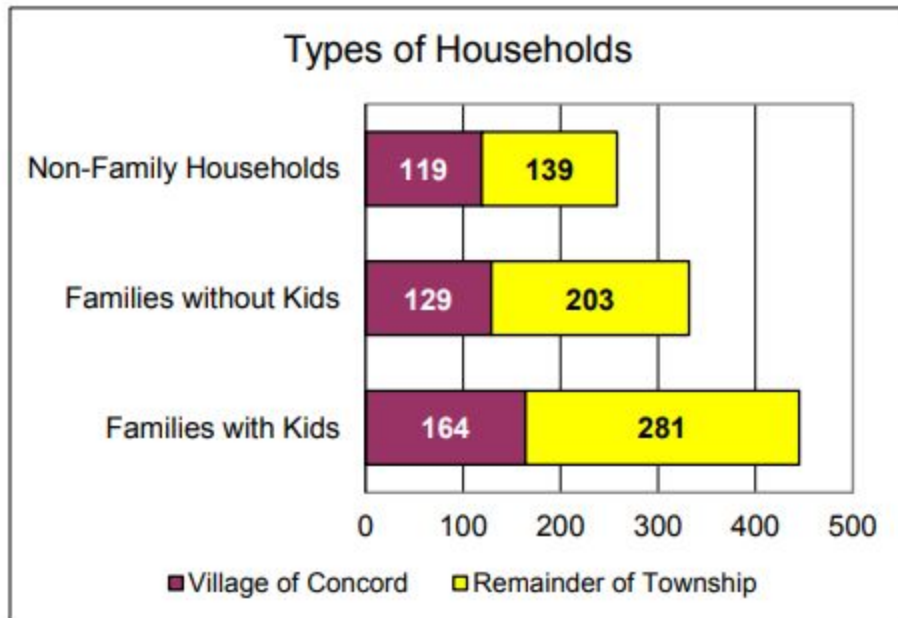
	Concord Township	Village of Concord	Remainder of Township
Households	2,717	1,050	1,667
Group Quarters	6	0	6

Source: 2010 Census, US Census Bureau

Types of Households, 2010

	Family Households		Non-Family Households
	With Kids	Without Kids	
Concord Township	445	332	258
Village of Concord	164	129	119
Remainder of Township	281	203	139

Source: 2010 Census, US Census Bureau

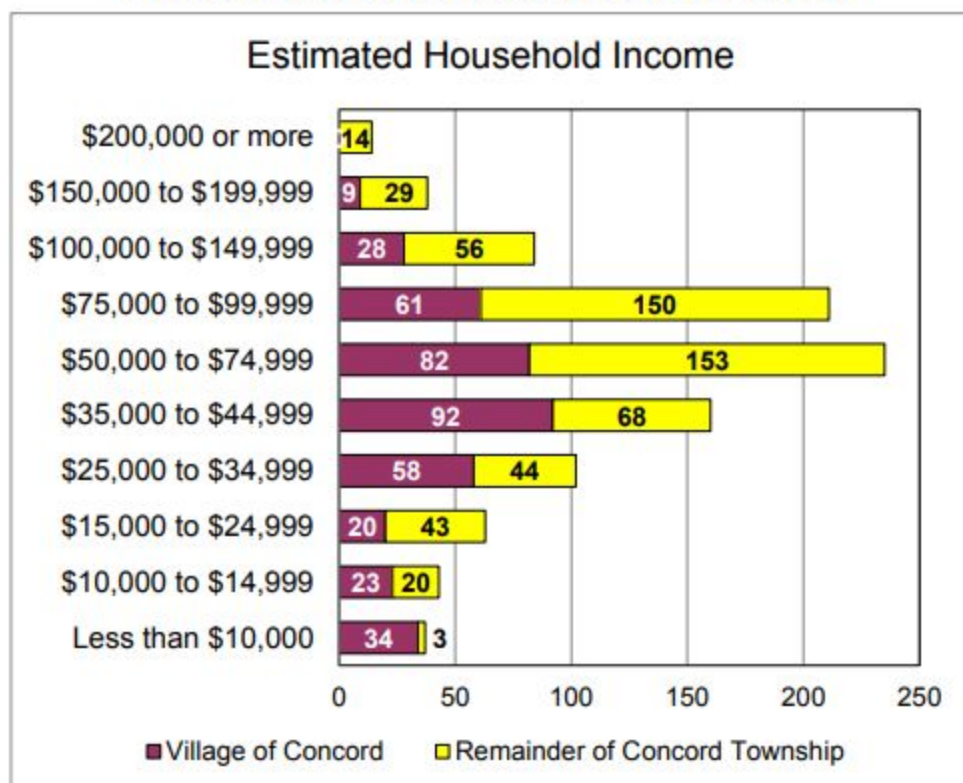


Average Size of Households, 2010

	Household	Family
Concord Township	2.63 people	3.01 people
Village of Concord	2.55 people	3.02 people
Remainder of Township	2.68 people	3.01 people

Source: 2010 Census, US Census Bureau

Estimated Household Income, 2006-2010



	Less than \$10,000	\$10,000 to \$14,999	\$15,000 to \$24,999	\$25,000 to \$34,999	\$35,000 to \$44,999	\$50,000 to \$74,999	\$75,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 or more
Concord Township	37	43	63	102	160	235	211	84	38	14
Village of Concord	34	23	20	58	92	82	61	28	9	0
Remainder of Concord Township	3	20	43	44	68	153	150	56	29	14

Source: 2006-2010 American Community Survey, US Census Bureau

Estimated Median Household Income, 2006-2010

	All Households	Families	Married Couple Families	Non-Family
Concord Township	\$56,567	\$62,727	\$77,396	\$29,514
Village of Concord	\$46,107	\$55,096	\$63,409	\$30,833

Source: 2006-2010 American Community Survey, US Census Bureau

Concord Area 2017 Estimated Household Income

Income Level	Village Estimate	Township Estimate	Total
Less than \$10,000	11	11	22
\$10,000 to \$14,499	21	35	56
\$15,000 to \$24,999	63	89	152
\$25,000 to \$34,999	43	91	134
\$35,000 to \$49,999	81	156	237
\$50,000 to \$74,999	121	257	378
\$75,000 to \$99,999	60	110	170
\$100,000 to \$149,999	58	169	227
\$150,000 to \$199,999	2	52	54
\$200,000 or more	2	18	20
Total:	462	988	1450

Source: US Census Bureau 2013-2017 American Community Survey

Concord Area 2017 Estimated Median Income

Village	\$52,500
Township	\$67,500
Total	\$60,000

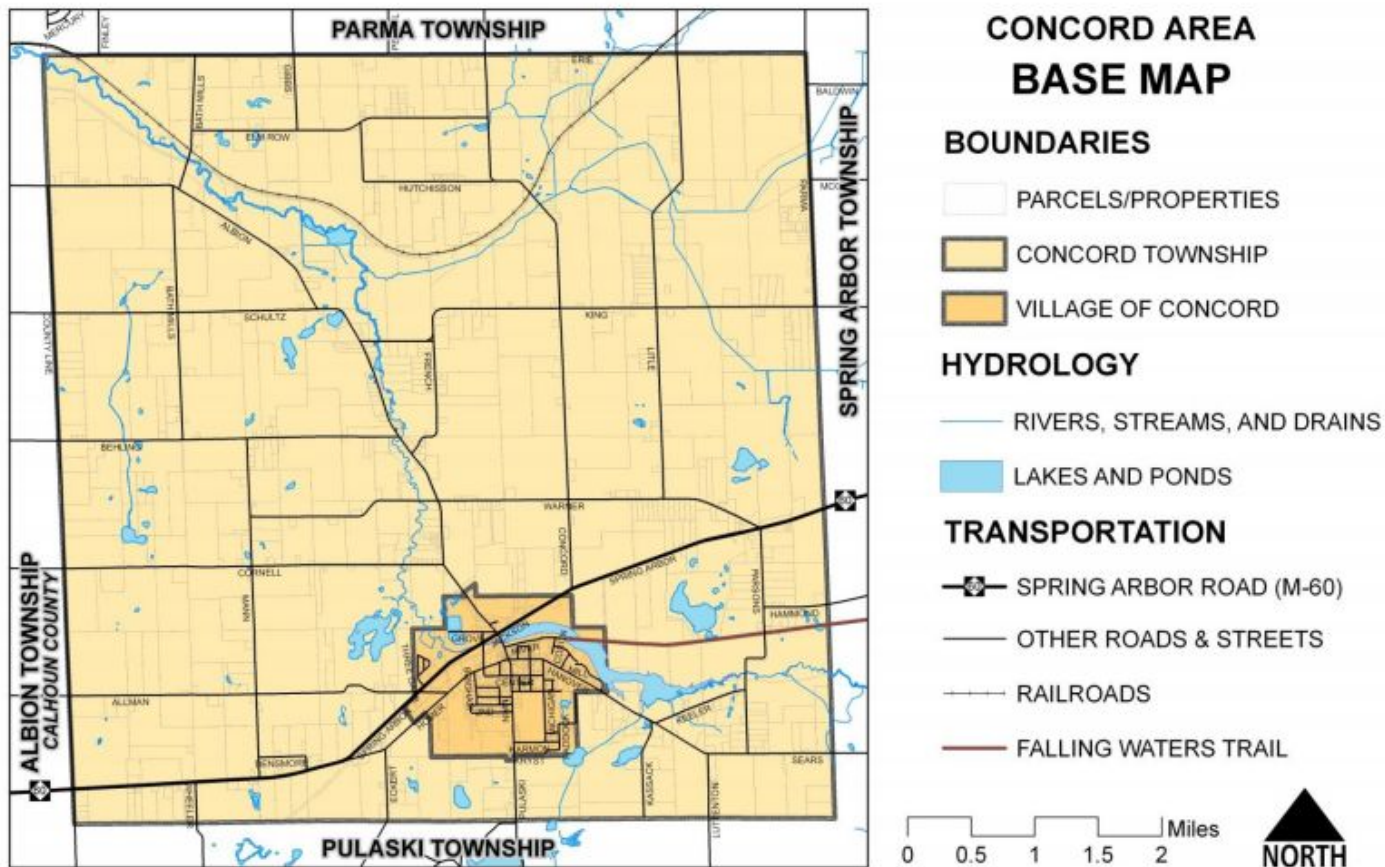
Source: US Census Bureau 2013-2017 American Community Survey

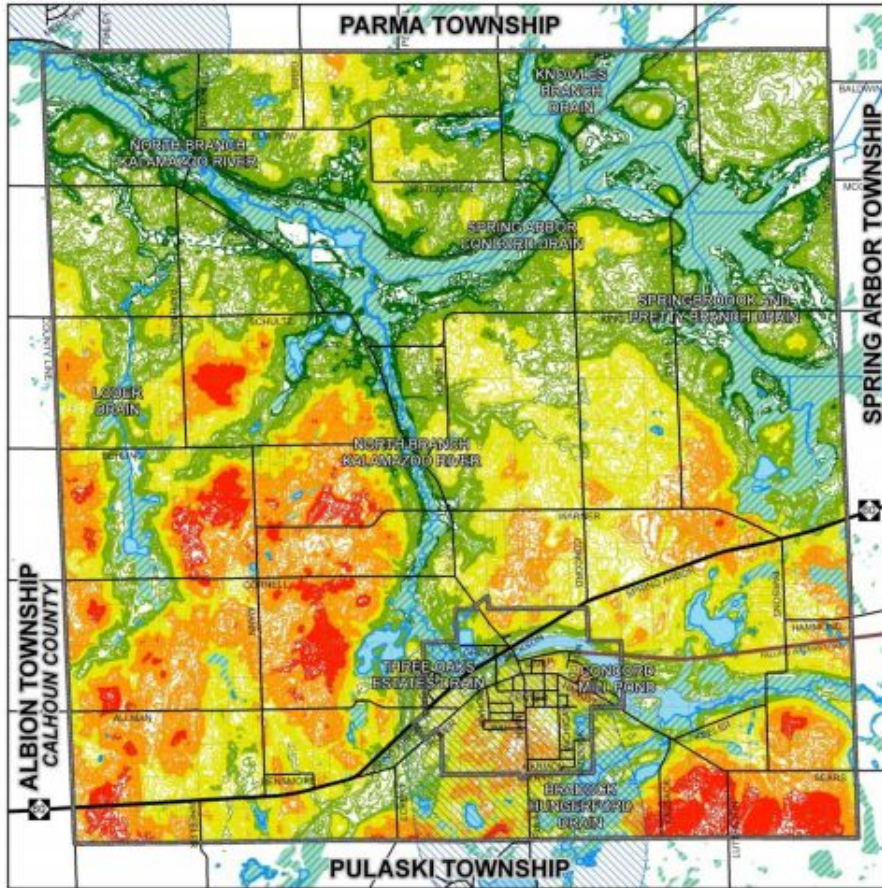
Appendix B
Concord Area Maps

Appendix B



Concord Area Maps





CONCORD AREA NATURAL FEATURES

HYDROLOGY

- RIVERS, STREAMS, AND DRAINS
- LAKES AND PONDS
- WETLANDS
- WELLHEAD PROTECTION AREAS

TOPOGRAPHY FEET ABOVE SEA LEVEL

- 944.0 FEET - 978.0 FEET
- 978.1 FEET - 1,002.0 FEET
- 1,002.1 FEET - 1,026.0 FEET
- 1,026.1 FEET - 1,052.0 FEET
- 1,052.1 FEET - 1,132.0 FEET

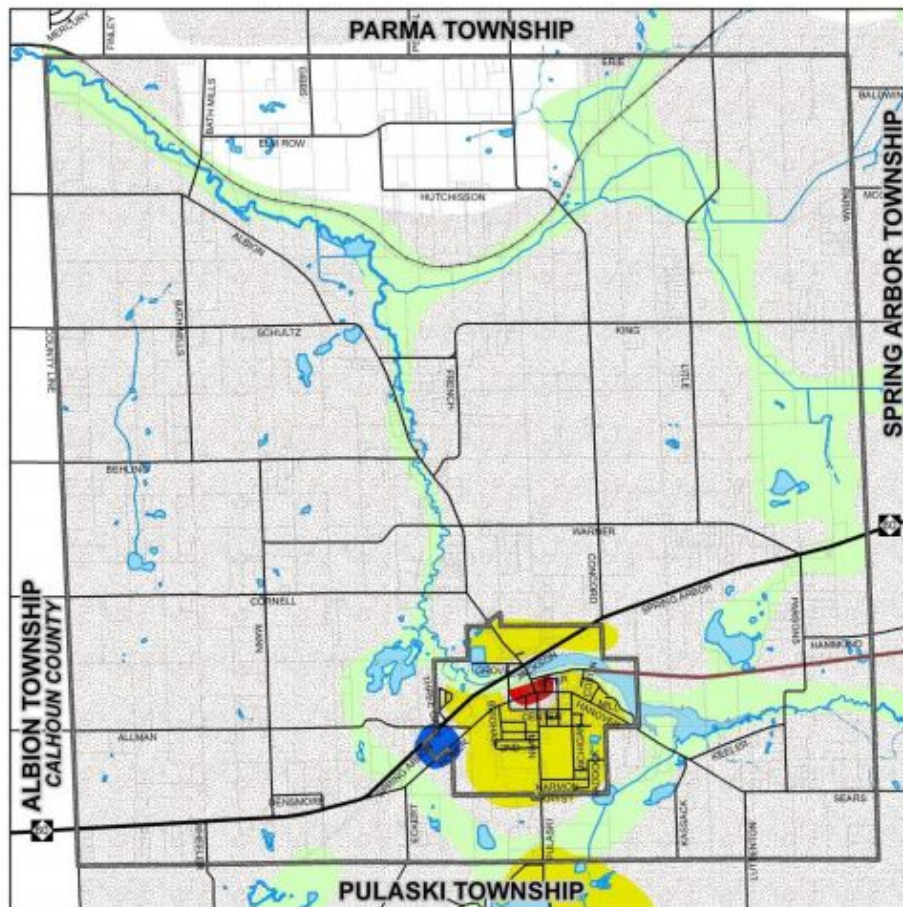
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CONCORD AREA AERIAL PHOTOGRAPHY





CONCORD AREA COUNTYWIDE FUTURE LAND USE

BOUNDARIES

- PARCELS/PROPERTIES
- CONCORD TOWNSHIP/
VILLAGE OF CONCORD

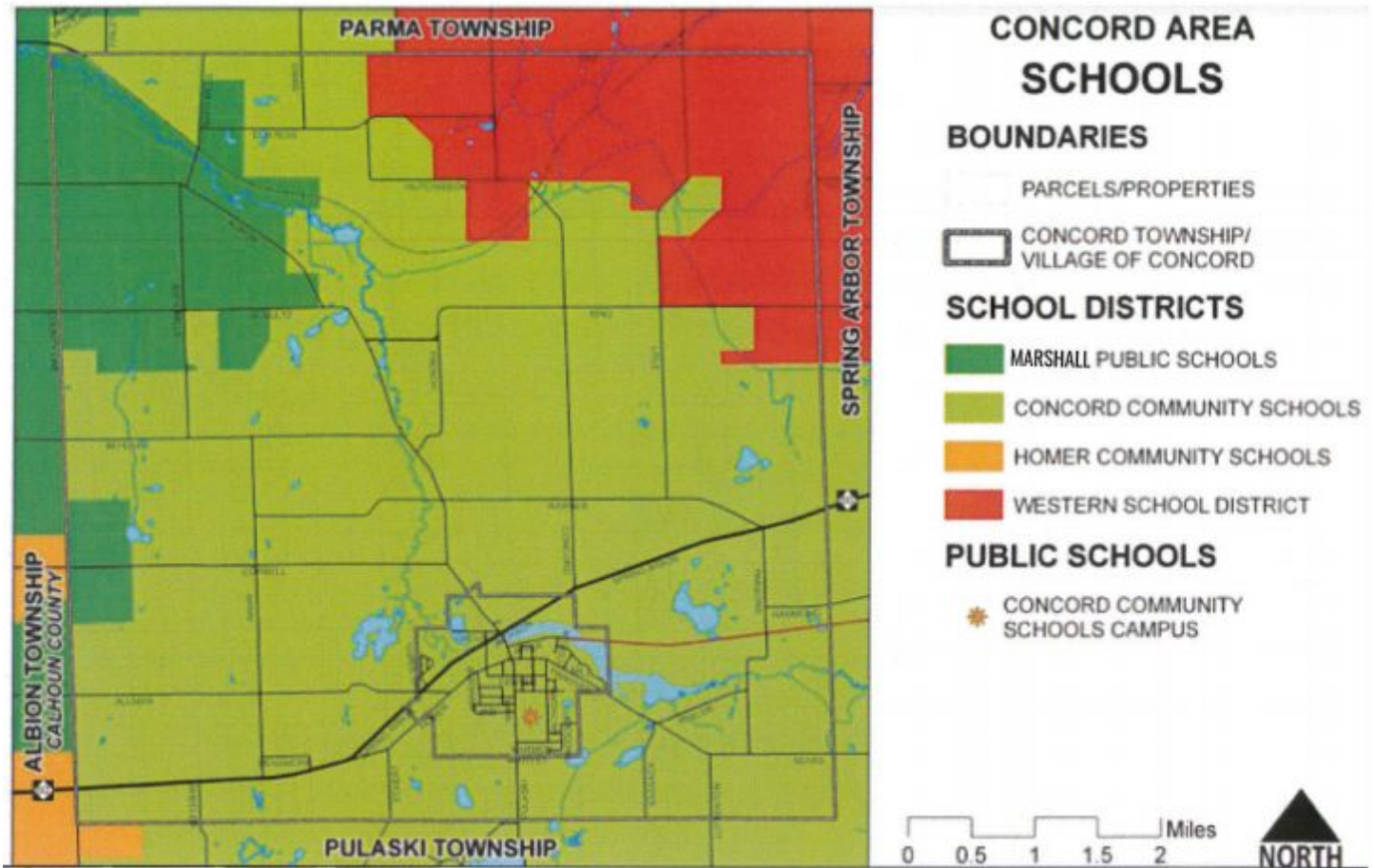
FUTURE LAND USE

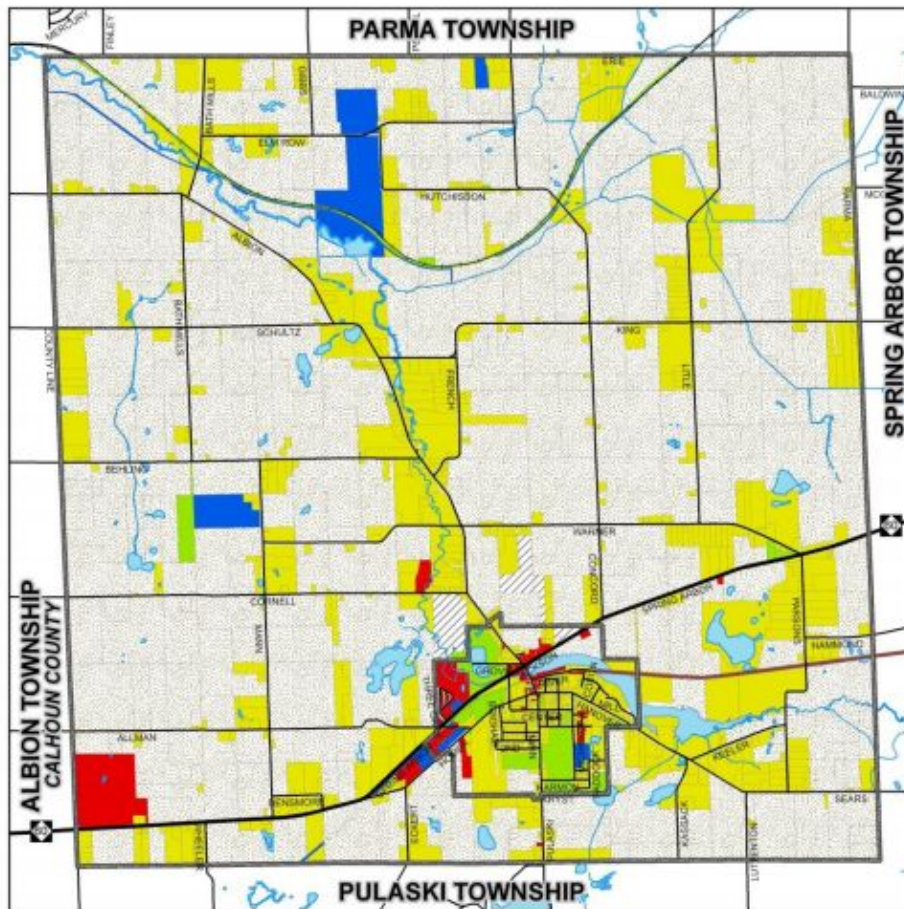
- AGRICULTURAL/OPEN SPACE
- AGRICULTURAL PRESERVATION
- GREENWAYS
- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL

THE ABOVE CATEGORIES REFLECT THE LAND USES FOR SPRING ARBOR TOWNSHIP RECOMMENDED BY THE JACKSON COMMUNITY COMPREHENSIVE PLAN. IT IS A COMPOSITE OF THE "AGRICULTURAL PRESERVATION AREAS," "GREENWAYS PLAN," AND "LAND USE PLAN" MAPS CONTAINED IN THAT DOCUMENT.

0 0.5 1 1.5 2 Miles







CONCORD AREA 2011 EXISTING LAND USE

BOUNDARIES

PARCELS/PROPERTIES

CONCORD TOWNSHIP/
VILLAGE OF CONCORD

EXISTING LAND USE

AGRICULTURAL

RESIDENTIAL

COMMERCIAL

INDUSTRIAL

INSTITUTIONAL

DEVELOPMENTAL

THE ABOVE LAND USE CATEGORIES REFLECT THE TAX
CLASSIFICATIONS ASSIGNED TO EACH PROPERTY BY
LOCAL TAX ASSESSORS FOR 2011.

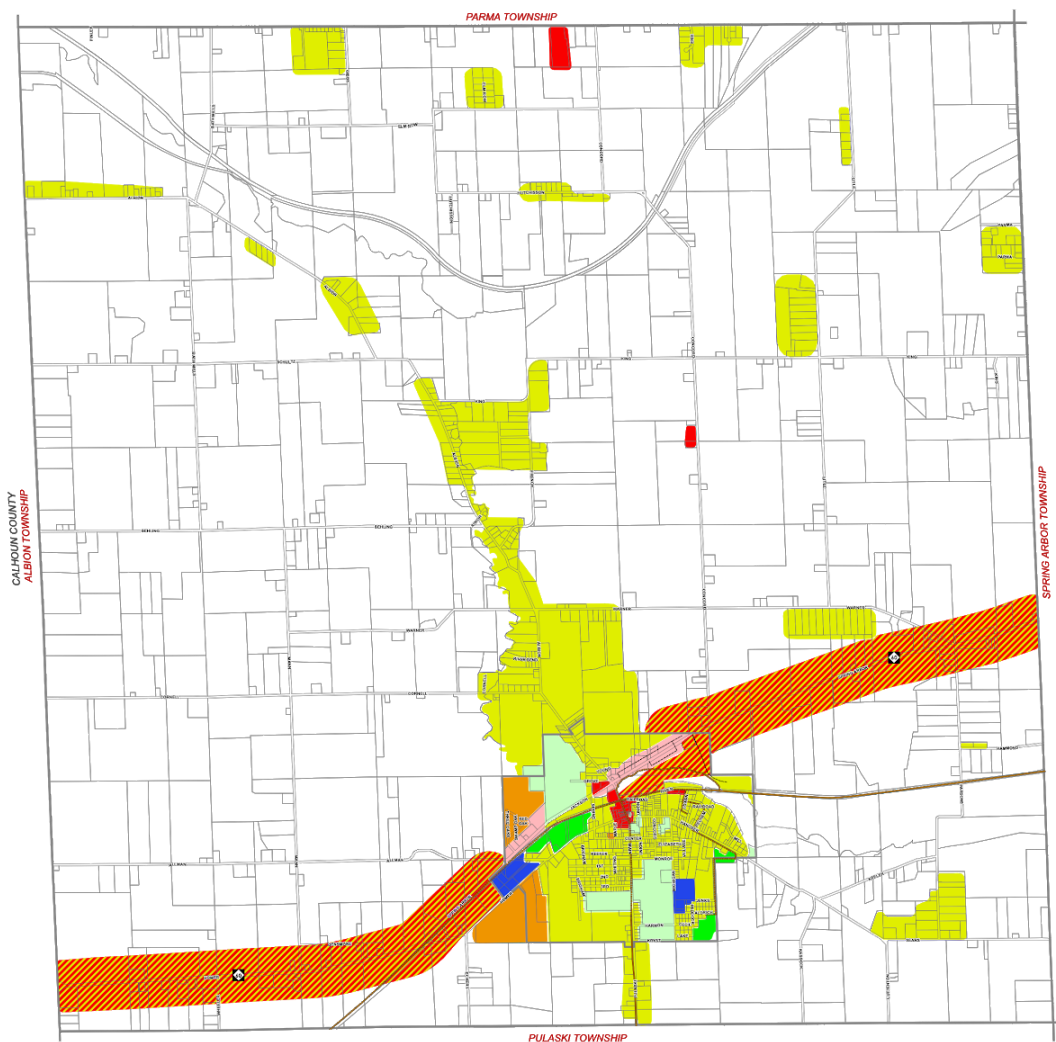
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Jackson City+County Non-Motorized Plan

Inventory Analysis Data for Village of Concord

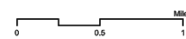
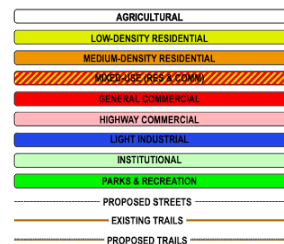


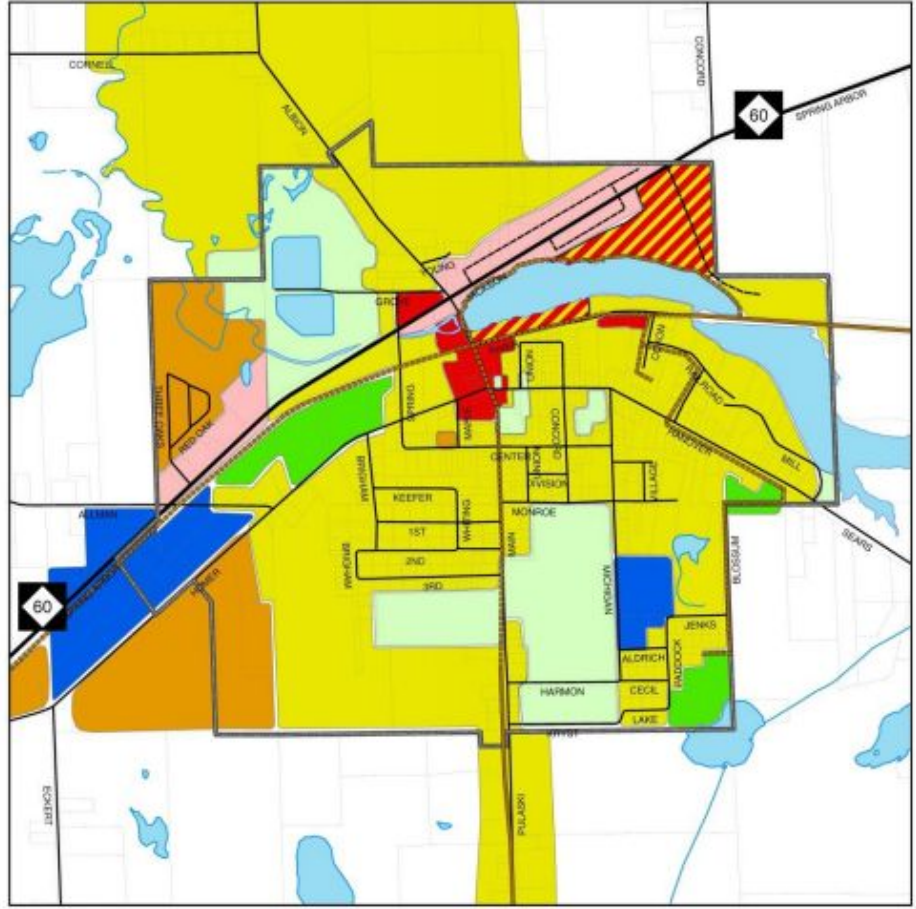


CONCORD AREA

Jackson County, Michigan

DRAFT FUTURE LAND USE PLAN





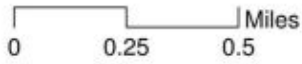
CONCORD AREA FUTURE LAND USE

FUTURE LAND USE

- AGRICULTURAL
- LOW-DENSITY RESIDENTIAL
- MEDIUM-DENSITY RESIDENTIAL
- MIXED-USE (RES & COMM)
- GENERAL COMMERCIAL
- HIGHWAY COMMERCIAL
- LIGHT INDUSTRIAL
- INSTITUTIONAL
- PARKS & RECREATION

TRANSPORTATION

- PROPOSED STREETS
- EXISTING TRAILS
- PROPOSED TRAILS



Appendix C
Concord Area Community
Planning Survey 2012 & 2018



Appendix C

Concord Area Community Planning Survey

Concord Area Joint Master Plan Survey

We value the opinion of our community, please fill out this survey so your voice can be heard.

Concord Township and the Village of Concord is updating the Concord Area Joint Master Plan and Land Use Plan. An up to date Master Plan is mandated by the State of Michigan. Your survey answers will be used by both Planning Committees to update our Master Plan and Land Use Plan for the community which guides future development and responds to our residents' needs!

Please fill out this survey and return it to the Concord Township Office at 121 Grove St. Concord, MI. 49237; by MAIL at P.O. Box 236, Concord, MI. 49237; by FAX to 517-524-6805 or by email to: Supervisor@concordtownshipmi.org Or to Village of Concord Office at 110 Hanover St. Concord, MI. 49237; by MAIL at P.O. Box 306, Concord, MI. 49237; by FAX to 517-524-7194 or by email to: jbush@villageofconcord.com by **September 30th 2018**

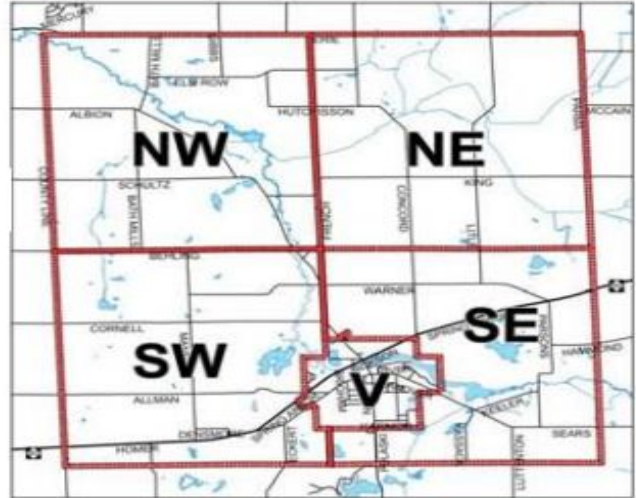
Please indicate your relationship to the Township and/or Village (**circle all that apply**).

- a.) resident _____
- b.) property owner _____
- c.) business owner _____
- d.) student _____

Using the adjacent map, please indicate the area of the Township where your property is located.

(**circle only one**).

- a.) Northwest ¼ of the Township (NW) _____
- b.) Northeast ¼ of the Township (NE) _____
- c.) Southwest ¼ of the Township (SW) _____
- d.) Southeast ¼ of the Township (SE) _____
- e.) The Village (V) _____



How long have you been a resident of Concord Area? _____

Do you own or rent in the Concord Area? (Own) (Rent) / If you own how many acres do you own? _____

To help us communicate with the public in the best manner during the Land Use Plan/Master Plan update process, please tell us where you learn about local Concord Area News. (Please rank the sources listed below according to the amount you rely on each beginning with 1 as the most relied upon source. If you do not use a source please write NA, beside it.)

- _____ Social media: Facebook; Twitter; Snapchat; etc.
- _____ Local newspaper The Salesman; Albion Recorder
- _____ Regional newspapers: Jackson Citizen Patriot
- _____ TV Regional television: WILX NBC 10; WLNS CBS 6; WSYM FOX 47; WLAJ ABC 53.
- _____ Radio: Q106.1; K105.3; etc.
- _____ Word-of-mouth (ie, friends, neighbors, etc)
- _____ Township/Village meetings
- _____ Township/Village website
- _____ Other online sources (email, websites, etc.)
- _____ Other, please specify: _____

Please check all of the following that apply:

- _____ I use a laptop, tablet, computer, and/or smartphone in my home
- _____ I use a laptop, tablet, computer, and/or smartphone in my workplace
- _____ I have access to email/internet in my home
- _____ I have access to email/internet in my workplace

Appendix C

Concord Area Community Planning Survey

Please rank the statements below on a scale of 1 to 5 regarding the importance of the subject to you.

(1 = Excellent; 2 Good; 3 = Average; 4 = Poor ; 5 = No Opinion)

<u>COMMUNITY:</u> Strong sense of individuality and community pride		<u>QUALITY OF LIFE:</u> Concord Area as a place to live	
Public participation / community cohesiveness		A healthy and safe community	
Diversity among residents and neighborhoods		Quality housing and services for residents of varying ages and income levels	
<u>MOBILITY AND TRANSPORTATION:</u> Roads safe for walking and biking		<u>GOVERNMENT:</u> Administration of the Village	
Condition of <u>Township roads</u> (excluding Village streets and M-60 State Highway)		The Village Administration making changes necessary for community improvement within the Village	
Condition of <u>Village streets</u> (excluding Township roads and M-60 State Highway)		The Township Administration making changes necessary for community improvement in the Township	
Villages sidewalk system		Administration of the Township	
<u>ECONOMY:</u> Diversity of commercial businesses		<u>PUBLIC SAFETY:</u> Concord Fire Department	
Incentives for business development		Jackson County Sheriff contracted police services	
Incorporating commercial development into appropriate community design		<u>ENVIRONMENT:</u> Preservation of farmland	
Encourage expansion of access to high speed internet and improved cellular services		Preservation of distinct topography, soils, lakes, streams, rivers, and wetlands	
Continued improvements to Village's Downtown Business District		Exploring alternative forms of energy production and reduction of waste	
Make improvements to the M-60 Business Corridor		Energy conservation	
Downtown business district parking		Clean air	
<u>RECREATION:</u> Village's Paddock Park area i.e. boat launch, nature trail, etc.		<u>RECREATION:</u> The paved shoulder along Main Street/ Pulaski Road to Swains Lake Park	
<u>OTHER:</u> Is there something we missed you would like to rank? Write your idea in empty spaces and rank.		Park & Recreation Opportunities: i.e Gottschalk Park, Spring Street Park Canoe/Kayak Launch, Mill Pond Park, Trailhead, Concord Trail Extension, etc.	

Do you believe Concord should encourage, allow but not encourage, or discourage the following types of development?
Check one box per item and please provide comments as desired

	<u>Encourage</u>	<u>Allow</u>	<u>Discourage</u>	<u>Comment</u>
Convenience stores				
Services (eg, healthcare, restaurant, mechanical repair)				
Other Retail (eg, bakery, coffee shops, produce, sportswear, gardening)				
Office parks				
Other office-type businesses				
Agriculture-related businesses				
Recreational Facilities				
Family Farms				
Hobby Farms				
Large corporate livestock farms				
Light industry and manufacturing				
Commercial, business to business				
Mineral extraction				
Condominiums				
Duplexes				
Mobile-home parks				
Multi-family residences				
Single-family residential in clustered subdivisions				
Single-family residential on large scattered lots				
Traditional village development with small commercial uses				

From the list below, rank the FIVE most important issues and / or concerns that you feel currently face Concord Township/ Village. (Please rank the top FIVE issues in order of importance using the number 1 to 5 with 1 being most important and 5 being the least important. Use each number only once.)

- 1) _____ 2) _____ 3) _____ 4) _____ 5) _____ Amount of development in the Township/Village as a whole
 1) _____ 2) _____ 3) _____ 4) _____ 5) _____ Loss of farmland
 1) _____ 2) _____ 3) _____ 4) _____ 5) _____ Environmental degradation in the Twp/Village
 1) _____ 2) _____ 3) _____ 4) _____ 5) _____ Adequate services in the Township/Village
 1) _____ 2) _____ 3) _____ 4) _____ 5) _____ Township / Village taxes
 1) _____ 2) _____ 3) _____ 4) _____ 5) _____ Recreational opportunities
 1) _____ 2) _____ 3) _____ 4) _____ 5) _____ Schools
 1) _____ 2) _____ 3) _____ 4) _____ 5) _____ Crime
 _____ Other (please specify): _____

RESIDENTIAL, COMMERCIAL, & INDUSTRIAL LAND: WHAT SHOULD BE ALLOWED AND WHERE?

Where should new housing development be located in the Concord Area? **(Check one)**

- _____ Within the Village proper
 _____ Both within the Village and Township's rural areas
 _____ New housing styled in a traditional Village / neighborhood design
 _____ New mixed-use town center design (commercial, office, residential)
 _____ Other (please specify): _____

Should business development be concentrated in a few areas or dispersed throughout the Concord Area? **(Check one)**

- _____ Located on the Villages /Township's business corridor (M-60)
 _____ Located on the Villages Downtown Business District
 _____ Dispersed throughout the Township
 _____ Other (please specify): _____

Should the Township/Village encourage commercial development? (Yes) _____ (No) _____

Should the Township/Village encourage light industrial development? (Yes) _____ (No) _____

Please provide any comments you have about this survey or planning in the Concord Area in the space below.

Thank you very much for providing your opinions on this survey form. We will use this information for the sole and exclusive purpose of helping us plan for our communities' future. If you would like us to keep you informed of developments in the Township/Village, please provide us with your email below:

Email Address:

_____@_____

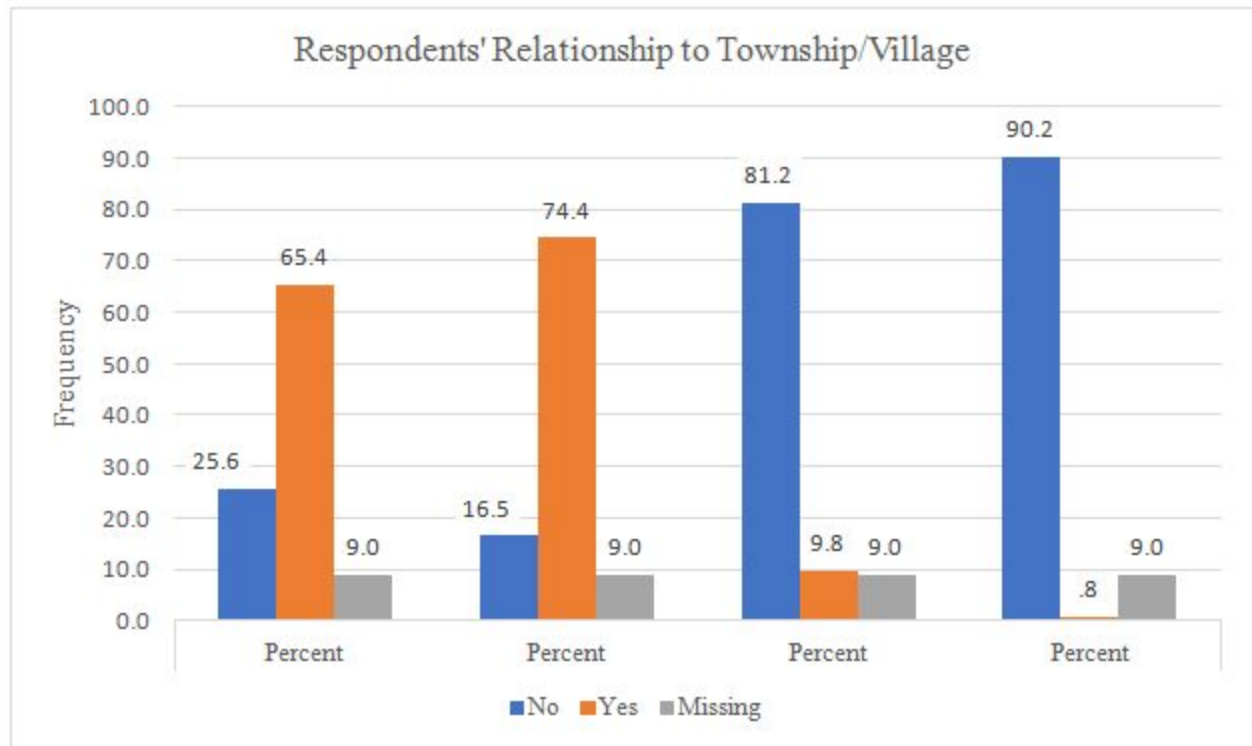
A Report of a Concord Area Survey 2018

Survey Respondents

Relationship to Township and/or Village

Most respondents reported their relationships to the Township and/or Village. Out of 133 respondents, 65.4% reported that they were residents, and 74.4% indicated that they were property owners. Business owners made up only 9.8%. Student made up 0.8%. See Figure 1.

Figure 1: Respondent's Relationship to Township/Village (Multi-Response Coding)



When grouping 133 respondents (Missing = 12) by the relationships into single-response categories, respondents who are in the category Resident and Property Owner accounted for the highest percentage, 42.1%. The second highest, 22.6%, was Property Owners Only. Residents Only made up 15.8%. The category of Resident, Property Owner, and Business Owner made up 6%, while the category of Property Owner and Business Owner made up just 3%. The category of Resident, Property Owner, and Student made up 0.8%, which is equal to the category of Resident and Business Owner. See Figure 2 and Table 1 for details.

Figure 2: Respondents' Multiple Relationship to Township/Village (Single Response Coding)

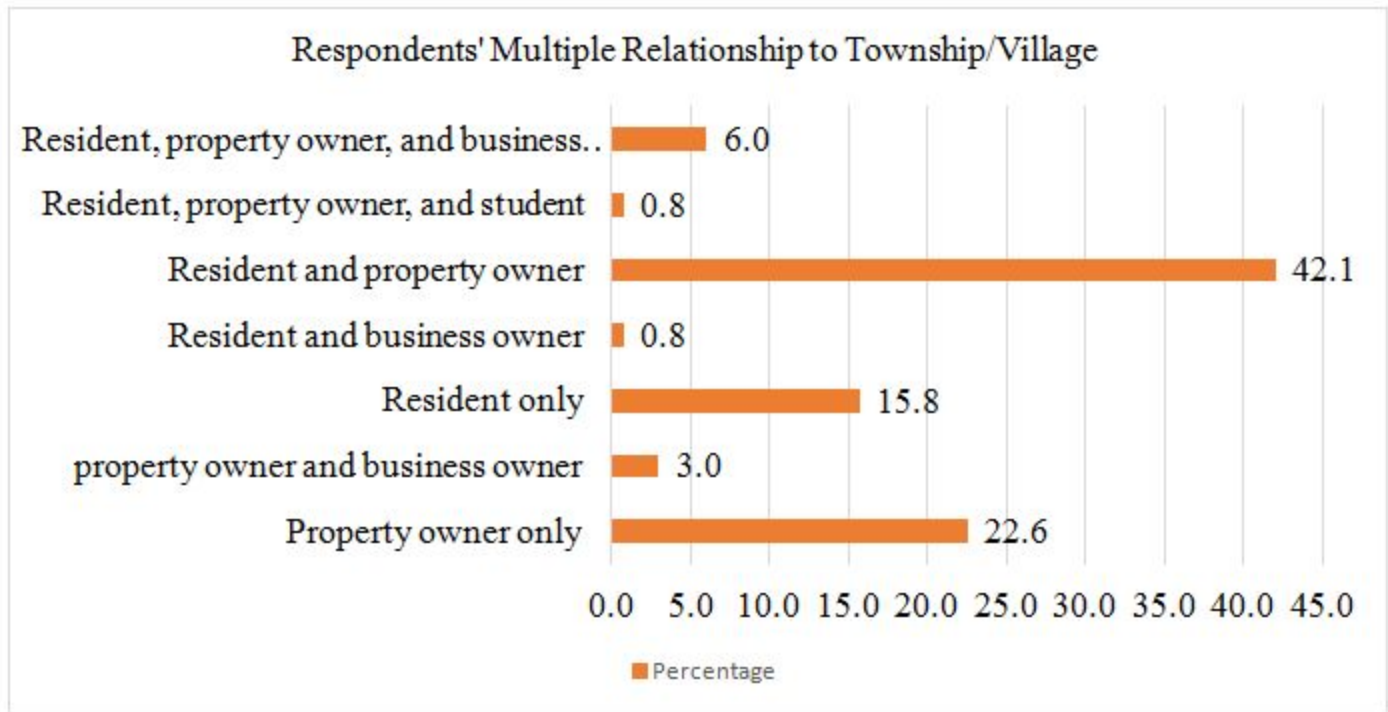


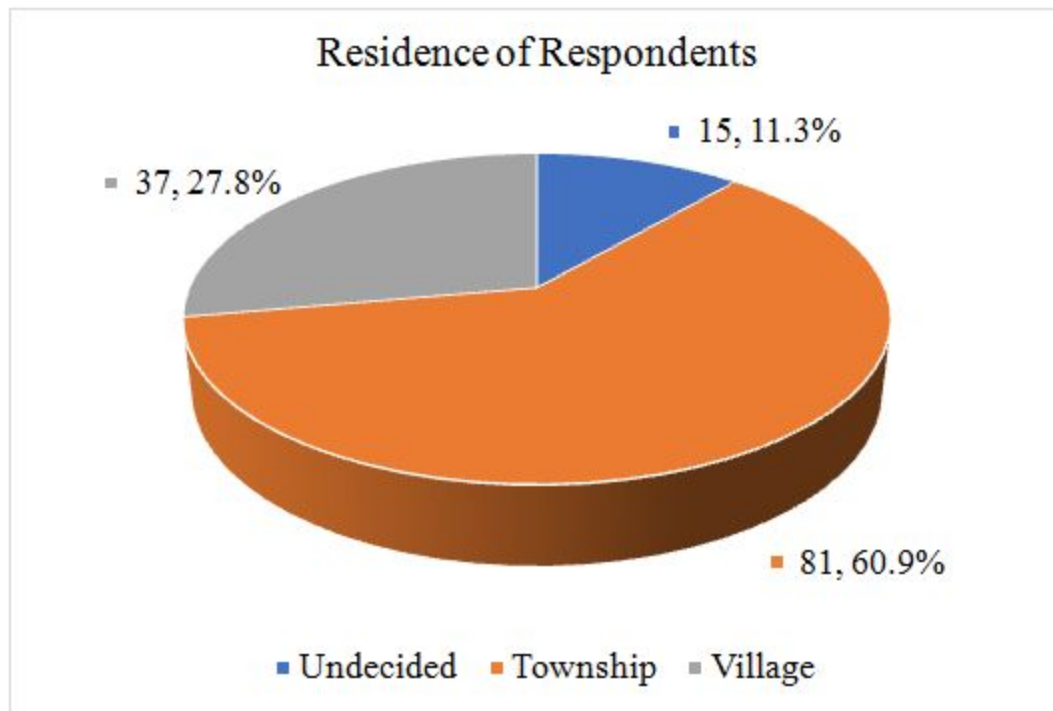
Table 1: Respondents' Multiple Relationship to Township/Village (Single Response Coding)

Description	Frequency	Percent
Property owner only	30.0	22.6%
Property owner and business owner	4.0	3.0%
Resident only	21.0	15.8%
Resident and business owner	1.0	0.8%
Resident and property owner	56	42.1%
Resident, property owner, and student	1.0	0.8%
Resident, property owner, and business owner	8.0	6.0%
Total without Missing	121.0	91.0%
Missing	12.0	9.0%
Total	133	100%

Property Location

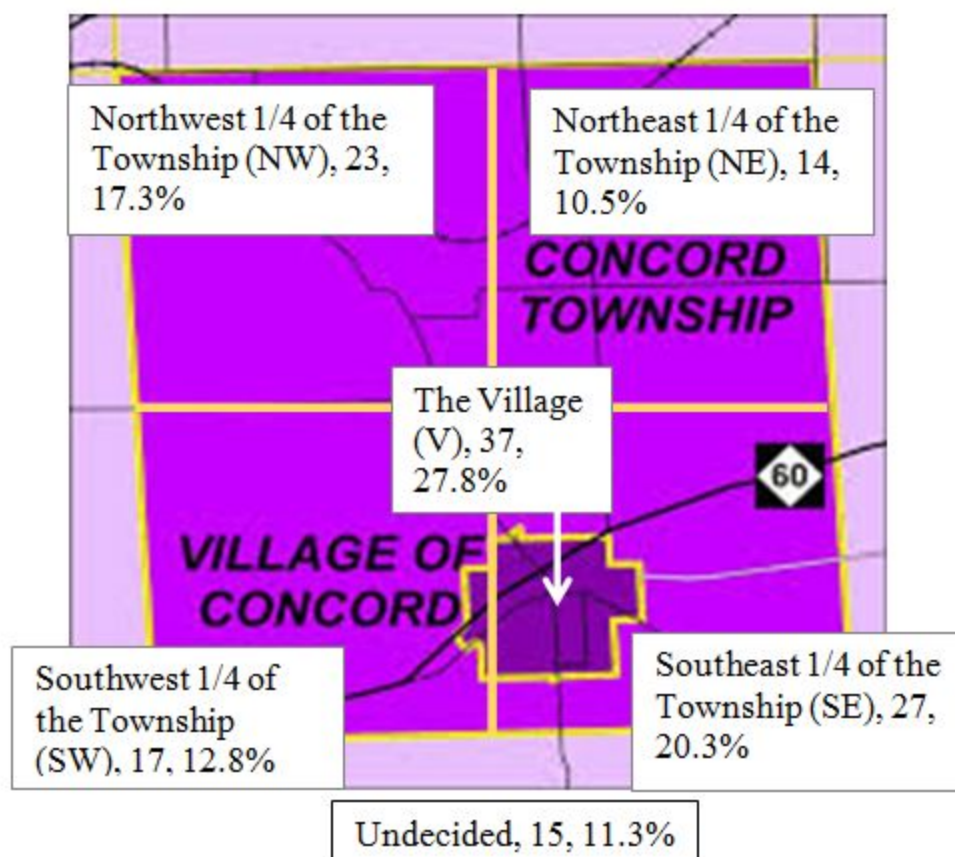
The total number of survey respondents was 133. They were grouped into three categories based on their responses to the question asking about where their property was located. Of all the respondents, the residents whose property was located in the Township comprised of 60.9% (81 respondents), and the residents whose property was located in the Village made up 27.8% (37 respondents). The respondents who did not mention their property location were grouped in “Undecided,” and there were 15 respondents or 11.3%. See Figure 3.

Figure 3: Residency Types of Survey Respondents



The respondents, whose properties were located in the Township, were grouped into four different geographical locations. The respondents with properties located in the Northwest $\frac{1}{4}$ of the Township (NW) made up 17.3% of 133 respondents. The respondents with properties located in the Northeast $\frac{1}{4}$ of the Township (NE) made up 10.5%. The respondents with properties located in Southwest and Southeast $\frac{1}{4}$ of the Township accounted for 12.8% and 20.3%, respectively.

Figure 4: Respondents with Property Locations Broken Down into Four Geographic Locations



How long have you been a resident in Concord Area?

Table 2 displays counts and percentages of the ranges of years the respondents had been residents in Concord Area. The figures were calculated out of 116 respondents (Missing = 17) and divided into four groups: Undecided, Township, Village, and Total. For Total, 14.7% or 17 respondents had been a resident in Concord area from 16 to 20 years. This percentage was the highest. The second highest was 12.9% for the length in Concord area from 6-10 years. The other lengths were 0-5 years (12.1%), 36-40 years (11.2%), 11-15 years (10.3%), and 21-25 years (9.5%). For other figures and residence types, see Table 2.

Table 2: Length of Residence in Concord Area Broken by Residence Type: Undecided, Township, Village, and Total

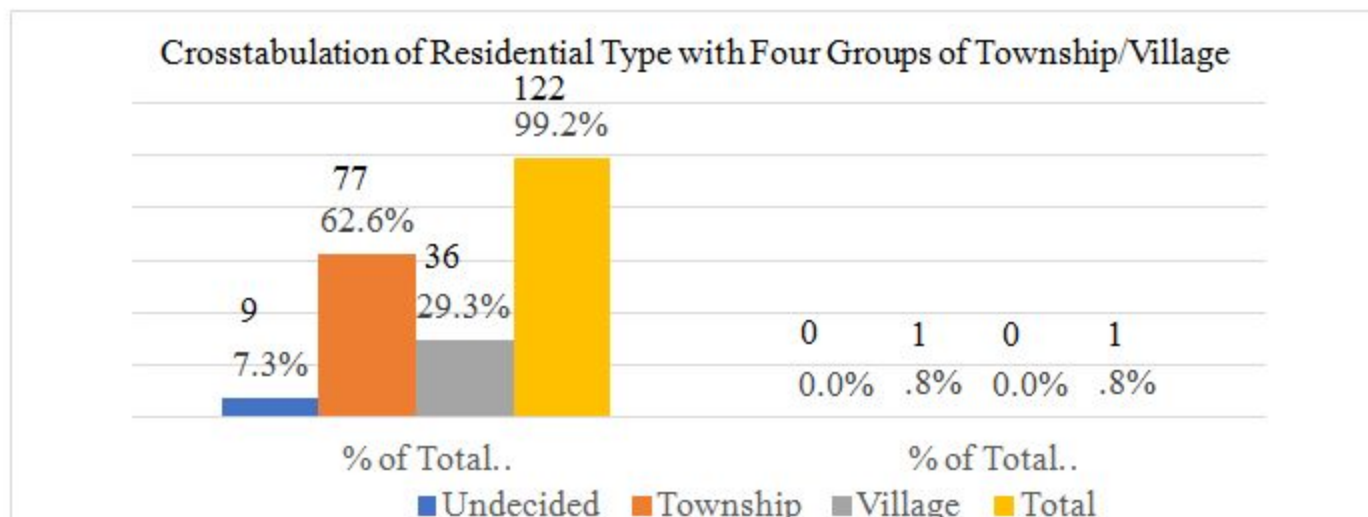
Range of Years	Count and Percentage	Residence type			Total
		Undecided	Township	Village	
0-5 years	Count	1	7	6	14
	Percent	7.1%	50.0%	42.9%	100.0%
	Percent of Total	.9%	6.0%	5.2%	12.1%
6-10 years	Count	1	10	4	15
	Percent	6.7%	66.7%	26.7%	100.0%
	Percent of Total	.9%	8.6%	3.4%	12.9%
11-15 years	Count	0	10	2	12
	Percent	0.0%	83.3%	16.7%	100.0%
	Percent of Total	0.0%	8.6%	1.7%	10.3%
16-20 years	Count	2	11	4	17
	Percent	11.8%	64.7%	23.5%	100.0%
	Percent of Total	1.7%	9.5%	3.4%	14.7%
21-25 years	Count	2	6	3	11
	Percent	18.2%	54.5%	27.3%	100.0%
	Percent of Total	1.7%	5.2%	2.6%	9.5%
26-30 years	Count	0	4	2	6
	Percent	0.0%	66.7%	33.3%	100.0%
	Percent of Total	0.0%	3.4%	1.7%	5.2%
31-35 years	Count	1	2	1	4
	Percent	25.0%	50.0%	25.0%	100.0%
	Percent of Total	.9%	1.7%	.9%	3.4%

36-40 years	Count	0	9	4	13
	Percent	0.0%	69.2%	30.8%	100.0%
	Percent of Total	0.0%	7.8%	3.4%	11.2%
40-45 years	Count	0	3	1	4
	Percent	0.0%	75.0%	25.0%	100.0%
	Percent of Total	0.0%	2.6%	.9%	3.4%
46-50 years	Count	1	7	1	9
	Percent	11.1%	77.8%	11.1%	100.0%
	Percent of Total	.9%	6.0%	.9%	7.8%
51-55 years	Count	0	0	1	1
	Percent	0.0%	0.0%	100.0%	100.0%
	Percent of Total	0.0%	0.0%	.9%	.9%
56-60 years	Count	0	4	1	5
	Percent	0.0%	80.0%	20.0%	100.0%
	Percent of Total	0.0%	3.4%	.9%	4.3%
Over 60 years	Count	1	2	2	5
	Percent	20.0%	40.0%	40.0%	100.0%
	Percent of Total	.9%	1.7%	1.7%	4.3%
Total	Count	9	75	32	116
	Percent	7.8%	64.7%	27.6%	100.0%
	Percent of Total	7.8%	64.7%	27.6%	100.0%

Do you own or rent in the Concord Area?

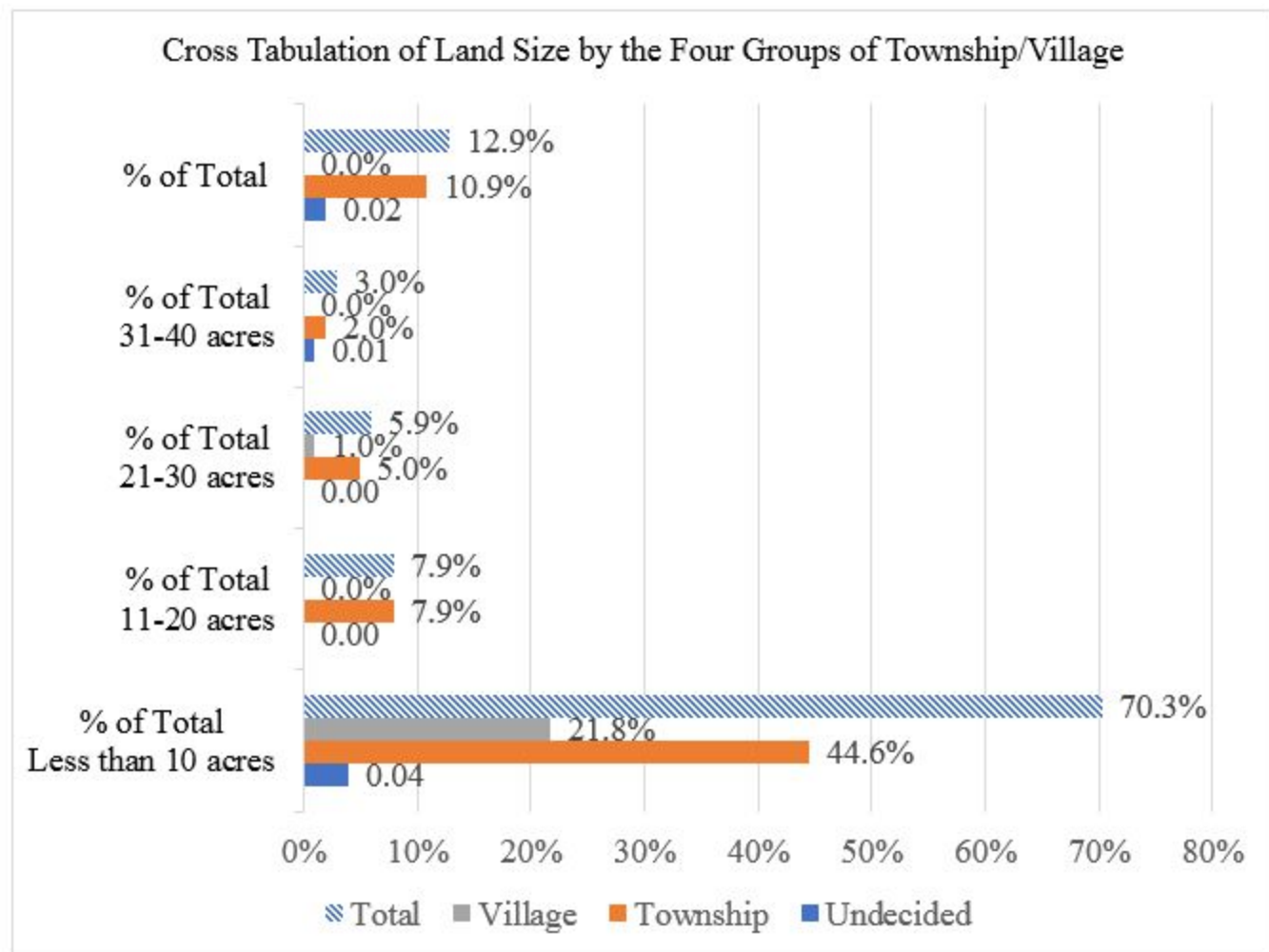
Out of 123 respondents (Missing = 10), 99.2% of the respondents (122 respondents) owned a property in Concord Area. This percentage was comprised of 7.3% of 123 respondents who were Undecided, 62.6% of the respondents who lived in Township, and 29.3% who lived in the Village. The total percentage of the residents who rented a property was .8%, which was from the residents who lived in Concord Township only.

Figure 5: Cross Tabulation of Residential Type with Four Groups of Township/Village



How many acres do you own?

Figure 6 shows a cross-tabulation of land size by the four groups of residents in the Township/Village. The respondents with a plot of land from 0 to 10 acres made up 70.3% of the 101 respondents (Missing = 32). This percentage was contributed by 21.8% of the respondents, whose properties were located in the Village, 44.6% of the respondents with properties in the Township, and 4% from undecided respondents. For the land size from 11-20 acres the percentage, 7.9%, was from the respondents with properties in the Township. About 6% of the respondents had properties from 21-30 acres: 1% from the Village respondents and 5% from the Township respondents. Two per cent of the residents in the Township and 1% of undecided respondents had properties from 31-40 acres. None of the respondents living in the Village had properties over 50 acres, but the undecided and Township residents did, 2% and 10.9%, respectively.

Figure 6: *Cross Tabulation of Land Size by the Four Resident Groups*

Note: The total number of respondents for this item was 101; thus, 0.99% is equivalent to 1 respondent.
See Table 3 for further details.

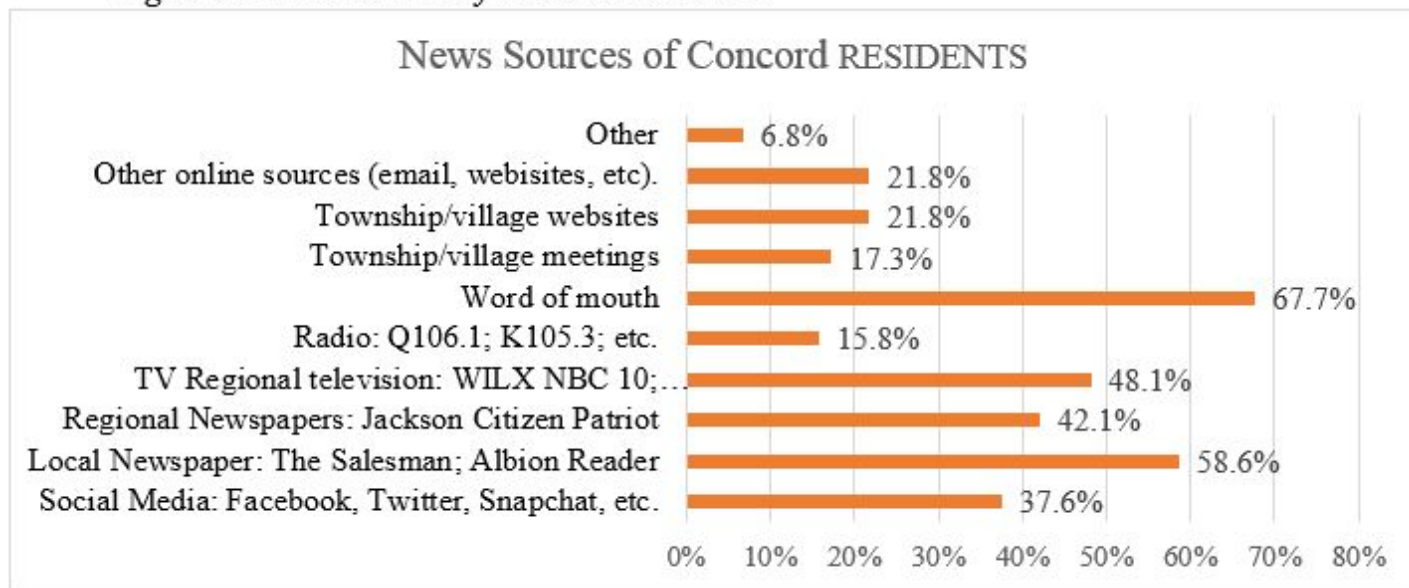
Table 3: A Cross Tabulation of Land Size by Resident Groups

Land size owned in Concord Area	Count and Percent	Residence type			
		Undecided	Township	Village	Total
Less than 10 acres	Count	4	45	22	71
	% within Land size owned in Concord Area	5.6%	63.4%	31.0%	100.0%
	% of Total	4.0%	44.6%	21.8%	70.3%
11-20 acres	Count	0	8	0	8
	% within Land size owned in Concord Area	0.0%	100.0%	0.0%	100.0%
	% of Total	0.0%	7.9%	0.0%	7.9%
21-30 acres	Count	0	5	1	6
	% within Land size owned in Concord Area	0.0%	83.3%	16.7%	100.0%
	% of Total	0.0%	5.0%	1.0%	5.9%
31-40 acres	Count	1	2	0	3
	% within Land size owned in Concord Area	33.3%	66.7%	0.0%	100.0%
	% of Total	1.0%	2.0%	0.0%	3.0%
Over 50 acres	Count	2	11	0	13
	% within Land size owned in Concord area	15.4%	84.6%	0.0%	100.0%
	% of Total	2.0%	10.9%	0.0%	12.9%
Total	Count	7	71	23	101
	% within Land size owned in Concord Area	6.9%	70.3%	22.8%	100.0%
	% of Total	6.9%	70.3%	22.8%	100.0%

Where do you learn about local Concord Area?

Figure 7 indicates that the respondents in Concord Township/Village and undecided ones received news from a variety of sources. Top five sources from which respondents received the news was word of mouth (67.7% of 133 respondents), local newspapers (58.6%), TV regional television (48.1%), regional newspapers (42.1%), and social media (37.6%). Other made up 6.8%. The residents referred to Albion-news, Lions Club, mail, meeting minutes publications from village meetings, MLive, monthly Village Voice Paper, Village mailer, and Village News sheet.

Figure 7: News Sources of Concord Residents



Most Relied-Upon News Sources Ranked by Concord Residents?

The respondents were asked to rank news sources with 1 as the most relied-upon news source. As shown in Table 4, the highest rank for local newspapers as the most relied-upon news source was at 36.8%, the second highest rank was at 10.5%, and third highest was at 6.8%. Regarding “word of mouth,” the percentages of the highest, second highest, and third highest ranks were 33.1%, 11.3%, and 11.3%, respectively. Regarding social media, such as Facebook, Twitter, Snapchat, etc., the highest rank made up 23.3%, which is a little higher than the highest rank for regional televisions, 22.6%. For these two sources the second and third highest rank for as the most relied-upon news sources were equal; for social media the ranks were 5.3%, which is lower than the ranks for regional televisions, 9%. Regional newspapers were ranked 20.3% as the most relied upon news source, a little lower than regional television. The second and third highest ranks were at 12.8% and 3.8%, respectively. Please see Appendix A for cross-tabulations of all new sources with all rankings provided by the respondents.

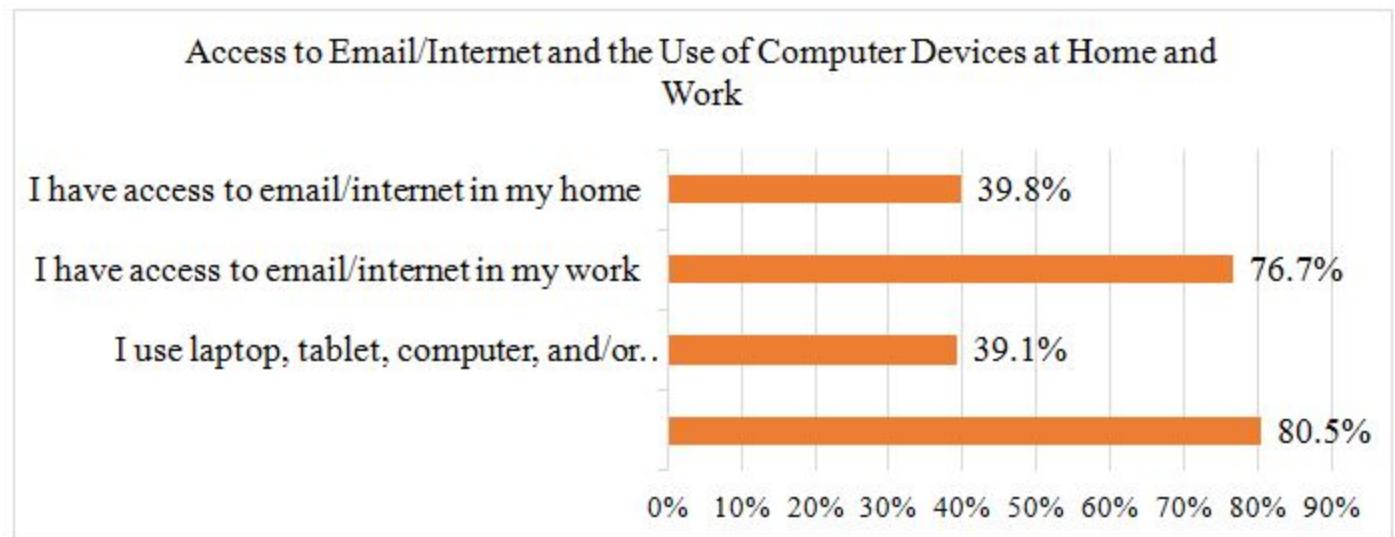
Table 4: Most Relied-Upon News Sources Ranked by Concord Residents

Most Relied Upon Source							
	Ranking of 1		Ranking of 2		Ranking of 3		Total
News Source	Count	Percent	Count	Percent	Count	Percent	Percent
Social Media: Facebook, Twitter, Snapchat, etc.	31	23.3%	7	5.3%	7	5.3%	33.8%
Local Newspaper: The Salesman; Albion Recorder	49	36.8%	14	10.5%	9	6.8%	54.1%
Regional Newspapers: Jackson Citizen Patriot	27	20.3%	17	12.8%	5	3.8%	36.8%
TV Regional Television: WILX NBC 10; WLNS CBS 6; WSYM FOX 47; WLAJ ABC 53	30	22.6%	12	9.0%	12	9.0%	40.6%
Radio: Q106.1; K105.3; etc.	5	3.8%	2	1.5%	1	0.8%	6.0%
Word of mouth	44	33.1%	15	11.3%	15	11.3%	55.6%
Township/Village meetings	9	6.8%	4	3.0%	2	1.5%	11.3%
Township/Village websites	10	7.5%	3	2.3%	5	3.8%	13.5%
Other online sources (email, websites, etc).	12	9.0%	3	2.3%	4	3.0%	14.3%
Other	6	4.5%	2	1.5%	1	0.8%	6.8%

Note: For a set of responses that endorsed the news sources but did not indicate any ranking were treated as a ranking of 1.

Access to Email/Internet and Computer Devices at Home and Work

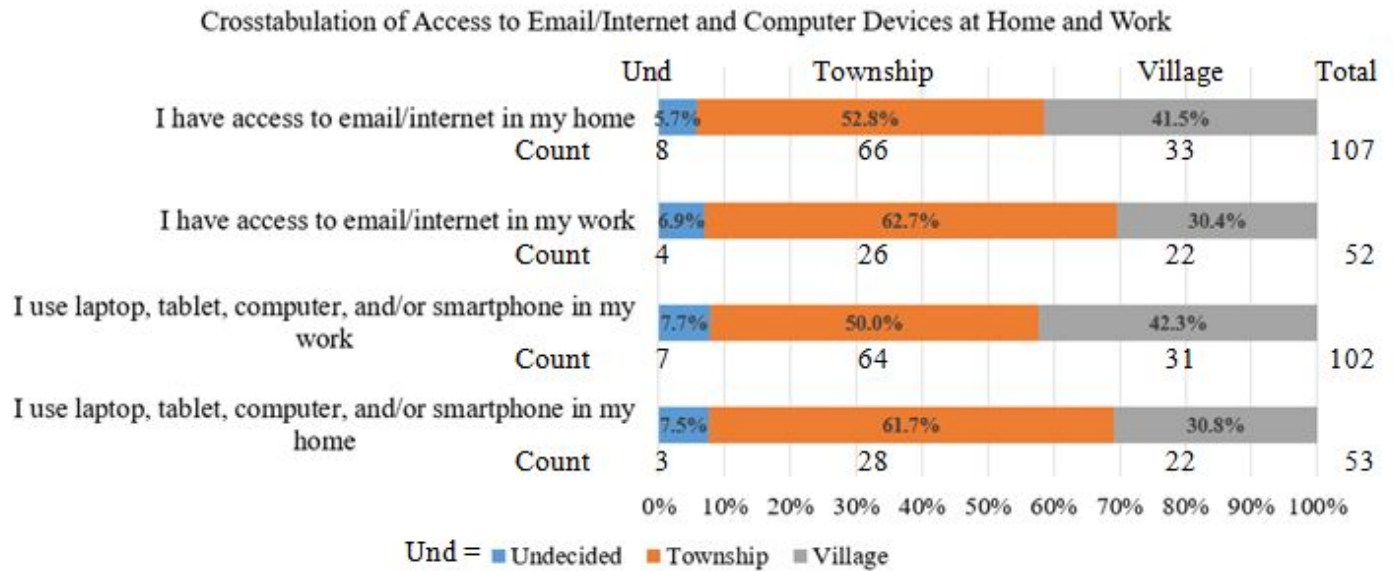
Figure 8: Access to Email/Internet and the Use of Computer Devices at Home and Work



The residents who used a laptop, tablet, computer, and/or smartphone in the homes accounted for 80.5% (107 respondents), which is higher than the percentage of the residents who used these computer devices at their workplaces, 39.1% (52). However, more residents had access to email/internet in their workplaces, 76.7% (102) than the residents who had access to the internet at home, 39.8% (53). See Figure 8.

Figure 9 shows access to email/internet and the uses of computer devices broken by three groups residents. In this case, the total shows 100% for each item. The residents in Concord Township had the highest percentages for having access to email/internet in the home (52.8%), in the workplace (62.7%); using a laptop, tablet, computer, and/or smartphone in the home (61.7%), and in the workplace (50.0%). The residents in Concord Village had the second highest percentages for having access to email/internet in the home (41.5%), in the workplace (30.4%); using a laptop, tablet, computer, and/or smartphone in the home (42.3%), and in the workplace (30.8). See Appendix B for more details.

Figure 9: Cross Tabulation of Access to Email/Internet and Uses of Computer Devices at Home and Work by Resident Groups: Undecided, Township, and Village



Please rank the statements on a scale of 1 to 5 regarding the importance of the subject to you.

The respondents were asked to rank the presented statements on a five-point scales of importance (1 = Excellent; 2 = Good; 3 = Average; 4 = Poor; 5 = No Opinion). To minimize measurement error, the statements were treated as a four-point scale from 1 to 4 because “No Opinion” does not belong to the continuum of the scale. This then four-point scale was used to calculate the mean (M) and standard deviation (SD) for each statement. When the respondents did not rate a statement, that statement was given a 5 for No Opinion (NP). Doing this was to give an idea where each statement was on the continuum of the four-point scale.

Table 5 shows the mean ratings for the statements in numbers and gradient red colors. A light red color represents a rating closer to 1 (Excellent), whereas a dark red color represents a rating closer to 4 (Poor). Undecided residents had a minimum mean rating of 1.7 and maximum mean rating of 3.3. Township residents had a minimum and maximum mean ratings of 1.7 and 2.8, respectively. The Village residents had the minimum and maximum mean ratings of 1.0 and 2.7, respectively. The minimum and maximum mean ratings for all residents were 1.6 and 2.7 respectively.

Based on the mean ratings from 1.6 to 1.9, the Township and Village residents thought that the following issues were more important than other issues:

- Public Safety: Concord Fire Department
- Public Safety: Jackson County Sheriff contracted policy services
- Quality of life: Concord Area as a place to live
- Quality of life: A healthy and safe community
- Environment: Preservation of distinct topography, soils, lakes, streams, rivers, and wetlands
- Environment: Clean air

On slightly less important issues, the Village residents placed the importance on some issues more than other resident groups did. With a mean rating of 2.0 by the Village residents, which is lower than the mean ratings by Undecided and Township residents, the following issues were viewed as more important compared to the other groups of residents.

- Mobility and transportation: Roads safe for walking and biking
- Economy: Continued improvements to Village's Downtown Business District
- Quality of life: Quality housing and services for residents of varying ages and income levels
- Government: The Village Administration making changes necessary for community improvement within the Village

For Township residents (with a rating of 2.0), one issue that seemed to be more important to them than to other resident groups was:

- Recreation: Park & Recreation Opportunities: i.e., Gottschalk Park, Spring Street Park Canoe/Kayak Launch, Mill Pond Park, Trailhead, Concord Trail Extension, etc.

For mean ratings for all residents that fell at or below 2.0, which suggested higher levels of importance were:

- Quality of life: Concord Area as a place to live (1.7)
- Quality of life: A healthy and safe community (1.7)
- Public Safety: Concord Fire Department (1.7)
- Public Safety: Jackson County Sheriff contracted policy services (1.8)
- Environment: Preservation of distinct topography, soils, lakes, streams, rivers, and wetlands (1.9)
- Environment: Clean air (1.9)
- Recreation: Park & Recreation Opportunities: i.e., Gottschalk Park, Spring Street Park Canoe/Kayak Launch, Mill Pond Park, Trailhead, Concord Trail Extension, etc. (2.0)

For other issues and mean ratings, please see Table 5. For detail cross tabulations for all ratings for each statement, please see Appendix C.

Table 5: Mean, Standard Deviation, and No Opinions for Statements by Resident Group

Statements	Undecided			Township			Village			Total		
	M	SD	NP	M	SD	NP	M	SD	NP	M	SD	NP
Community: Strong sense of individuality and community pride	2.1	1.2	5	2.2	1.0	19	2.1	1.0	6	2.1	1.0	30
Community: Public participation/community cohesiveness	2.5	1.1	4	2.6	1.0	22	2.3	0.9	5	2.5	1.0	31
Community: Diversity among residents and neighborhoods	2.7	0.7	6	2.7	0.8	24	2.5	1.1	9	2.6	0.9	39
Mobility and transportation: Roads safe for walking and biking	2.5	1.2	2	2.4	1.1	8	2.0	1.1	3	2.3	1.1	13
Mobility and transportation: Condition of Township roads (excluding Village streets and M-60 State Highway)	2.8	1.0	3	2.4	1.2	5	2.4	1.1	1	2.4	1.1	9
Mobility and transportation: Condition of Village streets (excluding Township roads and M-60 State Highway)	2.4	0.8	2	2.4	1.0	10	2.3	1.1	1	2.4	1.0	13
Mobility and transportation: Villages sidewalk system	2.5	0.8	5	2.5	1.0	16	2.3	1.0	1	2.4	1.0	22

Economy: Diversity of commercial business	2.7	1.0	6	2.8	1.1	17	2.6	1.1	5	2.7	1.1	28
Economy: Incentives for business development	3.3	0.8	8	2.5	1.0	26	2.7	1.1	8	2.6	1.1	42
Economy: Incorporating commercial development into appropriate community design	3.1	0.7	8	2.7	1.1	22	2.4	1.1	11	2.6	1.0	41
Economy: Encourage expansion of access to high speed internet and improved cellular services	3.0	1.1	6	2.2	1.2	16	2.2	1.2	9	2.3	1.2	31
Economy: Continued improvements to Village's Downtown Business District?	2.3	1.0	4	2.3	1.0	14	2.0	0.7	2	2.2	0.9	20
Economy: Make improvements to Village's Downtown Business District?	2.9	0.6	6	2.3	0.9	12	2.2	0.9	4	2.3	0.9	22
Economy: Downtown business district parking	2.6	1.3	7	2.6	0.9	14	2.3	1.0	5	2.5	1.0	26
Recreation: Village's Paddock Park area i.e. boat launch, nature trail, etc.	2.4	1.1	6	2.4	0.9	21	2.6	0.9	5	2.4	0.9	32
Is there something we missed you would like to rank?	.	.	15	1.8	1.2	71	1.0	0.0	34	1.6	1.1	120
Quality of life: Concord Area as a place to live	1.7	0.8	3	1.7	0.7	4	1.7	0.7	5	1.7	0.7	12

Quality of life: A healthy and safe community	2.1	1.2	3	1.7	0.7	5	1.6	0.8	3	1.7	0.8	11
Quality of life: Quality housing and services for residents of varying ages and income levels	2.7	0.9	6	2.3	0.8	12	2.0	1.0	4	2.2	0.9	22
Government: Administration of the Village	2.0	1.1	7	2.3	0.9	16	2.2	1.0	2	2.2	0.9	25
Government: The Village Administration making changes necessary for community improvement within the Village	2.1	1.0	7	2.3	0.8	20	2.0	1.0	4	2.2	0.9	31
Government: The Township Administration making changes necessary for community improvement within the Township	3.0	1.1	6	2.2	0.8	15	2.1	0.9	5	2.2	0.9	26
Government: Administration of the Township	2.7	1.0	6	2.2	0.8	17	2.3	1.0	5	2.3	0.9	28
Public Safety: Concord Fire Department	2.0	1.0	4	1.7	0.8	4	1.6	0.7	2	1.7	0.8	10
Public Safety: Jackson County Sheriff contracted policy services	2.2	1.1	2	1.8	0.8	5	1.7	0.8	1	1.8	0.9	8
Environment: Preservation of farmland	3.0	1.1	5	2.0	1.0	10	2.1	1.0	5	2.1	1.0	20

Environment: Preservation of distinct topography, soils, lakes, streams, rivers, and wetlands	2.7	1.0	6	1.9	0.9	6	1.9	0.9	5	1.9	0.9	17
Environment: Exploring alternative forms of energy production and reduction of waste	2.7	1.4	8	2.3	1.0	15	2.2	1.1	9	2.3	1.1	32
Environment: Energy conservation	2.3	1.2	9	2.3	1.0	16	2.2	1.1	8	2.3	1.0	33
Environment: Clean air	2.0	1.1	5	1.9	0.9	10	1.8	0.9	7	1.9	0.9	22
Recreation: The paved shoulder along Main Street/ Pulaski Road to Swains Lake Park	2.1	0.8	7	2.3	1.0	15	2.2	1.0	4	2.3	1.0	26
Recreation: Park & Recreation Opportunities: i.e., Gottschalk Park, Spring Street Park Canoe/Kayak Launch, Mill Pond Park, Trailhead, Concord Trail Extension, etc.	1.9	0.7	5	2.0	0.9	10	2.1	0.9	1	2.0	0.9	16
Min	1.7			1.7			1.0			1.6		
Max	3.3			2.8			2.7			2.7		

Note: M = Mean; SD = Standard Deviation; NP = No Opinion

Other issues that were not listed, the respondents wrote and ranked the issues. The issues are presented with their ratings in parentheses.

- Needing more grocery store (1)
- Consolidating/merging Village/Township Boards (1)
- Exerting social pressure to get qualified for grants (1)

- Conducting a survey is very important. (1)
- Farm vehicles, cars, trucks speed on Hanover street. (1)
- Road repair: King Road is a disaster. Patching is not helping and in fact is making it worse. (1)
- Mail boxes are too close to the road for wide farm equipment. (1)
- Need a Menards so we don't need to run to Jackson East side. (1)
- Recycling to expand to more items in Village. (1)
- Village of Concord needs a Facebook page in addition to the website. (1)
- High speed internet (1)
- Township-Village Cohesiveness (1)
- Chinese food restaurant (2);
- Flower shop (2);
- Natural gas lines would be nice--Propane is expensive. (4)
- Homicide and suicide reported to public (4)

What is the best way to accommodate future growth?

The respondents were asked to select “Encourage,” “Allow but not encourage,” or “Discourage” for twenty types of development presented to them. This section will present the development types with figures and comments.

Convenience Stores

For Table 6, for convenient stores, 28% of 125 respondents encouraged this kind of development, whereas 51.2% would allow it, but would not encourage it. However, 20.8% of the respondents would discourage it.

One respondent who encouraged convenience stores mentioned building a “grocery store”. Some respondents who allowed it but would not encourage cited the following reasons:

- “These undercut abilities of grocery store to survive.”
- “We need so many more out in the Township please.”

Some respondents discourage convenience stores, citing the following reasons:

- “Concord has enough” with “Dollar General and two gas stations”
- “Not big enough for more”
- “Till we get more business.”

Table 6: Cross Tabulation of Convenience Stores by Resident Group

Accommodate Future Growth: Convenience Stores * Resident Group Cross Tabulation						
		Resident Group			Total	
		Undecided	Township	Village		
Accommodate Future Growth: Convenience stores	Encourage	Count	4	23	8	35
		% within Accommodate Future Growth: Convenience stores	11.4%	65.7%	22.9%	100.0%
		% of Total	3.2%	18.4%	6.4%	28.0%
	Allow	Count	5	42	17	64
		% within Accommodate Future Growth: Convenience stores	7.8%	65.6%	26.6%	100.0%
		% of Total	4.0%	33.6%	13.6%	51.2%
	Discourage	Count	3	12	11	26
		% within Accommodate Future Growth: Convenience stores	11.5%	46.2%	42.3%	100.0%
		% of Total	2.4%	9.6%	8.8%	20.8%
Total	Count	12	77	36	125	
	% within Accommodate Future Growth: Convenience stores	9.6%	61.6%	28.8%	100.0%	
	% of Total	9.6%	61.6%	28.8%	100.0%	

Services (i.e. healthcare, restaurant, mechanical repair)

Table 7 shows that most of the respondents (63.6% of 129 respondents) encouraged having service types of development, such as health care, restaurant, mechanical repair, etc. 34.9% of the respondents (24.8% were Township residents) would allow this development. Only 1.6% would discourage this development.

Some of the respondents who encouraged this type of development commented “A buffet you can afford to take 3 or 4 kids” and “Need comparative prices to high”. Some that allowed this development but did not encourage said, “If the area supports it, go for it.”

Table 7: A Cross Tabulation of Service by Resident Group

Accommodate Future Growth: Services (i.e. healthcare, restaurant, mechanical repair) * Resident Group Cross Tabulation

		Resident Group			Total	
		Undecided	Township	Village		
Accommodate Future Growth: Services (i.e. healthcare, restaurant, mechanical repair)	Encourage	Count	9	46	27	82
		% within Accommodate Future Growth: Services (i.e. healthcare, restaurant, mechanical repair)	11.0%	56.1%	32.9%	100.0%
		% of Total	7.0%	35.7%	20.9%	63.6%
	Allow	Count	3	32	10	45
		% within Accommodate Future Growth: Services (i.e. healthcare, restaurant, mechanical repair)	6.7%	71.1%	22.2%	100.0%
		% of Total	2.3%	24.8%	7.8%	34.9%
	Discourage	Count	1	1	0	2
		% within Accommodate Future Growth: Services (i.e. healthcare, restaurant, mechanical repair)	50.0%	50.0%	0.0%	100.0%
		% of Total	.8%	.8%	0.0%	1.6%
Total		Count	13	79	37	129
		% within Accommodate Future Growth: Services (i.e. healthcare, restaurant, mechanical repair)	10.1%	61.2%	28.7%	100.0%
		% of Total	10.1%	61.2%	28.7%	100.0%

Other Retail (i.e. bakery, coffee shops, produce, sportswear, gardening)

Most of the respondents (66.4% of 128 respondents) also encouraged retail stores, whereas 31.3% allowed them. Only 2.3% of the respondents discouraged this kind of development. See Table 8.

Some of respondents who encouraged this development mentioned the following:

- “Flower shop would be nice again.”
- “No good coffee in Concord! No garden supplies.”
- One respondent did not want to have “marijuana stores.”

One of the respondents who allowed this type of development stated that “We need things downtown.”

Table 8: A Cross Tabulation of Other Retail Stores by Resident Group

Other Retail [Stores]* Resident Group Cross Tabulation						
			Resident Group			Total
			Undecided	Township	Village	
Other retail	Encourage	Count	9	50	26	85
		% within Other retail	10.6%	58.8%	30.6%	100.0%
		% of Total	7.0%	39.1%	20.3%	66.4%
	Allow	Count	3	26	11	40
		% within Other retail	7.5%	65.0%	27.5%	100.0%
		% of Total	2.3%	20.3%	8.6%	31.3%
	Discourage	Count	1	2	0	3
		% within Other retail	33.3%	66.7%	0.0%	100.0%
		% of Total	.8%	1.6%	0.0%	2.3%
Total	Count		13	78	37	128
	% within Other retail		10.2%	60.9%	28.9%	100.0%
	% of Total		10.2%	60.9%	28.9%	100.0%

Office Parks

Most respondents (62.8% of 113 respondents) only allowed this type of development, but they wondered “where” these office parks should be. Only 26.5% encouraged it. 10.6% of the respondents discouraged this type of development, citing a concern, “What happens if they go out of business. Who takes care of the buildings?”

Table 9: A Cross Tabulation of Office Parks by Resident Group

Office Parks * Resident Group Cross Tabulation						
			Resident Group			Total
			Undecided	Township	Village	
Office parks	Encourage	Count	2	21	7	30
		% within Office parks	6.7%	70.0%	23.3%	100.0%
		% of Total	1.8%	18.6%	6.2%	26.5%
	Allow	Count	7	41	23	71
		% within Office parks	9.9%	57.7%	32.4%	100.0%
		% of Total	6.2%	36.3%	20.4%	62.8%
	Discourage	Count	1	9	2	12
		% within Office parks	8.3%	75.0%	16.7%	100.0%
		% of Total	.9%	8.0%	1.8%	10.6%
Total	Count		10	71	32	113
	% within Office parks		8.8%	62.8%	28.3%	100.0%
	% of Total		8.8%	62.8%	28.3%	100.0%

Other Office-Type Businesses

Table 10 shows that 30.8% of 117 respondents encouraged Other Office-Type businesses. 64.1% of them allowed it but would not encourage, citing “We have plenty of open buildings.” Only 5.1% of the respondents discouraged this type of development, but they said “minimal.”

Table 10: A Cross Tabulation of Other Office-Type Businesses by Resident Group

Other Office-Type Businesses * Resident Group Cross Tabulation						
			Resident Group			Total
			Undecided	Township	Village	
Other office-type businesses	Encourage	Count	3	23	10	36
		% within Other office-type businesses	8.3%	63.9%	27.8%	100.0%
		% of Total	2.6%	19.7%	8.5%	30.8%
	Allow	Count	8	42	25	75
		% within Other office-type businesses	10.7%	56.0%	33.3%	100.0%
		% of Total	6.8%	35.9%	21.4%	64.1%
	Discourage	Count	1	5	0	6
		% within Other office-type businesses	16.7%	83.3%	0.0%	100.0%
		% of Total	.9%	4.3%	0.0%	5.1%
Total	Count		12	70	35	117
	% within Other office-type businesses		10.3%	59.8%	29.9%	100.0%
	% of Total		10.3%	59.8%	29.9%	100.0%

Agriculture-Related Businesses

According to Table 11, 46.8% of 124 respondents encouraged agriculture-related businesses. However, 3.2% discouraged this kind of business. 50% of respondents allowed this kind of businesses, and they had some following concerns:

- “Do not allow marijuana.”
- “Look at Albion all the business [ran] out [of] business, then what about the buildings?”
- “No corporate livestock

Table 11: A Cross Tabulation of Agriculture-Related Business by Resident Group

Agriculture-Related Businesses * Resident Group Cross Tabulation						
			Resident Group			Total
			Undecided	Township	Village	
Agriculture-related businesses	Encourage	Count	8	39	11	58
		% within Agriculture-related businesses	13.8%	67.2%	19.0%	100.0%
		% of Total	6.5%	31.5%	8.9%	46.8%
	Allow	Count	3	34	25	62
		% within Agriculture-related businesses	4.8%	54.8%	40.3%	100.0%
		% of Total	2.4%	27.4%	20.2%	50.0%
	Discourage	Count	0	3	1	4
		% within Agriculture-related businesses	0.0%	75.0%	25.0%	100.0%
		% of Total	0.0%	2.4%	.8%	3.2%
Total	Count	11	76	37	124	
	% within Agriculture-related businesses	8.9%	61.3%	29.8%	100.0%	
	% of Total	8.9%	61.3%	29.8%	100.0%	

Recreational Facilities

Table 12 shows that 44.6% of 121 respondents encouraged recreational facilities, and 52.9% of them allowed this kind of development. Only 2.5% of the respondents discouraged this kind of development.

Some of the respondents who allowed it commented the following:

- “Keep going strong, just don’t get too fancy, [because] upkeep is expensive”
- “We have a good sports park and appreciates the improvements.”

Table 12: A Cross Tabulation of Recreational Facilities by Resident Group

Recreational Facilities * Resident Group Cross Tabulation						
		Resident Group			Total	
		Undecided	Township	Village		
Recreational Facilities	Encourage	Count	5	35	14	54
		% within Recreational Facilities	9.3%	64.8%	25.9%	100.0%
		% of Total	4.1%	28.9%	11.6%	44.6%
	Allow	Count	6	37	21	64
		% within Recreational Facilities	9.4%	57.8%	32.8%	100.0%
		% of Total	5.0%	30.6%	17.4%	52.9%
	Discourage	Count	1	1	1	3
		% within Recreational Facilities	33.3%	33.3%	33.3%	100.0%
		% of Total	.8%	.8%	.8%	2.5%
Total	Count	12	73	36	121	
	% within Recreational Facilities	9.9%	60.3%	29.8%	100.0%	
	% of Total	9.9%	60.3%	29.8%	100.0%	

Family Farms

Table 13 indicates that 54.6% of 119 residents encouraged family farms, 42.9% of them allowed them, and 2.5% of the residents discouraged them. Some of the respondents who encouraged family farms mentioned that “[they would] encourage selling what they produce” and “Need more small farms instead of big ones.” Some of the respondents who allowed family farms also made some comments: “grain,” and “This is concerned.”

Table 13: A Cross Tabulation of Family Farms by Resident Group

Family Farms * Resident Group Cross Tabulation						
			Resident Group			Total
			Undecided	Township	Village	
Family Farms	Encourage	Count	8	41	16	65
		% within Family Farms	12.3%	63.1%	24.6%	100.0%
		% of Total	6.7%	34.5%	13.4%	54.6%
	Allow	Count	3	31	17	51
		% within Family Farms	5.9%	60.8%	33.3%	100.0%
		% of Total	2.5%	26.1%	14.3%	42.9%
	Discourage	Count	0	3	0	3
		% within Family Farms	0.0%	100.0%	0.0%	100.0%
		% of Total	0.0%	2.5%	0.0%	2.5%
Total	Count		11	75	33	119
	% within Family Farms		9.2%	63.0%	27.7%	100.0%
	% of Total		9.2%	63.0%	27.7%	100.0%

Hobby Farms

From Table 14, 43% of 121 respondents encouraged hobby farms, whereas 51.2% of them allowed them but would not encourage. 5.8% of the respondents discouraged this kind of development. Some respondents who endorsed “Allow” said:

- “Inside the Village? Didn’t we just have a BBC problem?”
- Tax the living hell out of them; Put some of that money towards village expenses schools, roads ...”
- Some respondents who discouraged hobby farms mentioned “No pig farms.”

Table 14: A Cross Tabulation of Hobby Farms by Resident Group

Hobby Farms * Resident Group Cross Tabulation						
			Resident Group			Total
			Undecided	Township	Village	
Hobby Farms	Encourage	Count	8	30	14	52
		% within Hobby Farms	15.4%	57.7%	26.9%	100.0%
		% of Total	6.6%	24.8%	11.6%	43.0%
	Allow	Count	3	41	18	62
		% within Hobby Farms	4.8%	66.1%	29.0%	100.0%
		% of Total	2.5%	33.9%	14.9%	51.2%
	Discourage	Count	0	6	1	7
		% within Hobby Farms	0.0%	85.7%	14.3%	100.0%
		% of Total	0.0%	5.0%	.8%	5.8%
Total	Count		11	77	33	121
	% within Hobby Farms		9.1%	63.6%	27.3%	100.0%
	% of Total		9.1%	63.6%	27.3%	100.0%

Large Corporate Livestock Farms

For a development related to large corporate livestock farms, 52.8% of 123 respondents discouraged it, whereas 35.8% allowed this type of development. Only 11.4% of the respondents encouraged it.

Some respondents who discouraged large corporate livestock farms made the following comments:

- “Absolutely discourage”
- “Little revenue for Township, large damage to quality of life”
- “No CAFO’s” (Confined Animal Feeding Operations)
- “No pig farm”
- “Not environmentally friendly”
- “Not good for environment”
- “Pollution”

Some respondents who allowed it said,

- “Follow the laws, who cares.”

Table 15: A Cross Tabulation of Large Corporate Livestock Farms by Resident Group

Large Corporate Livestock Farms * Resident Group Cross Tabulation						
		Resident Group			Total	
		Undecided	Township	Village		
Large corporate livestock farms	Encourage	Count	5	7	2	14
		% within Large corporate livestock farms	35.7%	50.0%	14.3%	100.0%
		% of Total	4.1%	5.7%	1.6%	11.4%
	Allow	Count	3	25	16	44
		% within Large corporate livestock farms	6.8%	56.8%	36.4%	100.0%
		% of Total	2.4%	20.3%	13.0%	35.8%
	Discourage	Count	5	43	17	65
		% within Large corporate livestock farms	7.7%	66.2%	26.2%	100.0%
		% of Total	4.1%	35.0%	13.8%	52.8%
Total	Count	13	75	35	123	
	% within Large corporate livestock farms	10.6%	61.0%	28.5%	100.0%	
	% of Total	10.6%	61.0%	28.5%	100.0%	

Light Industry and Manufacturing

For light industry and manufacturing, 38.2% of 123 respondents encouraged it, and 52% would not encourage it but allowed it. 9.8% discouraged this type of development. See Table 16.

Some of the respondents who allowed it commented:

- “Don’t subsidize them but try to help them.”
- In existing vacant facilities, repurpose not rezone.”
- “Only if it doesn’t pollute.”

Some of the respondents who discouraged it said:

- “Keep Concord pure.”
- “Skilled tradesmen instead?”

Table 16: A Cross Tabulation of Light Industry and Manufacturing by Resident Group

Light Industry and Manufacturing * Resident Group Cross Tabulation						
			Resident Group			Total
			Undecided	Township	Village	
Light industry and manufacturing	Encourage	Count	5	29	13	47
		% within Light industry and manufacturing	10.6%	61.7%	27.7%	100.0%
		% of Total	4.1%	23.6%	10.6%	38.2%
	Allow	Count	4	40	20	64
		% within Light industry and manufacturing	6.3%	62.5%	31.3%	100.0%
		% of Total	3.3%	32.5%	16.3%	52.0%
	Discourage	Count	4	5	3	12
		% within Light industry and manufacturing	33.3%	41.7%	25.0%	100.0%
		% of Total	3.3%	4.1%	2.4%	9.8%
Total	Count		13	74	36	123
	% within Light industry and manufacturing		10.6%	60.2%	29.3%	100.0%
	% of Total		10.6%	60.2%	29.3%	100.0%

Commercial, Business to Business

According to Table 17, 34.2% of 117 respondents encouraged commercial, business to business. 59% of them allowed this kind of development, whereas 6.8% discouraged it. Some of the respondents who allowed it mentioned, “Don’t subsidize them, but try to help them” and “some [are] ok.”

Table 17: A Cross Tabulation of Commercial, Business to Business by Resident Group

Commercial, Business to Business * Resident Group Cross Tabulation						
			Resident Group			Total
			Undecided	Township	Village	
Commercial, business to business	Encourage	Count	4	25	11	40
		% within Commercial, business to business	10.0%	62.5%	27.5%	100.0%
		% of Total	3.4%	21.4%	9.4%	34.2%
	Allow	Count	6	42	21	69
		% within Commercial, business to business	8.7%	60.9%	30.4%	100.0%
		% of Total	5.1%	35.9%	17.9%	59.0%
	Discourage	Count	2	5	1	8
		% within Commercial, business to business	25.0%	62.5%	12.5%	100.0%
		% of Total	1.7%	4.3%	.9%	6.8%
Total	Count	12	72	33	117	
	% within Commercial, business to business	10.3%	61.5%	28.2%	100.0%	
	% of Total	10.3%	61.5%	28.2%	100.0%	

A majority of the respondents (45% of 114 people) discouraged mineral extraction. Some of them mentioned that “Nobody wants that in their community,” “Preserve our natural beauty,” and “Should not be allowed.” However, 42.1% of them allowed mineral extraction, and some of them said, “Follow the laws.” Only 12.3% of the respondents encouraged mineral extraction.

Table 18: A Cross Tabulation of Mineral Extraction by Resident Group

Mineral Extraction * Resident Group Cross Tabulation						
		Resident Group			Total	
		Undecided	Township	Village		
Mineral extraction	Encourage	Count	3	10	1	14
		% within Mineral extraction	21.4%	71.4%	7.1%	100.0%
		% of Total	2.6%	8.8%	.9%	12.3%
	Allow	Count	5	25	18	48
		% within Mineral extraction	10.4%	52.1%	37.5%	100.0%
		% of Total	4.4%	21.9%	15.8%	42.1%
	Discourage	Count	3	34	15	52
		% within Mineral extraction	5.8%	65.4%	28.8%	100.0%
		% of Total	2.6%	29.8%	13.2%	45.6%
Total	Count	11	69	34	114	
	% within Mineral extraction	9.6%	60.5%	29.8%	100.0%	
	% of Total	9.6%	60.5%	29.8%	100.0%	

Condominiums

According to Table 19, 19.4% of 124 respondents encourage condominiums, and 50.8% of them allowed this type of development. 29.8% of them discouraged condominiums. Some respondents who encouraged it said: “There are many homes w/one person, elderly. Creating an opportunity for these people to move into smaller manageable condos would open home sales to young families, which would also increase school enrollment. Win/win!”

Table 19: A Cross Tabulation of Condominiums by Resident Group

Condominiums * Resident Group Cross Tabulation						
			Resident Group			Total
			Undecided	Township	Village	
Condominiums	Encourage	Count	4	13	7	24
		% within Condominiums	16.7%	54.2%	29.2%	100.0%
		% of Total	3.2%	10.5%	5.6%	19.4%
	Allow	Count	5	39	19	63
		% within Condominiums	7.9%	61.9%	30.2%	100.0%
		% of Total	4.0%	31.5%	15.3%	50.8%
	Discourage	Count	3	23	11	37
		% within Condominiums	8.1%	62.2%	29.7%	100.0%
		% of Total	2.4%	18.5%	8.9%	29.8%
Total	Count		12	75	37	124
	% within Condominiums		9.7%	60.5%	29.8%	100.0%
	% of Total		9.7%	60.5%	29.8%	100.0%

From Table 20, 16.1% of 124 respondents encouraged Duplexes, whereas 31.5% discouraged them. 52.4% of them allowed this kind of development. Some respondent who allowed it commented: “Keep them up to code and don’t rent to fools.” Some respondents who discouraged it mentioned that they “usually became renter nightmare.”

Table 20: A Cross Tabulation of Duplexes by Resident Group

Duplexes * Resident Group Cross Tabulation						
			Resident Group			Total
			Undecided	Township	Village	
Duplexes	Encourage	Count	2	14	4	20
		% within Duplexes	10.0%	70.0%	20.0%	100.0%
		% of Total	1.6%	11.3%	3.2%	16.1%
	Allow	Count	7	39	19	65
		% within Duplexes	10.8%	60.0%	29.2%	100.0%
		% of Total	5.6%	31.5%	15.3%	52.4%
	Discourage	Count	3	24	12	39
		% within Duplexes	7.7%	61.5%	30.8%	100.0%
		% of Total	2.4%	19.4%	9.7%	31.5%
Total	Count		12	77	35	124
	% within Duplexes		9.7%	62.1%	28.2%	100.0%
	% of Total		9.7%	62.1%	28.2%	100.0%

For this type of development, 70.2% of 124 respondents discouraged it. However, 27.4% of them allowed. Only 2.4% of the respondents encouraged this kind of development. Some respondents who discouraged mobile-home parks commented the following:

- “Don’t encourage our farm community destruction.”
- “More burden than benefit.”
- “Usually became renter nightmare”

Some of the respondents who allowed mobile-home parks gave the following comments:

- “If needed for lower income families”
- “Not my preference, but not my business”
- “Tiny home, encourage”

Table 21: A Cross Tabulation of Mobile-Home Parks by Resident Group

Mobile-Home Parks * Resident Group Cross Tabulation			Resident Group			Total
			Undecided	Township	Village	
Mobile-home parks	Encourage	Count	2	0	1	3
		% within Mobile-home parks	66.7%	0.0%	33.3%	100.0%
		% of Total	1.6%	0.0%	.8%	2.4%
	Allow	Count	2	26	6	34
		% within Mobile-home parks	5.9%	76.5%	17.6%	100.0%
		% of Total	1.6%	21.0%	4.8%	27.4%
	Discourage	Count	7	52	28	87
		% within Mobile-home parks	8.0%	59.8%	32.2%	100.0%
		% of Total	5.6%	41.9%	22.6%	70.2%
Total	Count		11	78	35	124
	% within Mobile-home parks		8.9%	62.9%	28.2%	100.0%
	% of Total		8.9%	62.9%	28.2%	100.0%

According to Table 22, 9.8% of 122 residents encouraged multi-family residence. A majority of the respondents allowed this kind of development, 55.7%. 34.4% of the respondents discouraged multi-family residences. Some of the respondents who allowed this kind of development commented, “skyscrapers for everyone!”. Some of those who discouraged said, they “usually become renter nightmare.”

Table 22: A Cross Tabulation of Multi-Family Residence by Resident Group

Multi-Family Residences * Resident Group Cross Tabulation						
			Resident Group			Total
			Undecided	Township	Village	
Multi-family residences	Encourage	Count	2	7	3	12
		% within Multi-family residences	16.7%	58.3%	25.0%	100.0%
		% of Total	1.6%	5.7%	2.5%	9.8%
	Allow	Count	4	47	17	68
		% within Multi-family residences	5.9%	69.1%	25.0%	100.0%
		% of Total	3.3%	38.5%	13.9%	55.7%
	Discourage	Count	5	22	15	42
		% within Multi-family residences	11.9%	52.4%	35.7%	100.0%
		% of Total	4.1%	18.0%	12.3%	34.4%
Total	Count		11	76	35	122
	% within Multi-family residences		9.0%	62.3%	28.7%	100.0%
	% of Total		9.0%	62.3%	28.7%	100.0%

According to Table 23, 22.4% of 125 respondents encouraged single-family residential in clustered subdivisions. 62.4% allowed them, but 15.2% of the respondents discouraged this type of development. Some of the respondents who allowed single-family residential in clustered subdivisions mentioned that “developer funds roads and utilities/water sewer” and “whatever floats your boat.”

Table 23: A Cross Tabulation of Single-Family Residential in Clustered Subdivisions by Resident Group

Single-Family Residential in Clustered Subdivisions * Resident Group Cross Tabulation						
		Resident Group			Total	
		Undecided	Township	Village		
Single-family residential in clustered subdivisions	Encourage	Count	2	17	9	28
		% within Single-family residential in clustered subdivisions	7.1%	60.7%	32.1%	100.0%
		% of Total	1.6%	13.6%	7.2%	22.4%
	Allow	Count	8	46	24	78
		% within Single-family residential in clustered subdivisions	10.3%	59.0%	30.8%	100.0%
		% of Total	6.4%	36.8%	19.2%	62.4%
	Discourage	Count	2	14	3	19
		% within Single-family residential in clustered subdivisions	10.5%	73.7%	15.8%	100.0%
		% of Total	1.6%	11.2%	2.4%	15.2%
Total	Count	12	77	36	125	
	% within Single-family residential in clustered subdivisions	9.6%	61.6%	28.8%	100.0%	
	% of Total	9.6%	61.6%	28.8%	100.0%	

Single-Family Residential on Large Scattered Lots

As seen from Table 4, 35.8% encouraged single-family residential on large scattered lots. 52.8% allowed this kind of development, and some of them commented that “whatever floats your boat.” However, 11.4% discouraged it, saying “Takes farmland mediocre/selfish appearance.”

Table 24: A Cross Tabulation of Single-Family Residential on Large Scattered Lots by Resident Group

Single-Family Residential on Large Scattered Lots * Resident Group Cross Tabulation						
			Resident Group			Total
			Undecided	Township	Village	
Single-family residential on large scattered lots	Encourage	Count	5	25	14	44
		% within Single-family residential on large scattered lots	11.4%	56.8%	31.8%	100.0%
		% of Total	4.1%	20.3%	11.4%	35.8%
	Allow	Count	5	40	20	65
		% within Single-family residential on large scattered lots	7.7%	61.5%	30.8%	100.0%
		% of Total	4.1%	32.5%	16.3%	52.8%
	Discourage	Count	1	11	2	14
		% within Single-family residential on large scattered lots	7.1%	78.6%	14.3%	100.0%
		% of Total	.8%	8.9%	1.6%	11.4%
Total	Count		11	76	36	123
	% within Single-family residential on large scattered lots		8.9%	61.8%	29.3%	100.0%
	% of Total		8.9%	61.8%	29.3%	100.0%

Traditional Village Development with Small Commercial Uses

According to Table 25, 36.7% of 120 respondents encouraged traditional Village development with small commercial uses. 57.5% of them allowed this type of development, and some of them commented, “Isn’t this what we’re doing now?” 5.8% of the respondents discouraged it.

Table 25: A Cross Tabulation of Traditional Village Development with Small Commercial Uses by Resident Group

Traditional Village Development with Small Commercial Uses * Resident Group Cross Tabulation						
		Resident Group			Total	
		Undecided	Township	Village		
Traditional village development with small commercial uses	Encourage	Count	4	21	19	44
		% within Traditional village development with small commercial uses	9.1%	47.7%	43.2%	100.0%
		% of Total	3.3%	17.5%	15.8%	36.7%
	Allow	Count	7	49	13	69
		% within Traditional village development with small commercial uses	10.1%	71.0%	18.8%	100.0%
		% of Total	5.8%	40.8%	10.8%	57.5%
	Discourage	Count	0	4	3	7
		% within Traditional village development with small commercial uses	0.0%	57.1%	42.9%	100.0%
		% of Total	0.0%	3.3%	2.5%	5.8%
Total	Count	11	74	35	120	
	% within Traditional village development with small commercial uses	9.2%	61.7%	29.2%	100.0%	
	% of Total	9.2%	61.7%	29.2%	100.0%	

Rank the Five Most Important Issues and/or Concerns That You Feel Currently Face Concord Township/Village.

Eight issues or concerns were presented to the survey respondents. The respondents were asked to rank the issues or concerns from 1 to 5, where 1 was the most important and 5 was the least important. If the respondents give a number that was out of range (i.e., 6, 7, or 8), the numbers were discarded and treated as no ranking. For other issues that were not presented, the respondents were asked to rank it and specify the issue in the space provided.

From Table 26, the most popular issues that were selected to be ranked by the respondents were schools (82.0%), adequate services in the Township/Village (80.5%), amount of development in the Township/Village as a whole (75.2%), township/Village taxes (72.9%), crime (50.4%). However, the top important issues that were based on mean ratings less than 3.0 were:

- Schools (2.3)
- Township/Village taxes (2.6)
- Adequate services in the Township/Village (2.6)
- Loss of farmland (2.7)

For other issues or concerns, see Table 26.

Table 26: Counts and Percentages of Respondents Who Ranked the Presented Issues or Concerns

Issues or Concerns	N	Percent	Mean	SD
Schools	109	82.00%	2.3	1.3
Township/Village taxes	97	72.90%	2.6	1.3
Other	10	7.50%	2.6	1.8
Adequate services in the Township/Village	107	80.50%	2.6	1.3
Loss of farmland	56	42.10%	2.7	1.6
Crime	67	50.40%	3.2	1.4
Amount of development in the Township/Village as a whole	100	75.20%	3.2	1.4
Environmental degradation in the Township/Village	50	37.60%	3.3	1.2
Recreational opportunities	49	36.80%	3.7	1.4

Note: N = Count; SD = Standard Deviation; a scale from 1 to 5 for ranking means that the average is 3. Thus, top important issues were selected when mean ranking was less than 3.0; Other was not selected because the mean had some bias.

Schools

The percentages of the rankings started with 34.9% of 109 respondents (or 38 respondents) for a ranking of 1, 26.6% for a ranking of 2, and 16.5% for a ranking of 3. The lower the ranking (that is more important the issue is), the higher the percentage of the respondents. See Table 27.

Table 27: A Cross Tabulation of Schools by Resident Group

Schools * Resident Group Cross Tabulation

			Resident Group			Total
			Undecided	Township	Village	
Schools	1.00	Count	6	21	11	38
		% within Schools	15.8%	55.3%	28.9%	100.0%
		% of Total	5.5%	19.3%	10.1%	34.9%
	2.00	Count	2	17	10	29
		% within Schools	6.9%	58.6%	34.5%	100.0%
		% of Total	1.8%	15.6%	9.2%	26.6%
	3.00	Count	2	11	5	18
		% within Schools	11.1%	61.1%	27.8%	100.0%
		% of Total	1.8%	10.1%	4.6%	16.5%
	4.00	Count	1	11	4	16
		% within Schools	6.3%	68.8%	25.0%	100.0%
		% of Total	.9%	10.1%	3.7%	14.7%
	5.00	Count	0	7	1	8
		% within Schools	0.0%	87.5%	12.5%	100.0%
		% of Total	0.0%	6.4%	.9%	7.3%
Total		Count	11	67	31	109
		% within Schools	10.1%	61.5%	28.4%	100.0%
		% of Total	10.1%	61.5%	28.4%	100.0%

Township/Village Taxes

Ninety-seven respondents ranked the issue Township/Village taxes with a ranking of 1 (24.7%), 2 (27.8%), and 3 (21.6%). A ranking of 4 and 5 made up 15.5% and 10.3%, respectively. See Table 28.

Table 28: A Cross Tabulation of Township/Village Taxes by Resident Group

Township/Village Taxes * Resident Group Cross Tabulation

			Resident Group			Total
			Undecided	Township	Village	
Township/Village Taxes	1.00	Count	2	12	10	24
		% within Township/Village taxes	8.3%	50.0%	41.7%	100.0%
		% of Total	2.1%	12.4%	10.3%	24.7%
	2.00	Count	3	13	11	27
		% within Township/Village taxes	11.1%	48.1%	40.7%	100.0%
		% of Total	3.1%	13.4%	11.3%	27.8%
	3.00	Count	2	15	4	21
		% within Township/Village taxes	9.5%	71.4%	19.0%	100.0%
		% of Total	2.1%	15.5%	4.1%	21.6%
	4.00	Count	2	7	6	15
		% within Township/Village taxes	13.3%	46.7%	40.0%	100.0%
		% of Total	2.1%	7.2%	6.2%	15.5%
	5.00	Count	1	7	2	10
		% within Township/Village taxes	10.0%	70.0%	20.0%	100.0%
		% of Total	1.0%	7.2%	2.1%	10.3%
Total		Count	10	54	33	97
		% within Township/Village taxes	10.3%	55.7%	34.0%	100.0%
		% of Total	10.3%	55.7%	34.0%	100.0%

Adequate Services in the Township/Village

A hundred and seven respondents ranked the issue Adequate Services in the Township/Village with a ranking of 1 (27.1%), 2 (21.5%), and 3 (29%). A ranking of 4 and 5 made up 12.1% and 10.3%, respectively. See Table 29.

Table 29: A Cross Tabulation of Adequate Services in the Township/Village by Resident Group

Adequate Services in the Township/Village * Resident Group Cross Tabulation

			Resident Group			Total
			Undecided	Township	Village	
Adequate Services in the Township/Village	1.00	Count	1	19	9	29
		% within Adequate services in the Township/Village	3.4%	65.5%	31.0%	100.0%
		% of Total	.9%	17.8%	8.4%	27.1%
	2.00	Count	5	12	6	23
		% within Adequate services in the Township/Village	21.7%	52.2%	26.1%	100.0%
		% of Total	4.7%	11.2%	5.6%	21.5%
	3.00	Count	2	22	7	31
		% within Adequate services in the Township/Village	6.5%	71.0%	22.6%	100.0%
		% of Total	1.9%	20.6%	6.5%	29.0%
	4.00	Count	2	8	3	13
		% within Adequate services in the Township/Village	15.4%	61.5%	23.1%	100.0%
		% of Total	1.9%	7.5%	2.8%	12.1%
	5.00	Count	1	5	5	11
		% within Adequate services in the Township/Village	9.1%	45.5%	45.5%	100.0%
		% of Total	.9%	4.7%	4.7%	10.3%
Total	Count		11	66	30	107
	% within Adequate services in the Township/Village		10.3%	61.7%	28.0%	100.0%

% of Total	10.3%	61.7%	28.0%	100.0%
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Appendix C

Concord Area Community Planning Survey

Loss of Farmland

According to Table 30, 33.9% of 56 respondents ranked the issue loss of farmland with a ranking of 1; 16.1%, a ranking of 2; 16.1%, a ranking of 3. A ranking of 4 and 5 made up 10.7% and 23.2%, respectively.

Table 30: A Cross Tabulation of Loss of Farmland by Resident Group

Loss of Farmland * Resident Group Cross Tabulation

			Resident Group			Total
			Undecided	Township	Village	
Loss of Farmland	1.00	Count	2	15	2	19
		% within Loss of farmland	10.5%	78.9%	10.5%	100.0%
		% of Total	3.6%	26.8%	3.6%	33.9%
	2.00	Count	1	5	3	9
		% within Loss of farmland	11.1%	55.6%	33.3%	100.0%
		% of Total	1.8%	8.9%	5.4%	16.1%
	3.00	Count	1	7	1	9
		% within Loss of farmland	11.1%	77.8%	11.1%	100.0%
		% of Total	1.8%	12.5%	1.8%	16.1%
	4.00	Count	2	2	2	6
		% within Loss of farmland	33.3%	33.3%	33.3%	100.0%
		% of Total	3.6%	3.6%	3.6%	10.7%
	5.00	Count	2	8	3	13
		% within Loss of farmland	15.4%	61.5%	23.1%	100.0%
		% of Total	3.6%	14.3%	5.4%	23.2%
Total	Count		8	37	11	56
	% within Loss of farmland		14.3%	66.1%	19.6%	100.0%
	% of Total		14.3%	66.1%	19.6%	100.0%

What Should Be Allowed and Where?

Where Should New Housing Development be Located in the Concord Area?

From Table 31, out of 127 respondents, the percentage of the respondents who wanted housing development to be located in both within the Village and Township's rural areas was 44.9%. The second higher percentage (18.1%) of the respondents wanted the housing development to be located within the Village proper. 9.4% of respondents chose Other.

Table 31: Cross Tabulation of Housing Development Location by Resident Group

			Resident Group			Total
			Undecided	Township	Village	
Where should new housing development be located in the Concord Area?	Within the Village proper (1)	Count	3	17	3	23
		% within	13.0%	73.9%	13.0%	100.0%
		% of Total	2.4%	13.4%	2.4%	18.1%
	Both within the Village and Township's rural areas (2)	Count	5	33	19	57
		% within	8.8%	57.9%	33.3%	100.0%
		% of Total	3.9%	26.0%	15.0%	44.9%
	New housing styled in a traditional Village / neighborhood design (3)	Count	2	8	7	17
		% within	11.8%	47.1%	41.2%	100.0%
		% of Total	1.6%	6.3%	5.5%	13.4%
	New mixed-use town center design (commercial, office, residential) (4)	Count	1	12	5	18
		% within	5.6%	66.7%	27.8%	100.0%
		% of Total	.8%	9.4%	3.9%	14.2%
	Other (please specify)	Count	3	7	2	12
		% within	25.0%	58.3%	16.7%	100.0%
		% of Total	2.4%	5.5%	1.6%	9.4%
Total		Count	14	77	36	127
		% within	11.0%	60.6%	28.3%	100.0%

	% of Total	11.0%	60.6%	28.3%	100.0%
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Note: (1), (2), (3), and (4) are response options referred to for option “Other (please specify)”.

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Concord Area Community Planning Survey

For option “Other (please specify)”, the respondents mentioned the following:

- “Any of the above”
- “Anywhere the market allows”
- “None-keep what we have”
- “Not on farm land”
- “Option 3 and lofts in existing building, upper level”
- “Options 2, and 3”
- “Options 2 and 4”
- “Should be minimized”
- “Somewhere away from Agricultural areas”
- “Who cares as long as it's not run down and disgusting and up to code.”

Should Business Development be Concentrated in a Few Areas or Dispersed Throughout the Concord Area?

According to Table 32, a majority of the respondents (37.9% of 124 people) thought that business development should be located on the Village/Township's business corridor (M-60). 25.8% thought that business development should be located on the Village Downtown Business District, while the other 24.2% of the respondents thought it should be dispersed throughout the Township. 12.1% of them provided other responses.

Table 32: A Cross Tabulation of Business Development Location by Resident Group

Should Business Development be Concentrated in a Few Areas or Dispersed Throughout the Concord Area?* Resident Group Cross Tabulation

			Resident Group			Total
			Undecided	Township	Village	
Should business development be concentrated in a few areas or dispersed throughout the Concord Area?	Located on the Village/Township's business corridor (M-60) (1)	Count	2	31	14	47
		% within	4.3%	66.0%	29.8%	100.0%
		% of Total	1.6%	25.0%	11.3%	37.9%
	Located on the Village Downtown Business District (2)	Count	6	16	10	32
		% within	18.8%	50.0%	31.3%	100.0%
		% of Total	4.8%	12.9%	8.1%	25.8%
	Dispersed throughout the Township (3)	Count	2	21	7	30
		% within	6.7%	70.0%	23.3%	100.0%
		% of Total	1.6%	16.9%	5.6%	24.2%
	Other (please specify)	Count	4	7	4	15
		% within	26.7%	46.7%	26.7%	100.0%
		% of Total	3.2%	5.6%	3.2%	12.1%
Total		Count	14	75	35	124
		% within	11.3%	60.5%	28.2%	100.0%

	% of Total	11.3%	60.5%	28.2%	\
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Note: (1), (2), and (3) are response options.

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Concord Area Community Planning Survey

The respondents who chose the option “Other (please specify),” mentioned the following:

- All of the above
- Anywhere the market allows
- Doesn't matter.
- Option 3 and free market, capitalism and opportunity for growth.
- Options 1 and 2
- Options 1, 2, and 3
- Options 2 and 3

Should the Township/Village Encourage Commercial Development?

According to Table 33, 85.4% of 123 respondents thought that the Township/Village should encourage commercial development. Only 13% thought the opposite. 1.6% of the respondents chose other option. The responses for Other included, “depends on what it is, and “some, not much”.

Table 33: A Cross Tabulation of Commercial Development Responses by Resident Group

Should the Township/Village Encourage Commercial Development? * Resident Group Cross Tabulation

			Resident Group			Total
			Undecided	Township	Village	
Should the Township/Village encourage commercial development?	No	Count	2	12	2	16
		% within	12.5%	75.0%	12.5%	100.0%
		% of Total	1.6%	9.8%	1.6%	13.0%
	Yes	Count	11	62	32	105
		% within	10.5%	59.0%	30.5%	100.0%
		% of Total	8.9%	50.4%	26.0%	85.4%
	Other	Count	0	1	1	2
		% within	0.0%	50.0%	50.0%	100.0%
		% of Total	0.0%	.8%	.8%	1.6%
Total		Count	13	75	35	123

% within	10.6%	61.0%	28.5%	100.0%
% of Total	10.6%	61.0%	28.5%	100.0%

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Should the Township/Village Encourage Light Industrial Development?

According to Table 34, similar to the above question, 83.2% of 125 respondents thought that the Township/Village should encourage light industrial development. Only 14.4% thought the opposite. Finally, 2.4% of the respondents chose other responses rather than “No” or “Yes”. The responses included “Depends [on] what it is,” “Should be allowed, but not encouraged,” and “Within reasons.”

Table 34: A Crosstabulation of Light Industrial Development Responses by Resident Group

Should the Township/Village Encourage Light Industrial Development? * Resident Group Crosstabulation

			Resident Group			Total
			Undecided	Township	Village	
Should the Township/Village encourage light industrial development?	No	Count	3	12	3	18
		% within	16.7%	66.7%	16.7%	100.0%
		% of Total	2.4%	9.6%	2.4%	14.4%
	Yes	Count	10	61	33	104
		% within	9.6%	58.7%	31.7%	100.0%
		% of Total	8.0%	48.8%	26.4%	83.2%
	Other	Count	0	2	1	3
		% within	0.0%	66.7%	33.3%	100.0%
		% of Total	0.0%	1.6%	.8%	2.4%
Total	Count		13	75	37	125
	% within		10.4%	60.0%	29.6%	100.0%
	% of Total		10.4%	60.0%	29.6%	100.0%

Please Provide Any Comments about This Survey or Planning in the Concord Area in the Space Below.

The following unique comments were from respondents in three groups: Undecided, Township, and Village.

Comments from Undecided Residents

- “Keep Concord Township, small agricultural community.”
- “The Village needs to separate itself from the township.”
- “Minutes of the planning commission should be posted on the Township website.”
- “Any new ordinances should be sent to property owners.”

Comments from Township Residents

- “All of these [sources of news] are useless. You put out news??? When? Who? I never hear anything.”
- “All things should be discussed separately. It is a shame that a huge hog farm can be voted in and disrupt quality of life for homeowners.”
- “Better/more options for phone/internet. It has not improved where we live.”
- “High speed internet [is an issue that should be focused]. Service outside village is horrible/nonexistent)”
- “Consolidate village/township governments (save money)”
- “Do something about the Coyotes--I can't even go outside at night. Also, the constant fireworks and shooting fun, after dark. many laws being broken. Also using Action city streets and destroys personal property. Constant littering on dirt roads and throwing couches, refrigerators on public property.”
- “Do something to lower tax”
- “Encourage current bldg [building] owners to develop and allow others to develop their bldgs [buildings] and revive the town.”
- “From my real experience on Village, Twp, and County operations, I would like to be informed as to the income (taxes, etc) and expenses (labor, roads, fire dept., Emergency Services, etc). To me, it seems as though the amt. of R/E taxes paid to Concord Twp, we residents see virtually No Road work accomplished. Thank you.”

- “I love our little town would hate to see the quaint style completely I would favor a historic district to present that”
- “It would be nice if we could get high speed internet /cable out where we live.”
- “Light industrial development "should be allowed, but not encouraged.”

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- “Need a "Welcome to Concord" sign along M-60 (2-sided) big and pretty; I really like the flowers planted along the Mill Pond. More along the M-60 corridor in some sort of way”
- “Need something to draw old resident back "home" and keep Young Families here. A great school district with Plenty of housing, jobs and recreational/entertainment opportunities.”
- “Notify all residence of any potential change to property zoning prior to any meetings to discuss.”
- “Support to medical marijuana facilities and related research facilities as a source of tax and job growth for the local economy.”
- “We have most of what you are asking about. What you don't have is a Seniors friendly area; no discount water rates for instance. Housing is almost non-existent., almost everything has steps (sometimes many) to get into homes.”
- “Would like to see a splash pad at the Park for kids updated playground equipment added to park; restrooms and another concession stand, dugouts and bleachers needed new businesses encouraged in downtown area more community events during the year; water bills increase Seniors cannot afford it.”

Comments from Village Residents

- “All growth and development is good! It brings in more tax dollars and it takes the burden of the rest of us.”
- “Clean the drinking water in the Village. We buy bottled water. In the kitchen and bathrooms, it leaves a residue.”
- “The Township should not double tax.”
- “Too long of a survey; way too many questions were beyond the scope of the purpose of the survey. It's nice the Boards are encouraging public participation. You guys are doing a good job, it's nice to see the Township & Village working together more and that the boards are forward thinking about problems and opportunities...The quality/ workmanship as well as the artwork were not on par w/ previous years. Same as the silent auction. Unpleasant surprises.
- “Township and village should work together”

- “Residential and commercial growth within the Village of Concord will never happen until the Village Property Taxes are reduced. Concord is too small to have 2 Governments. If we combine both Governments into one, we could reduce the village property taxes, which would encourage growth.”

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- “...[I] would like to see Concord become more ‘farm’ friendly with their ordinances. Perhaps not just that, but also concerned with the impact commercial or industrial farming has on our beautiful planet! Not many years ago, even the townspeople had a horse, cow or chickens in their yard. This allowed families to provide food for their tables from selling what the animals produced and eating it themselves. Today, our green lawns are only useful to sit on and mow. What a waste of such good land! Understandably, there are limits to this in the present day, Animals make noise and smells (if not managed properly) that most people in town may want to avoid. Just know there are residents who would have to have more freedom on their property to raise animals that they know what they ate and how they lived. These would be animals that didn’t live on inhumane factory farms and contributed to the degradation of the soil, runoff into waterways and pollution of our air. Instead, they would improve the solid and the lives of the owners.”
- “No mowing or weed whipping on Sundays (Village). No residential fire works after 10.00 PM (Village). Landlords in the village “MUST BE REQUIRED” to keep there rental houses and or rental buildings in decent shape. Mainly painted and roofs kept up. Residents in the village must be encouraged to keep there [their] houses in decent repair (mainly scraped and painted). Residents and landlord’s in the village must be required to keep there [their] limbs high enough and back off the sidewalks far enough as to allow people to walk freely. There are just a few things that both the township and village should stand together on. Yes, that’s right, if the village and the township stand together on some of these issues then no one can take sides.

Concord Area Master Plan Community Planning Survey Summer 2012

The planning commissions of the Township and Village are in the initial stages of creating the first edition of a joint master plan and seek your input into the process. Please take a few minutes to complete this survey and return it to the Township or Village Office by August 19, 2012. Once compiled, the information will help the planning commissions to develop a set of goals and policies which will influence the character of future development in the Concord Area.

Relationship and Location

1. Please indicate your relationship to the Township and/or Village (*circle all that apply*).
 - a. resident
 - b. property owner
 - c. business owner
 - d. student
2. Using the adjacent map, please indicate the area of the Township where your property is located (*circle only one*).
 - a. Northwest ¼ of the Township (NW)
 - b. Northeast ¼ of the Township (NE)
 - c. Southwest ¼ of the Township (SW)
 - d. Southeast ¼ of the Township (SE)
 - e. The Village (V)

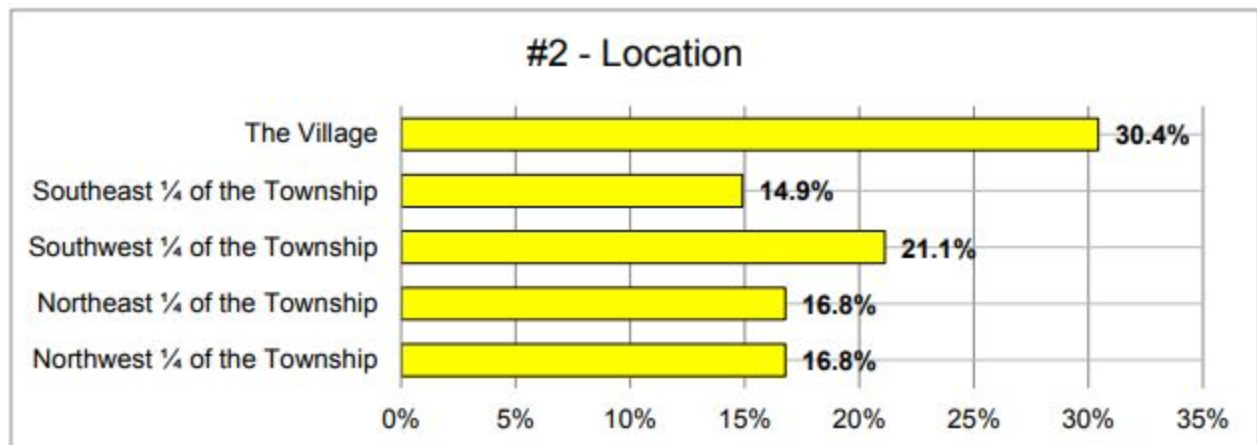
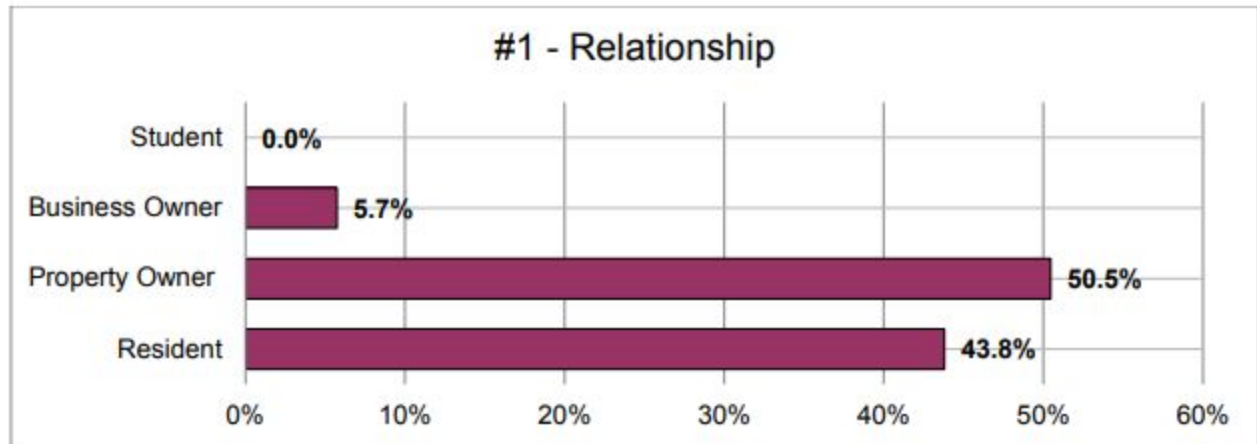


Quality of Life and Community Services

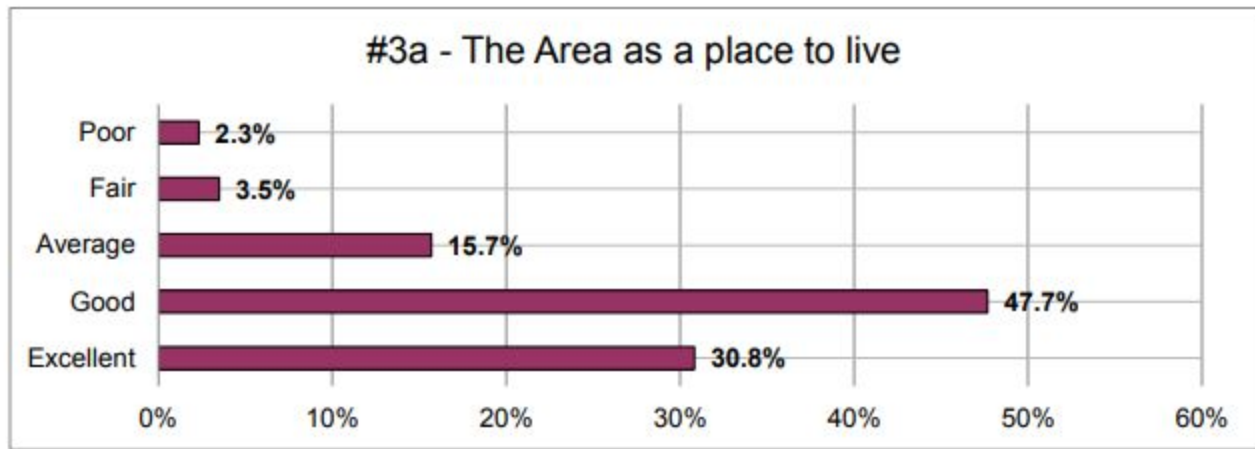
- | 3. How do you rate the following (<i>place an [*] or a [✓] under the most appropriate response</i>): | | Excellent | Good | Average | Fair | Poor | No opinion |
|--|-------------------------------------|-----------|------|---------|------|------|------------|
| a. | The Area as a place to live? | [] | [] | [] | [] | [] | [] |
| b. | The administration of the Village? | [] | [] | [] | [] | [] | [] |
| c. | The administration of the Township? | [] | [] | [] | [] | [] | [] |
| d. | Concord Community Police? | [] | [] | [] | [] | [] | [] |
| e. | Concord Fire Department? | [] | [] | [] | [] | [] | [] |
| f. | Norman Gottschalk Park? | [] | [] | [] | [] | [] | [] |
| g. | Maple Grove Cemetery? | [] | [] | [] | [] | [] | [] |
| h. | Area highways, roads, and streets? | [] | [] | [] | [] | [] | [] |

(continued on opposite side)

Future land use and related planning issues		
	Yes	No
4. Should the Township strive to preserve farmland?	[]	[]
5. Should the Township and Village strive to protect unique natural features, including topography, soils, lakes, and streams?	[]	[]
6. Can you clearly hear the Village's emergency siren when it is tested?	[]	[]
If <u>No</u> , should a millage be passed or other funding secured to improve and expand the coverage of the siren?	[]	[]
7. Should additional residential development be encouraged within the Township and Village?	[]	[]
If <u>Yes</u> , what form should that development take (circle all that apply)?		
(a) Subdivisions?		
(b) Medium-density housing like apartments, townhouses, or condominiums?		
(c) Large lots outside of the Village (circle only one lot size)?		
(1) At least 1 acre in area?		
(2) At least 5 acres in area?		
(3) At least 10 acres in area?		
(4) At least 20 acres in area?		
	Yes	No
8. Should the Township encourage additional commercial development?	[]	[]
If <u>Yes</u> , should that development be limited to within a ½ mile of the Village along M-60?	[]	[]
9. Should the Township encourage additional light industrial development?	[]	[]
If <u>Yes</u> , should that development be limited to areas that already contain light industry?	[]	[]
10. Should the Township and Village encourage the development and improvement of non-motorized pathways?	[]	[]
If <u>Yes</u> , where should they be located (circle all that apply)?		
(a) Extension of the Falling Waters Trail westward through the Village and the Township?		
(b) Improvement of the sidewalks and paved shoulders along Main Street/Pulaski Road to Swains Lake County Park?		
(c) Within the Village and other residential and commercial areas?		
	Yes	No
11. Should streetscape improvements be made to M-60, within the vicinity of the Village, with the aim of tying development along that highway to Downtown Concord?	[]	[]

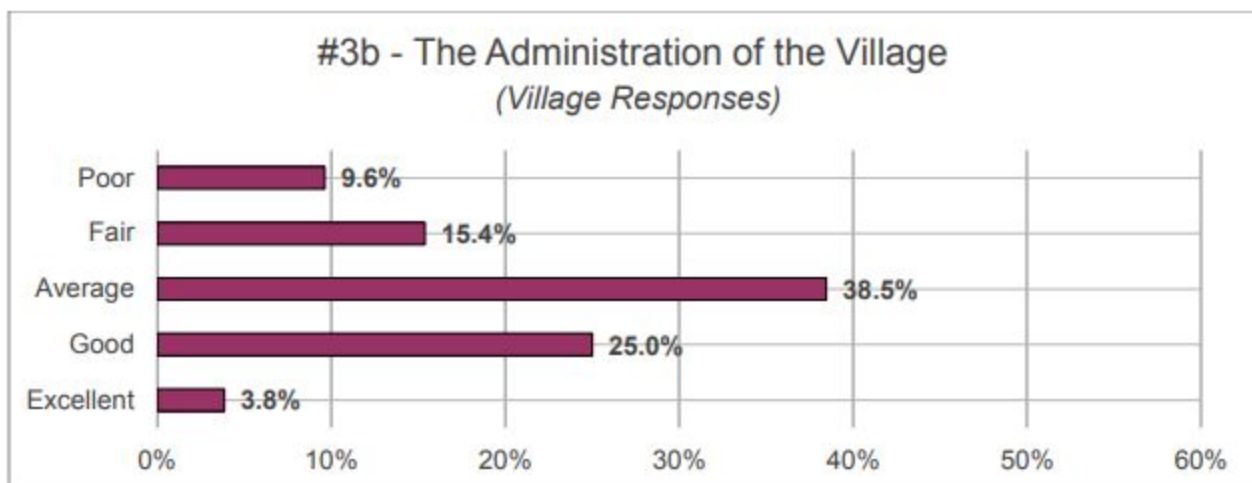
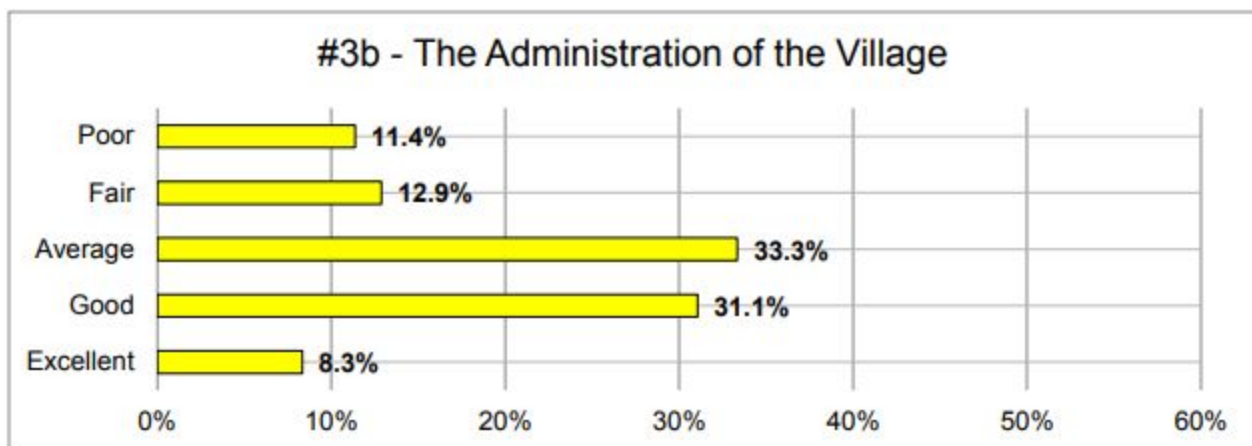
Relationship and Location

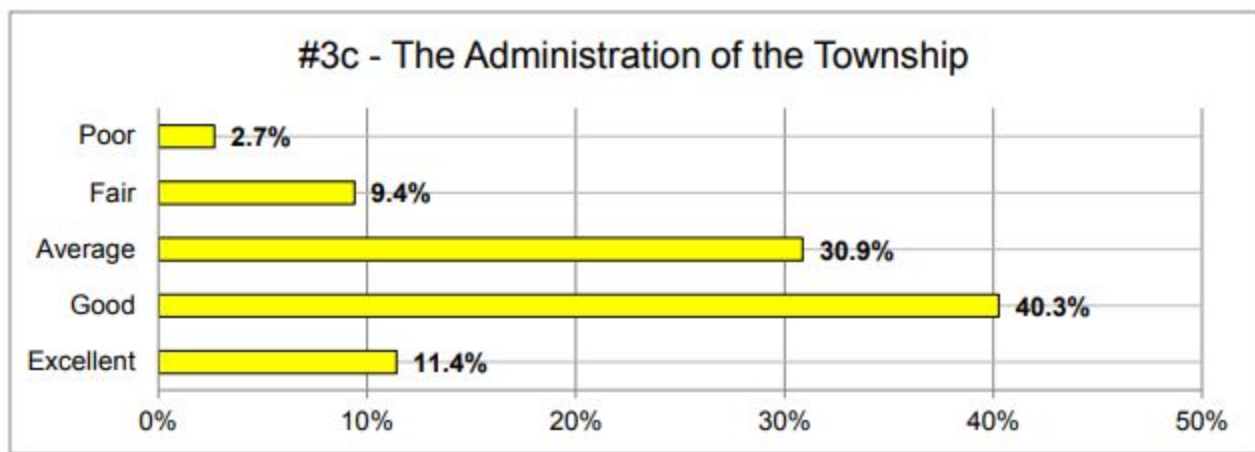
Quality of life and community services



Appendix C

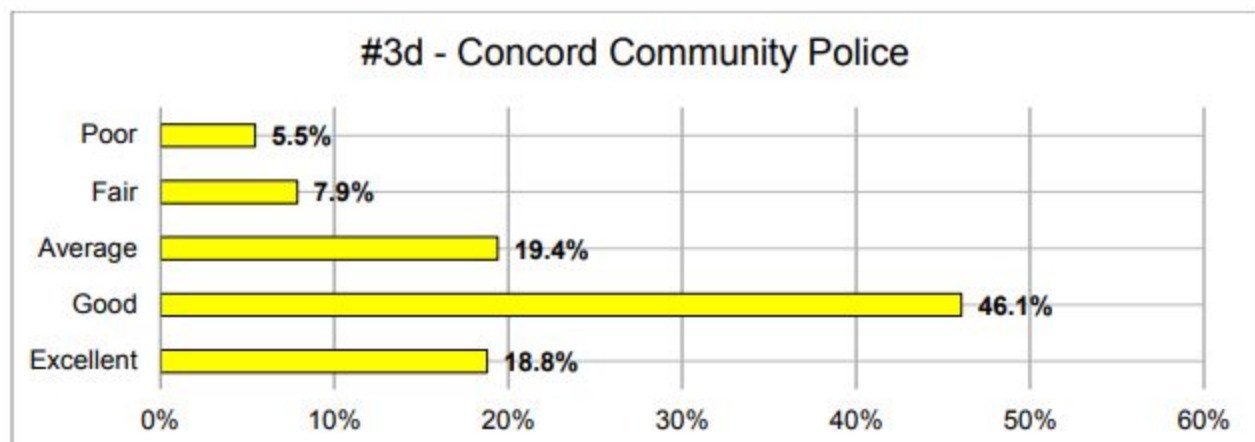
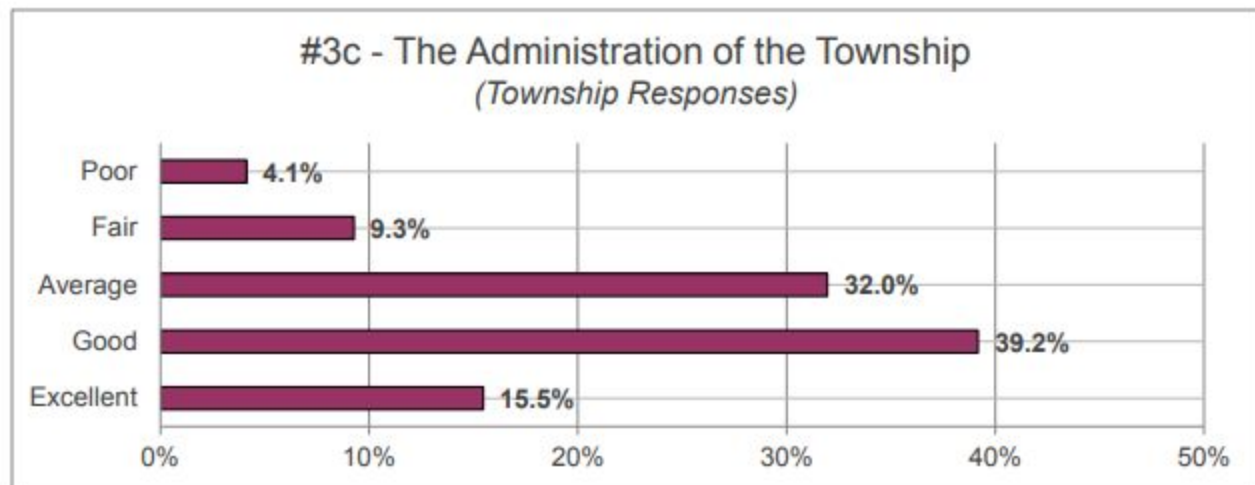
Concord Area Community Planning Survey

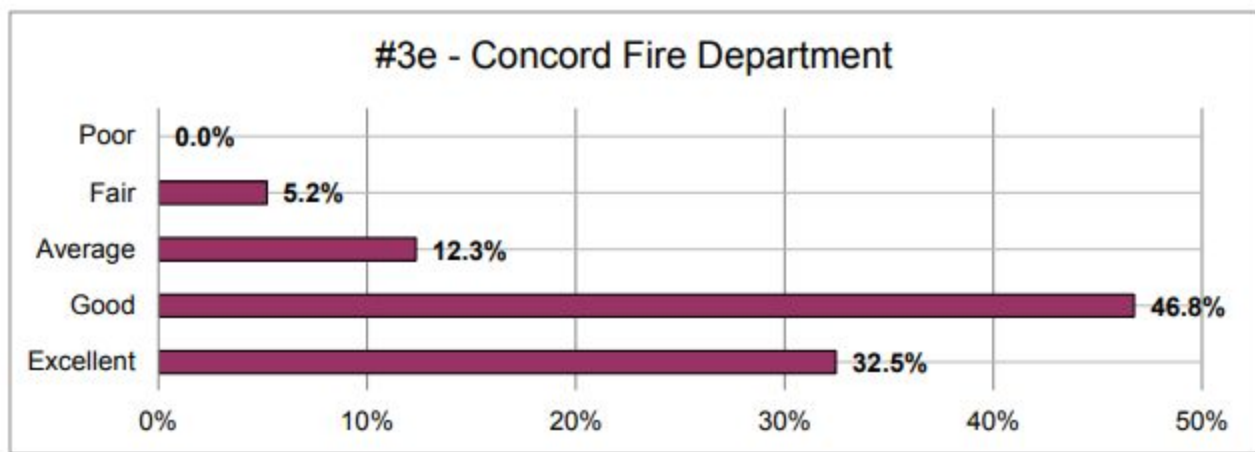




Appendix C

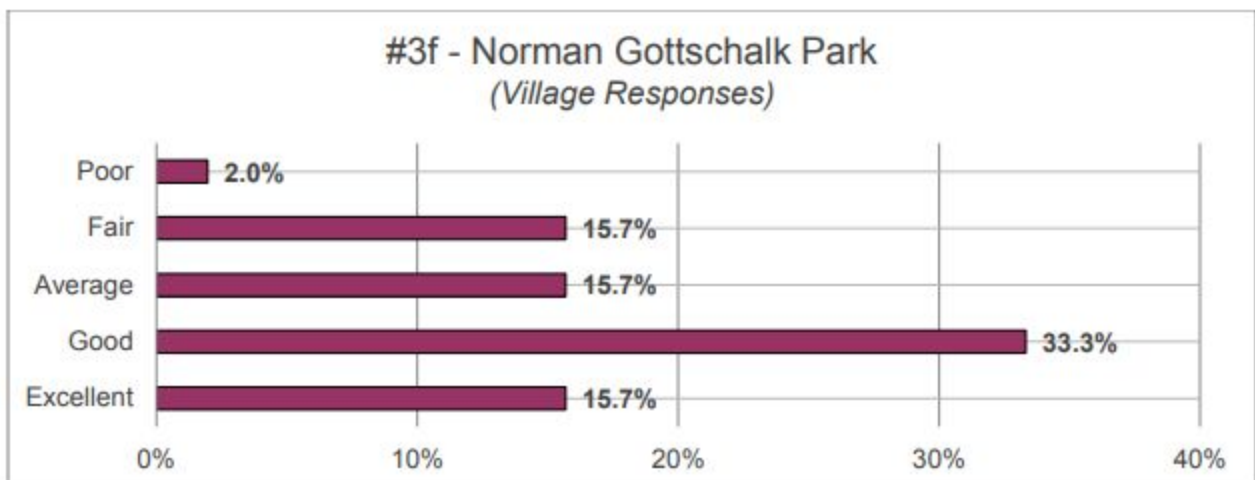
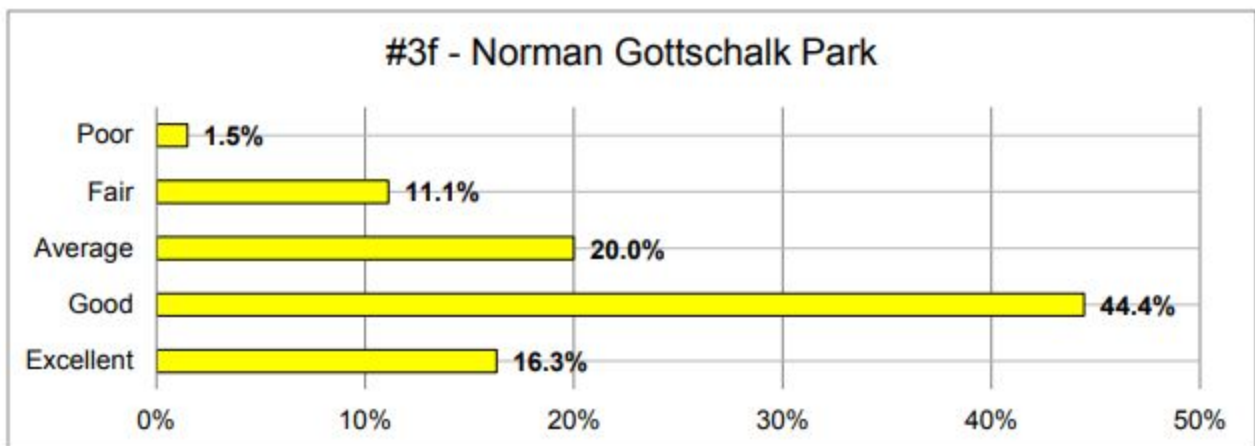
Concord Area Community Planning Survey

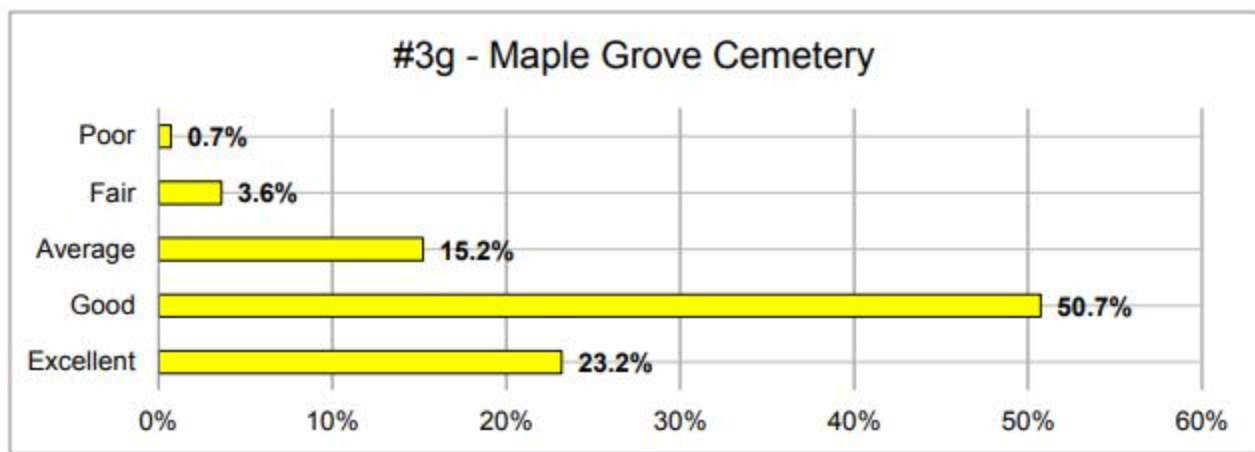




Appendix C

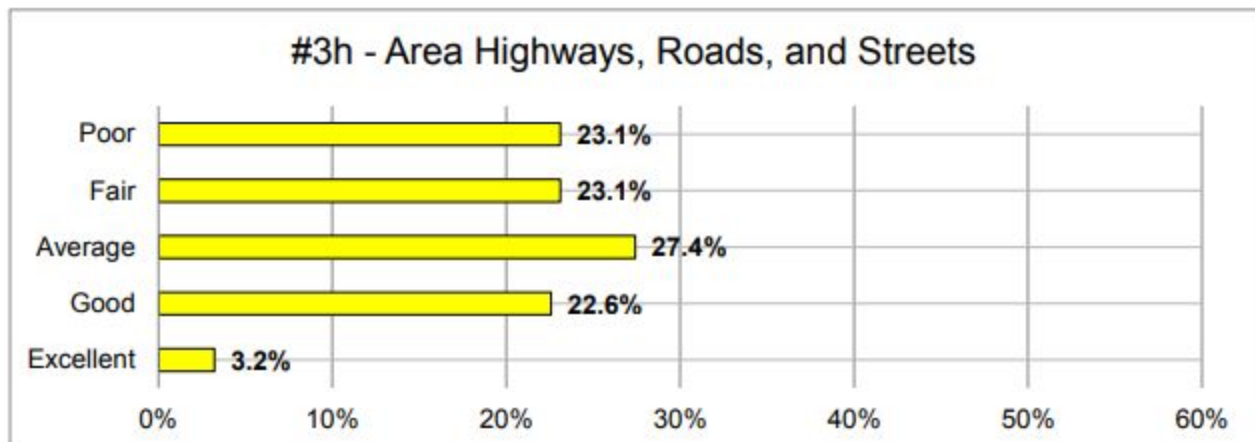
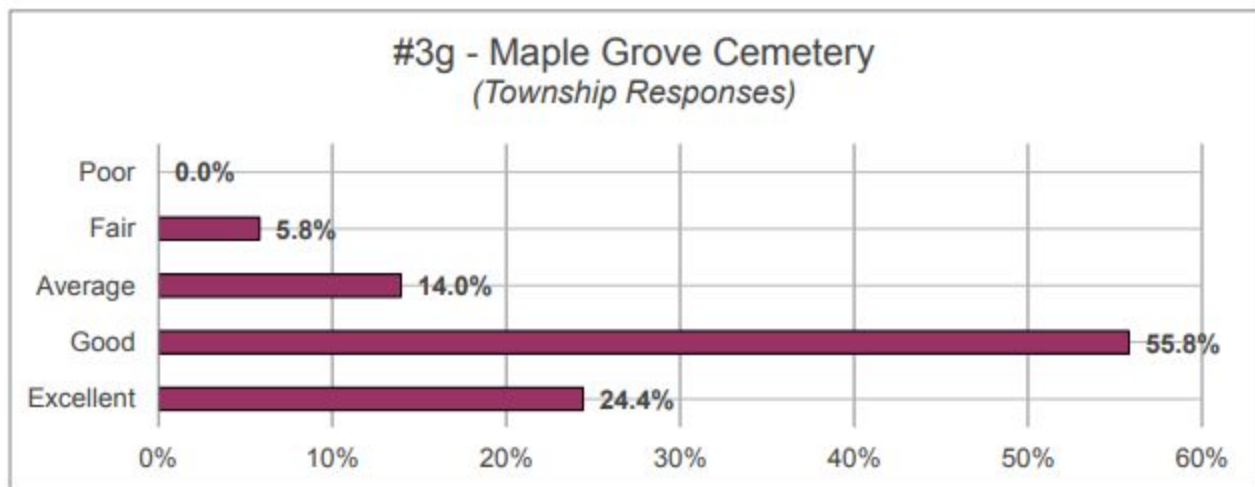
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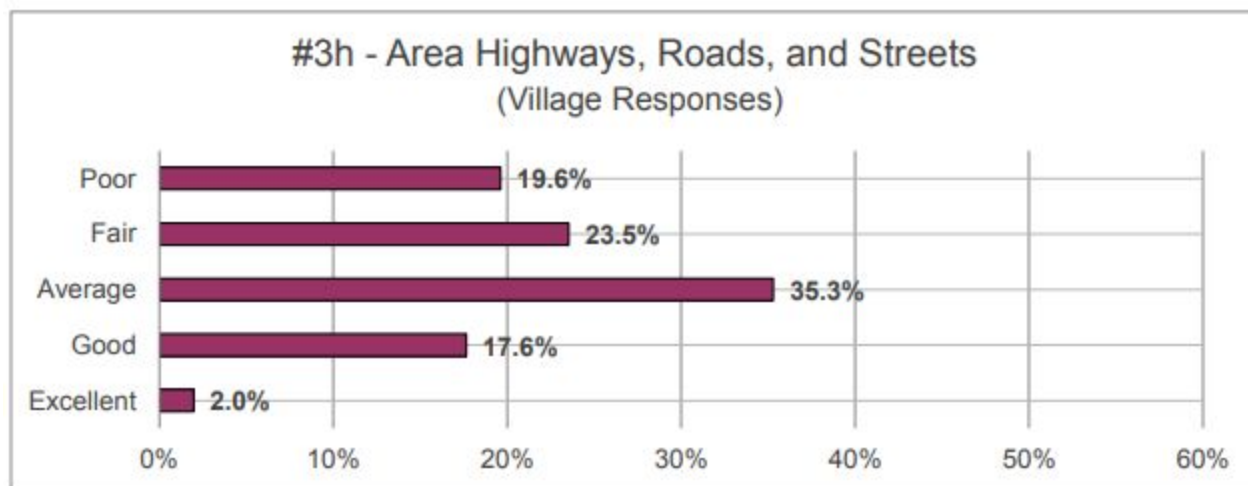




Appendix C

Concord Area Community Planning Survey





Appendix C

Concord Area Community Planning Survey

Future land use and related planning issues

	Yes	No
#4 - Should the Township strive to preserve farmland?	89.1%	10.9%

<i>Township Responses</i>	Yes	No
#4 - Should the Township strive to preserve farmland?	91.5%	8.5%

	Yes	No
#5 - Should the Township and Village strive to protect unique natural features, including topography, soils, lakes, and streams?	94.0%	6.0%

	Yes	No
#6 - Can you clearly hear the Village's emergency siren when it is tested?	30.8%	69.2%
If <u>No</u> , should a millage be passed or other funding secured to improve and expand the coverage of the siren?	42.2%	57.8%

<i>Township Responses</i>	Yes	No
#6 - Can you clearly hear the Village's emergency siren when it is tested?	43.6%	56.4%
If <u>No</u> , should a millage be passed or other funding secured to improve and expand the coverage of the siren?	45.3%	54.7%

	Yes	No
#7 - Should additional residential development be encouraged within the Township and Village?	65.2%	34.8%
If <u>yes</u> , what form should that development take?	Type	
#a - Subdivisions?	32.9%	
#b - Medium-density housing like apartments, townhouses, or condominiums?	23.4%	
#c - Large lots outside of the Village?	43.7%	
If large lots are desired, what size?	Size	
#1 - At least 1 acre in area?	57.5%	
#2 - At least 5 acres in area?	31.5%	
#3 - At least 10 acres in area?	6.8%	
#4 - At least 20 acres in area?	4.1%	

<i>Township Responses</i>	Yes	No
#7 - Should additional residential development be encouraged within the Township and Village?	58.4%	41.6%
If <u>yes</u> , what form should that development take?	Type	
#a - Subdivisions?	29.9%	
#b - Medium-density housing like apartments, townhouses, or condominiums?	16.5%	
#c - Large lots outside of the Village?	53.6%	
If large lots are desired, what size?	Size	
#1 - At least 1 acre in area?	59.6%	
#2 - At least 5 acres in area?	28.8%	
#3 - At least 10 acres in area?	5.8%	
#4 - At least 20 acres in area?	5.8%	

	Yes	No
#8 - Should the Township encourage additional commercial development?	91.9%	8.1%
If <u>yes</u> , should that development be limited to within a ½ mile of the Village along M-60?	50.0%	50.0%

<i>Township Responses</i>	Yes	No
#8 - Should the Township encourage additional commercial development?	90.7%	9.3%
If <u>yes</u> , should that development be limited to within a ½ mile of the Village along M-60?	53.7%	46.3%

	Yes	No
#9 - Should the Township encourage additional light industrial development?	90.1%	9.9%
If yes, should that development be limited to areas that already contain light industry?	66.7%	33.3%

<i>Township Responses</i>	Yes	No
#9 - Should the Township encourage additional light industrial development?	87.2%	12.8%
If yes, should that development be limited to areas that already contain light industry?	66.3%	33.7%

	Yes	No
#10 - Should the Township and Village encourage the development and improvement of non-motorized pathways?	70.4%	29.6%
If yes, where should they be located?	Location	
#a - Extension of the Falling Waters Trail westward through the Village and the Township?	41.5%	
#b - Improvement of the sidewalks and paved shoulders along Main Street/Pulaski Road to Swains Lake County Park?	31.3%	
#c - Within the Village and other residential and commercial areas?	27.2%	

	Yes	No
#11 - Should streetscape improvements be made to M-60, within the vicinity of the Village, with the aim of tying development along that highway to Downtown Concord?	70.0%	30.0%

Appendix D
Concord Township
Zoning Plan

Appendix D



Concord Township Zoning Plan

Concord Township Zoning Plan

The master plan provides the legal basis for zoning in Concord Township. Accordingly, the plan is required to contain a special plan element, commonly known as the zoning plan, by Michigan's planning and zoning enabling acts. As noted in the Michigan Planning Guidebook (May 2008), "special plan elements are often prepared to establish a legal basis for a local regulation, such as a zoning plan to serve as the basis for zoning regulations."

The MPEA —the Michigan Planning Enabling Act (PA 33 of 2008), as amended — requires "a zoning plan for the various zoning districts controlling area, bulk, location, and use of buildings and premises" because Concord Township has an adopted zoning ordinance (Sec. 33 (2) (d)). The MZEA — the Michigan Zoning Enabling Act (PA 110 of 2006), as amended — requires the planning commission to adopt and file with the township board "a zoning plan for the areas subject to zoning" in Concord Township (Sec. 305 (a)). Finally, the MPEA also requires the zoning plan to "include an explanation of how the land use categories on the future land use map relate to the districts on the zoning map" (Sec. 33 (2) (d)).

Zoning Districts

Article 3 of the zoning ordinance establishes and provides the statements of purpose for the following zoning districts (please see the Zoning Map):

Agricultural District (AG-1) — "The purpose of this district is to preserve, for agricultural activity, to the greatest extent possible those areas in the township which have been designated as essential agricultural lands in the township's land use plan, while allowing a limited amount of non-farm housing. To this end the number of non-farm dwellings allowed on a parcel of land, which is a parcel of record at the time [the zoning] ordinance is adopted, shall be based on a schedule of density contained in Section 3.10. However, it should be noted that the primary intended use of this district is agricultural activities and that there may be odors, dust and noise associated with these activities which are not compatible with residences."

"It is recognized that the public health and welfare of the citizens of Concord Township, Jackson County, the State of Michigan, and the United States are greatly dependent upon the sustenance and economic benefits provided by a viable agricultural industry. This district is intended to insure that land areas within Concord Township which are well suited for production of food and fiber are retained for such production, unimpeded by the establishment of incompatible uses which would hinder agricultural practices and irretrievably deplete agricultural lands."

"The Essential Agricultural District has the following specific purposes and objectives."

1. "Protect prime farmland from speculative increases in land values."
2. "Prevent fragmentation of farmlands by division into small parcels."
3. "Prevent loss of prime farmland."
4. "Prevent conflicts between agricultural activities and residences."
5. "Prevent encroachment of urban and suburban services into agricultural areas."

6. “Minimize cost of providing services to rural areas.”
7. “Encourage long-term investment in improvements needed to maintain and expand agricultural production by creating a stable environment for such production.”
8. “Reduce the amount of land consumed in rural areas for non-agricultural use.”
9. “Prevent intrusion of uses into farm areas which are incompatible with general farming activities.”
10. “Permit services which are necessary to support farming activities.”

“The Agricultural District is intended to be used in those parts of Concord Township which are designated for permanent agricultural use in the township's land use plan” (Sec. 3.3.1).

Single Family Residential District (R-1) — “The Single Family Residential District is established as a district in which the principal use of land is for single-family dwellings. For the single-family residential district, in promoting the general purpose of this Ordinance, the specific intent is:”

1. “To encourage the construction of, and the continued use of the land for single family dwellings.”
2. “To prohibit business, commercial or industrial use of the land, and to prohibit any other use which would substantially interfere with development or continuation of single-family dwellings in the district.”
3. “To encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this Ordinance.”
4. “To discourage any land use which would generate traffic on minor or local streets other than normal traffic to serve the residences on those streets.”
5. “To discourage any use which, because of its character or size, would create requirements and costs for public services, such as fire and police protection, water supply, and sewage, substantially in excess of such requirements and costs if the district were developed solely for single-family dwellings.”
6. “To encourage single-family development in those areas which have suitable soils” (Sec. 3.4.1).

Mobile Home Park District (RMH) — “The purposes of the Mobile Home Park District is to encourage a suitable environment for persons and families that by preference choose to live in a mobile home rather than a conventional single-family structure. In keeping with the occupancy characteristics of contemporary mobile homes, this Article establishes low density standards and permitted uses that reflect the needs of residents in the District. Development is limited to mobile homes when located in a subdivision designed for that purpose or a mobile home park with recreation facilities, churches, schools and necessary public utility buildings” (Sec. 3.5.1).

Multiple Family Residential District (RM) — “The RM, Multiple Family Residential District is designed to permit a more intensive residential use of land with various types of attached single family houses, townhouses, and garden apartments. For the multiple family residential district, in promoting the general purpose of this ordinance, the specific intent is”

1. “To encourage multiple family development in locations where”
 - a. “Sewage disposal can be safely accommodated.”
 - b. “In areas with immediate access to county primary roads.”
 - c. “In areas where multiple family development can be compatible with adjacent development.”
2. “To prohibit business, commercial, or industrial uses of land; and to prohibit any other use of land which would substantially interfere with multiple family development.”
3. “To encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this ordinance” (Sec. 3.6.1).

Commercial District (C) — “The C, Commercial District, is intended to permit retail business and service uses which are needed to serve the nearby residential area. In order to promote such business developments so far as is possible and appropriate in each area, uses are prohibited which would create hazards, offensive and loud noises, vibration, smoke, glare, or heavy truck traffic. The intent of this District is also to encourage the concentration of local business areas to the mutual advantage of both the consumers and merchants and thereby to promote the best use of land at certain strategic locations and to avoid the continuance of encouraging marginal strip, business development along heavily traveled roads” (Sec. 3.7.1).

Industrial District (I) — “The intent of this Article is to permit industrial uses to locate in desirable areas of the Township, which uses are primarily of a manufacturing, assembling and fabricating character, including large scale or specialized industrial operations requiring good access by road and/or railroad, and needing special sites or public and utility services. Reasonable regulations apply to users in this district so as to permit the location of industries which will not cause adverse [effects] on residential and commercial areas in the Township” (Sec. 3.8.1).

Dimensional Standards

The following bulk, height, and setback restrictions for each district are included in the zoning ordinance (Sec. 3.10).

Appendix D

Concord Township Zoning Plan

Bulk, Height, and Setback Restrictions

Zoning District	Minimum Lot Size		Max. Building Height		Minimum Yard Setback			Lot Area Coverage*
	Area	Width	Stories	Height	Front	Side	Rear	
Agricultural (AC)	1.0 Acre	150 Feet	2.5	35 Feet	60 Feet	10 Feet	50 Feet	20%
Single Family (R-1)	0.5 Acre	100 Feet	2.5	35 Feet	35 Feet	15 Feet	25 Feet	20%
Mobile Home Park (MHP)	See Sec. 3.5.2	See Sec. 3.5.2	2.5	35 Feet	See Sec. 3.5.2	See Sec. 3.5.2	See Sec. 3.5.2	25%
Multiple Family (RM)	See Sec. 3.6.4	See Sec. 3.6.4	2.5	35 Feet	See Sec. 3.6.4	See Sec. 3.6.4	See Sec. 3.6.4	25%
General Commercial (GC)	1.0 Acre	150 Feet	2.5	30 Feet	50 Feet	20 Feet	20 Feet	25%
Limited Industrial (LI)	1.0 Acre	150 Feet	2.5	30 Feet	50 Feet	20 Feet	20 Feet	30%

*Max Percent for All Buildings

Rezoning Criteria

The most common zoning application of the master plan is during the rezoning process. Accordingly, a rezoning should be required to meet set criteria in order to be considered consistent with the master plan. Sec. 150.381 (c) of the township's zoning code contains standards which satisfy this requirement:

- Is the proposed rezoning consistent with the policies and uses proposed for that area in the Township's master plan?
- Will all of the uses allowed under the proposed rezoning be compatible with other zones and uses in the surrounding area?
- Will any public services and facilities be significantly adversely impacted by a development or use allowed under the requested rezoning?
- Will the uses allowed under the proposed rezoning be equally or better suited to the area than uses allowed under the current zoning of the land?

Relationship to the Future Land Use Map

The remainder of this appendix equates the various zoning districts included on the zoning map with the various categories included on the future land use map.

Open Area — The following open area is area included on the future land use map:

- **Agricultural Areas** — Agricultural areas are addressed generally on the future land use map. The following zoning district equates to those areas:

- ☐ **AG** — Agricultural District

Residential Areas — The following residential areas are included on the future land use map:

- **Low-Density Residential Areas** — Low-density residential areas are addressed generally on the future land use map. The following zoning districts equate to those areas:

- ☐ **AG** — Agricultural District

- ☐ **R-1** — Single-Family Residential

- **Medium-Density Residential Areas** — High-density residential areas are addressed generally on the future land use map. The following zoning districts equate to those areas:

- ☐ **RM** — Multiple-Family Residential

- ☐ **MHP** — Mobile Home Park

Commercial Areas — The following commercial areas are included on the future land use map:

- **Mixed-Use Areas** — Mixed-use areas are addressed generally on the future land use map, but do not affect the Township.
- **General Commercial Areas** — General commercial areas are addressed generally on the future land use map. The following zoning district within the Township equates to those areas:

- ☐ **GC** — General Commercial District

- **Highway Commercial Areas** — Highway commercial areas are addressed generally on the future land use map, but do not affect the Township.

Industrial Area — The following industrial area is included on the future land use map:

- **Light Industrial Area** — Light industrial areas are addressed generally on the future land use map. The following zoning districts equate to those areas:

- ☐ **LI** — Limited Industrial District

Mixed Use, Residential and Commercial (MU)— The Mixed Use Residential & Commercial District is established as a district in which the use of land is intended to encourage development in Residential (R-1), Multiple Family Residential (RM), and Commercial (C) uses in a coordinated mutually complementary manner. For the Mixed Use, Residential & Commercial district, in promoting the general purpose of this Ordinance, the specific intent is to permit the following uses:

Single Family Residential District (R 1) — The Single Family Residential District is established as a district in which the principal use of land is for single-family dwellings. For the single-family residential district, in promoting the general purpose of this Ordinance, the specific intent is:

1. To encourage the construction of, and the continued use of the land for single-family dwellings.
2. To prohibit certain, business, commercial or industrial use of the land, and to prohibit any other use which would substantially interfere with development or continuation of single-family dwellings in the district.
3. To encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this Ordinance.
4. To discourage any land use which would generate traffic on minor or local streets other than normal traffic to serve the residences on those streets.
5. To discourage any use which, because of its character or size, would create requirements and costs for public services, such as fire and police protection, water supply, and sewage, substantially in excess of such requirements and costs if the district were developed solely for single-family dwellings.
6. To encourage single-family development in those areas which have suitable soils (Sec. 3.4.1).

Multiple Family Residential District (RM) — The RM, Multiple Family Residential District is designed to permit a more intensive residential use of land with various types of attached single family houses, townhouses, and garden apartments. For the multiple family residential district, in promoting the general purpose of this ordinance, the specific intent is

1. To encourage multiple family development in locations where
 - a. Sewage disposal can be safely accommodated.
 - b. In areas with immediate access to county primary roads.
 - c. In areas where multiple family development can be compatible with adjacent development.
2. To prohibit certain business, commercial, or industrial uses of land; and to prohibit any other use of land which would substantially interfere with multiple family development.
3. To encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this ordinance (Sec. 3.6.1).

Commercial District (C) — The C, Commercial District, is intended to permit retail business and service uses which are needed to serve the nearby residential area. In order to promote such business developments so far as is possible and appropriate in each area, uses are prohibited which would create hazards, offensive and loud noises, vibration, smoke, glare, or heavy truck traffic. The intent of this District is also to encourage the concentration of local business areas to the mutual advantage of both the consumers and merchants and thereby

to promote the best use of land at certain strategic locations and to avoid the continuance of encouraging marginal strip business development along heavily traveled roads (Sec. 3.7.1).

Residential areas — The following residential areas are included on the future land use map:

- Low-density residential areas — Low-density residential areas are addressed generally on the future land use map. The following zoning districts equate to those areas:
 - AG — Agricultural District
 - R-1 — Single-Family Residential
- Medium-density residential areas — High-density residential areas are addressed generally on the future land use map. The following zoning districts equate to those areas:
 - RM — Multiple-Family Residential
 - MHP — Mobile Home Park

Commercial areas — The following commercial areas are included on the future land use map:

- General commercial areas — General commercial areas are addressed generally on the future land use map. The following zoning district within the Township equates to those areas:
 - GC — General Commercial District
- Highway commercial areas — Highway commercial areas are addressed generally on the future land use map. The following zoning district within the Township equates to those areas:
 - HC — Highway Commercial District

Mixed-use areas — Mixed-use areas are addressed generally on the future land use map and equate to those areas:

- Low-density residential areas — Low-density residential areas are addressed generally on the future land use map. The following zoning districts equate to those areas:
 - AG — Agricultural District
 - R-1 — Single-Family Residential
- Medium-density residential areas — High-density residential areas are addressed generally on the future land use map. The following zoning districts equate to those areas:
 - RM — Multiple-Family Residential

Commercial areas — The following commercial areas are included on the future land use map:

- General commercial areas — General commercial areas are addressed generally on the future land use map. The following zoning district within the Township equates to those areas:
 - GC — General Commercial District

· Highway commercial areas — Highway commercial areas are addressed generally on the future land use map. The following zoning district within the Township equates to those areas:

- HC – Highway Commercial District

Institutional Areas

The following institutional areas are included on the future land use map:

- **Institutional** — Does not directly affect the Township.
- **Parks and Recreation** — Does not directly affect the Township.

Although they are identified on the future land use map, they don't equate to any district on the zoning map.

Appendix E
Village of Concord
Zoning Plan

Appendix E



Village of Concord Zoning Plan

Village of Concord Zoning Plan

The master plan provides the legal basis for zoning the Village of Concord. Accordingly, the plan is required to contain a special plan element, commonly known as the zoning plan, by Michigan's planning and zoning enabling acts. As noted in the Michigan Planning Guidebook (May 2008), "special plan elements are often prepared to establish a legal basis for local regulation, such as a zoning plan to serve as the basis for zoning regulations."

The MPEA--the Michigan Planning Enabling Act (PA 33 of 2008), as amended--requires "a zoning plan for the various zoning districts controlling area, bulk, location, and use of buildings and premises" because the Village of Concord has an adopted zoning ordinance (Sec. 33 (2) (d)). The MZEA--the Michigan Zoning Enabling Act (PA 110 of 2006), as amended --requires the planning commission to adopt and file with the Village Council "a zoning plan for the areas subject to zoning" in the Village of Concord (Sec. 305(a)). Finally, the MPEA also requires the zoning plan to "include an explanation of how the land use categories on the future land use map relate to the districts on the zoning map" (Sec. 33 (2) (d)).

Zoning Districts

Article IV of the zoning ordinance established and defined the following zoning districts (please see the Zoning Map):

Residential Districts -- "The Suburban Residential District, Urban Residential District, Multiple - Family Residential District and Rural Non - Farm Districts are designated principally for residential use and are limited to dwellings and uses normally associated with residential neighborhoods in order to encourage a suitable and healthy environment for family life. The residential districts are designed to regulate the location of residential uses and dwellings according to a well considered plan which reflects the different types of residential of residential uses and dwellings, the different densities of population and the intensity of land use desired, potential nuisances, and hazards which may cause unhealthy conditions, and the relationship of residential uses and dwellings to other areas devoted to commercial or industrial use and to streets. The purpose of each residential district is further stated below."

- **Suburban Residential District (RS-1)** -- "This district is designed to provide principally for moderate suburban densities where necessary services and facilities including central sewage and supply systems can feasibly be provided."
- **Urban Residential (RU-1)** -- "This district is designed to provide areas principally for high-density single - family residential dwellings where necessary urban services and facilities can be feasibly provided, including central sanitary sewage and central water systems."
- **Multiple - Family Residential District (RM-1)** -- "This district is designed to permit a high density of population and high intensity of land use in those areas which are served by central water supply system and a central sanitary sewage system, support, complement or serve such density and intensity."
- **Rural Non - Farm District (RNF-1)** -- "This district is designed to provide residential areas principally for low suburban densities with limited animal, crop, and recreational uses where necessary urban services and facilities, including central sewage and water supply systems can be feasibly provided."

Commercial Districts -- “The General Commercial District and Highway Commercial/Light Industrial District are designed to limit compatible commercial enterprise at appropriate locations to encourage efficient traffic movement, parking, utility services, advance public safety, and protect surrounding property. The commercial districts are designed to regulate the locations of these business uses according to a well-considered plan which determines the types of such uses and the intensity of land, street and highway use in such district, potential nuisances and hazards which may cause unsafe conditions, and the relationship of commercial uses to each other and to other areas devoted to residential or industrial uses and to streets and highways. The purpose of each commercial district is further stated below.”

- **General Commercial District (C-1)** -- “This district is intended to encourage planned and integrated groups of retail services and administrative establishments, which will provide retail convenience and comparison goods and provide personal and professional services for the entire area.”
- **Highway Service Commercial / Light Industrial District (HCL-2)** -- “This district is intended to provide for various commercial and light industrial establishments offering accommodations, supplies, and services to local as well as through automobiles and truck traffic. This district should be along major thoroughfares or adjacent to interchange ramps of limited access highway facilities and should encourage groupings and to discourage dispersion of these activities.”

Industrial District -- “It is recognized by this ordinance that the value to the public of designating certain areas for certain types of industrial uses is represented in the employment opportunities afforded to citizens and the resultant economic benefits conferred upon the Village of Concord. In order that this value may be maintained and this use encouraged, this ordinance has established zoning districts designed to regulate the location of industrial uses according to a well considered plan which reflects the types of such uses and intensity of land, street and highway use in such district, potential nuisances and hazards which may cause unsafe and unhealthy conditions, and the relationship of industrial uses to each other and to other areas devoted to agricultural, residential, or commercial use and to streets, highways, and other means of transportation. To these ends, certain uses, which would function more effectively in other districts and would interfere with operation industrial activities and the purpose of these districts have been excluded. The purpose of each industrial district is further stated below.”

- **Light Industrial District (L-1)** -- “This district is designed to provide suitable space for industrial operations of all types that can comply with all provisions of this ordinance and can assure the protection of the public interest and surrounding property and persons.”

Dimensional Standards

The following bulk, height, and setback restrictions for each are included in the zoning ordinance (Art. IV).

Suburban Residential District (RS-1) -- Dimensional Standards

Minimum Lot Size	10,000 Square Feet	Ten Thousand (10,000) Square Feet
Minimum Lot Width	80 Feet	Eighty (80) Feet
Front Yard Setback	35 Feet	Thirty Five (35) Feet
Side Yard Setback	10 Feet	Ten (10) Feet
Rear Yard Setback	25 Feet	Twenty Five (25) Feet
Corner Lot Setback (Abutting Streets)	35 Feet	Thirty Five (35) Feet
Lot Coverage	≥ 30%	Not to Exceed Thirty (30) Percent
Principle Building Stories	≥ 2½ Stories	Not to Exceed Two and a Half (2½) Stories
Principle Building Height	≥ 35 Feet	Not to Exceed Thirty Five (35) Feet
Accessory Structure Height	≥ 25 Feet	Not to Exceed Twenty Five (25) Feet

Urban Residential (RU-1) -- Dimensional Standards

Minimum Lot Size	7,500 Square Feet	Seventy Five Hundred (7,500) Square Feet
Minimum Lot Width	60 Feet	Sixty (60) Feet
Front Yard Setback	25 Feet	Twenty Five (25) Feet
Side Yard Setback	5 Feet	Five (5) Feet
Rear Yard Setback	20 Feet	Twenty (20) Feet
Corner Lot Setback (Abutting Streets)	25 Feet	Twenty Five (25) Feet
Lot Coverage	≥ 30%	Not to Exceed Thirty (30) Percent
Principle Building Stories	≥ 2½ Stories	Not to Exceed Two and a Half (2½) Stories
Principle Building Height	≥ 35 Feet	Not to Exceed Thirty Five (35) Feet
Accessory Structure Height	≥ 25 Feet	Not to Exceed Twenty Five (25) Feet

Multiple - Family Residential District (RM-1) -- Dimensional Standards

Minimum Lot Size	15,000 Square Feet	Fifteen Thousand (15,000) Square Feet
Minimum Lot Width	120 Feet	One Hundred Twenty (120) Feet
Front Yard Setback	25 Feet	Twenty Five (25) Feet
Side Yard Setback	10 Feet	Ten (10) Feet
Rear Yard Setback	25 Feet	Twenty Five (25) Feet
Corner Lot Setback (Abutting Streets)	25 Feet	Twenty Five (25) Feet
Lot Coverage	≥ 25%	Not to Exceed Twenty Five (25) Percent
Principle Building Stories	≥ 2½ Stories	Not to Exceed Two and a Half (2½) Stories
Principle Building Height	≥ 35 Feet	Not to Exceed Thirty Five (35) Feet
Accessory Structure Height	≥ 25 Feet	Not to Exceed Twenty Five (25) Feet

Rural Non - Farm District (RNF-1) -- Dimensional Standards

Minimum Lot Size	1 Acres 44,000 Square Feet	One (1) Acre Forty Four Thousand (44,000) Square Feet
Minimum Lot Width	200 Feet	Two Hundred (200) Feet
Front Yard Setback	35 Feet	Thirty Five (35) Feet
Side Yard Setback	35 Feet	Thirty Five (35) Feet
Rear Yard Setback	60 Feet	Sixty (60) Feet
Lot Coverage	≥ 10%	Not to Exceed Ten (10) Percent
Principle Building Stories	≥ 2½ Stories	Not to Exceed Two and a Half (2½) Stories
Principle Building Height	≥ 35 Feet	Not to Exceed Thirty Five (35) Feet
Accessory Structure Height	≥ 25 Feet	Not to Exceed Twenty Five (25) Feet

General Commercial District (C-1) -- Dimensional Standards

Minimum Lot Size	10,000 Square Feet	Ten Thousand (10,000) Square Feet
Minimum Lot Width	75 Feet	Seventy Five (75) Feet
Front Yard Setback	35 Feet	Thirty Five (35) Feet
Side Yard Setback	20 Feet	Twenty (20) Feet
Rear Yard Setback	35 Feet	Thirty Five (35) Feet
Lot Coverage	≥ 25%	Not to Exceed Twenty Five (25) Percent

General Commercial District (C-1) Central Business District -- Dimensional Standards

No yard requirements or transition strips are required, only side yard and rear yard setbacks when abutting residential districts.		
Side Yard Setback	20 Feet	Twenty (20) Feet
Rear Yard Setback	35 Feet	Thirty Five (35) Feet

Highway Service Commercial / Light Industrial District (HCL-2) -- Dimensional Standards

Minimum Lot Size	15,000 Square Feet	Fifteen Thousand (15,000) Square Feet
Minimum Lot Width	100 Feet	One Hundred (100) Feet
Front Yard Setback	35 Feet	Thirty Five (35) Feet
Side Yard Setback	20 Feet	Twenty (20) Feet
Rear Yard Setback	20 Feet	Twenty (20) Feet
Corner Lot Setback (Abutting Streets)	35 Feet	Thirty Five (35) Feet
Lot Coverage	≥ 25%	Not to Exceed Twenty Five (25) Percent
Building Height	≥ 35 Feet	Not to Exceed Thirty Five (35) Feet

Light Industrial District (L-1) -- Dimensional Standards

Minimum Lot Size	20,000 Square Feet	Twenty Thousand (20,000) Square Feet
Minimum Lot Width	80 Feet	Eighty (80) Feet
Front Yard Setback	35 Feet	Thirty Five (35) Feet
Side Yard Setback	20 Feet	Twenty (20) Feet
Rear Yard Setback	20 Feet	Twenty (20) Feet
Corner Lot Setback (Abutting Streets)	35 Feet	Thirty Five (35) Feet
Lot Coverage	≥ 25%	Not to Exceed Twenty Five (25) Percent
Building Height	≥ 35 Feet	Not to Exceed Thirty Five (35) Feet

Rezoning Criteria

The most common zoning application of the master plan is during the rezoning process. Accordingly, a rezoning should be required to meet set criteria in order to be considered consistent with the master plan. Sec. 150.381 (c) of the Village's zoning code contains standards which satisfy this requirement:

- Is the proposed rezoning consistent with the policies and uses proposed for that area in the Village's Master Plan?
- Will all of the uses allowed under the proposed rezoning be compatible with other zones and uses in the surrounding area?
- Will any public services and facilities be significantly adversely impacted by development or use allowed under the requested rezoning?
- Will the uses allowed under the proposed rezoning be equally or better suited to the area than uses allowed under the current zoning of the land?

Relationship to the Future Land Use Map

The remainder of this appendix equates the various zoning districts included on the zoning map with the various categories included on the future land use map.

Open Area -- The following areas are included on the future land use map:

- **Agricultural Area** -- Agricultural areas are addressed generally on the future land use map, but only slightly affect the Village.

Residential Areas -- The following residential areas are included on the future land use map:

- **Low - Density Residential Areas** -- Low - density residential areas are addressed generally on the future land use map. The following zoning districts currently equate to those areas:
 - **RNF-1** -- Rural Non - Farm District
 - **RS-1** -- Suburban Residential District
 - **RU-1** -- Urban Residential District
- **High - Density Residential Areas** -- High - density residential areas are addressed generally on the future land use map. The following zoning districts currently equate to those areas:
 - **RU-1** -- Urban Residential District
 - **RM-1** -- Multiple - Family Residential District

Commercial Areas -- the following commercial areas are included on the future land use map:

- **Mixed - Use Areas** -- Mixed use areas are addressed generally on the future land use map. Currently, no zoning districts currently equate with these areas.
- **General Commercial Areas** -- Local commercial areas are addressed generally on the future land use map. The following zoning districts currently equate to those areas:
 - **C-1** -- General Commercial District
- **Highway Service Commercial Areas** -- Highway service commercial areas are addressed generally on the future land use map. The following zoning districts currently equate to those areas:
 - **HSC/I-2** -- Highway Service Commercial District/Light Industrial District

Industrial Area -- The following industrial area are addressed generally on the future land use map. The following zoning districts currently equate to those areas:

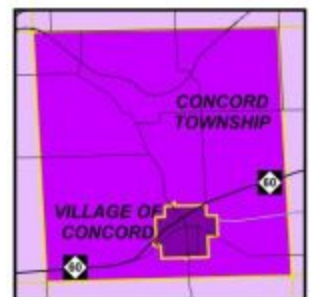
- **Light Industries Areas** -- Light industrial area are addressed generally on the future land use map. The following zoning districts currently equate to those areas:
 - **I-1** -- Industrial District

Institutional Areas -- The following industrial area are addressed generally on the future land use map:

- **Institutional** -- A mix of public and quasi-public facilities.
- **Parks and Recreation** -- Public parks and recreation facilities.

Although they are identified on the future land use map, they don't equate to any district on the zoning map.

Appendix F
Concord Area
Capital Improvement Programming



What is a Capital Improvements Program?

”Capital improvements are those physical facilities which involve a substantial investment and last a long time . . . as opposed to the operating expenses that occur during the same year they are budgeted.” Examples of capital improvements include: municipal buildings (e.g., Township Halls, fire stations, etc.), parks and recreation facilities, streets and alleys, and utilities (e.g., water and sewer lines). A capital improvements program (CIP) is a six-year prioritized listing of those projects along with the following information: location, date of construction, cost, means of financing, sponsor, and relationship to other facilities (if pertinent). The CIP, “is updated annually with the first year being the current year capital budget” according to the Michigan Planning Guidebook (May 2008).

Why Prepare a Capital Improvements Program?

Section 65 of the MPEA —the Michigan Planning Enabling Act (PA 33 of 2008, MCL 125.3865), as amended— requires that Concord Township and the Village of Concord “annually prepare a capital improvements program of public structures and improvements,” upon the adoption of this Master Plan. The CIP shows “those public structures and improvements, in the general order of their priority, that in the commission’s judgment will be needed or desirable and can be undertaken within the ensuing 6-year period . . . [and] shall be based upon the requirements of the [Township and Village] for all types of public structures and improvements. Consequently, each agency or department of the [municipalities] with authority for public structures or improvements shall upon request furnish the Planning Commission[s] with lists, plans, and estimates of time and cost of those public structures and improvements.”

Of course, there are also benefits to developing and maintaining a CIP. Chief among those benefits is the coordination of seemingly disparate projects. For example, water and sewer projects can be coordinated with street paving projects eliminating the potential for streets to be repaved, only to be torn up to for a water or sewer project, two or three years later. It is also important to note that “plans for new public works that are identified in the [Master Plan can] actually come to fruition through the CIP” and to ensure that “new public facilities are built in locations and consistent with the public policy for development in particular areas or neighborhoods as spelled out in the” document, according to the Michigan Planning Guidebook.

Developing a Capital Improvements Program

The following information should be used to develop the capital improvements program (CIP) upon the completion of the comprehensive plan:

Establishing Objective Criteria

“Without objective criteria, the [capital improvement process (CIP)] can quickly break down into a strictly political process where those agencies or neighborhoods with more political or fiscal resources (or both) will run roughshod over smaller agencies or weaker neighborhoods,” according to the Michigan Planning Guidebook, and simply ranking proposed projects as ‘urgent,’ ‘important,’ or ‘desirable’ “leave room for disagreement in determining priority. More robust criteria are often used first to examine each project.”

- Does the proposed facility address a risk to public safety or health?
- Is the current facility deteriorated or unsafe?
- Is the proposed facility part of a systematic replacement program?
- Will the proposed facility result in improvement of operating efficiency?
- Is the proposed facility necessary to:
 - ☐ Ensure the success of another capital improvement?
 - ☐ Meet a state or federal statutory or administrative requirement?
 - ☐ A court order?
 - ☐ A major public goal of the legislative body?
- Will the proposed facility result in the equitable provision of services or facilities to a part of the population with special needs?
- Will the proposed facility protect or conserve sensitive natural features or natural resources or the air or water quality of the Concord Area?
- Will the proposed facility protect the investment in existing infrastructure from becoming over capacity?
- Will the proposed facility result in a new or substantially expanded facility to provide a new service or new level of service in Concord Area?

Those answers can then be used to place proposed facilities into groups based upon the following criteria: • The proposed facility is urgent and fills a high priority need that should be met.

- The proposed facility is a high priority that should be done as funding becomes available.
- The proposed facility is worthwhile if funding is available (but may be deferred).
- The proposed facility is a low priority that is desirable but not essential.

The criteria listed above are recommended for larger governments with the potential for many projects. The criteria used for “small communities with few projects may not be much more than ‘urgent,’ ‘important,’ or ‘desirable.’”

Establishing a Process

The Michigan Planning Guidebook recommends that a medium or large-sized community create a special committee to advise its planning commission on the capital improvements program (CIP). The committee should be comprised of the chief elected or appointed official and representatives from the planning commission, the legislative body, and pertinent departments (e.g., engineering; finance; fire; parks, recreation and grounds; public works; purchasing; and water). A total of eight steps are recommended for the development of a CIP:

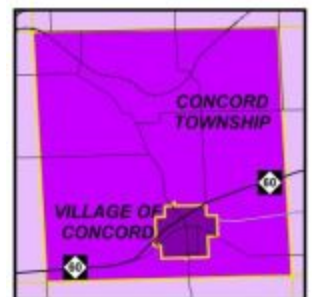
- Prepare an inventory of all capital facilities.
- Rate the existing level of service for each infrastructure element.
- Identify the structure needs.
- Identify options to meet the needs and cost estimates to all projects over the next six years.

Prepare a draft CIP that includes a review of each project against the master plan and CIP prioritization criteria:

- ☐ Establish financial capacity for financing public works proposals over the next six years.
- ☐ Develop a project schedule for the next six years based on the ranking of selected projects and the availability of funding.
- ☐ Select projects to be undertaken during the coming year which become the capital budget. The remaining projects become part of the capital improvements program for the subsequent five years.
- ☐ Develop a project schedule for the next six years based on the ranking of selected projects and the availability of funding.
- After public review and hearing, the CIP is adopted by the legislative body with any agreed upon amendments.
- Implement current year of the CIP.
- Monitor projects and update the CIP annually.

The Michigan Planning Guidebook notes that “in smaller communities with few capital improvements,” such as Concord Township or the Village of Concord, the process can be simplified. “Each office, agency, or department responsible for public works is asked to submit proposed public works and the planning commission as a whole reviews and prioritizes them all —ensuring they are consistent with the master plan.”

Appendix G
Concord Area Master Plan
Municipalities Minutes of Approval



Appendix G

Master Plan Minutes of Approval

Village of Concord Planning Committee Master Plan Approval Minutes

Village of Concord

Planning Committee Meeting & Master Plan Open House 10/15/19

Village of Concord Planning Committee Members Present: Cynthia Laeder, Patrick, Laeder, Tim Casey

Village of Concord Planning Committee Members Absent: Mike Lovitt, Ron Bradley

Concord Township Planning Committee Members Present: Kilbourn Snow, Kevin Bohl

Public in Attendance: Ken Wyatt, Aaron Losey, Sarah McCorkle, Village President Jeremy Bush

Meeting Called to Order at 7:00 p.m. October 15, 2019

Paper copies of the Concord Area Master Plan were offered to the public as handouts as they came into the Meeting. Concord Township Planning Committee Members K. Snow, and K. Bohl and Village President J. Bush joined the Village of Concord Planning Committee at the Front Table.

Using his laptop and a projector Village President J. Bush brought up a copy of Concord Area Master Plan. J. Bush scanned through the Concord Area Master Plan and talked about certain areas.

S. McCorkle asked if there was a place in the plan where Townships Setbacks could be found? J. Bush stated there was in one of the Appendixes near the back and scanned through to find the table with Township Setbacks on page 139 in Appendix D.

K. Wyatt had some questions which came to him as he read through the Concord Area Master Plan. Wyatt wanted to know if there was any thought as to why the survey respondents seemed to rate the Township roads in good condition while the County currently rates many of the roads in the Township in poor condition. K. Bohl and K. Snow discussed how maybe the survey respondents lived in areas where the roads were not that bad. J. Bush stated if he recalled correctly the number of survey respondents was less than 10% of the Village and Townships total population and they may have had something to do it. A. Losey stated maybe if the survey wasn't so long then maybe there would have been more participation.


K. Wyatt asked for clarification on the Townships breakdown of Farm Property Classifications (Corporate Farm, Family Farm, Hobby Farms). Wyatt stated from his observations of Township meetings and the majority of survey participants, people seem to like family farms, against corporate farms, and kind of in the middle on hobby farms. J. Bush stated his definition of a Hobby Farm was kind of what he grew up on, a few acres, gardens, raising a few livestock animals for 4-H projects and personal use. The difference between a Corporate Farm and Family Farm being ownership of the farm.

K. Wyatt asked about the Village's plans and potential grant/funding sources for the Paddock Lake Park area found in the Goals of the Concord Area Master Plan? J. Bush stated the Village has completed some initial research on this project and found the MDNR must complete a study on the life-forms found body of water before the Village would be able to move forward. Bush continued the Village's engineer and surveyor are currently tied up finishing up work on the Village's Water Infrastructure Replacement Project and once they are available likely next Spring they will begin the process of planning. The plan calls for the installation of a concrete boat launch and dock or pier. J. Bush stated at this time there are no grant opportunities he has found to assist with the cost of the project but he was in talks with a potential donation party.

With no changes recommended for the Concord Area Master Plan, C. Laeder motioned the Village of Concord Planning Committee accept the Master Plan as written and send it to the Village of Concord Council for approval. Seconded by T. Casey. Motion carried by all.

With no other business to discuss Motioned by C. Laeder, seconded by T. Casey to adjourn at 9:03 p.m.

 10/22/19

 10-22-19

Village of Concord Council Master Plan Approval Minutes

Village of Concord Council Minutes

The Village Council of Concord met on October 22, 2019 at 7:00 pm in the Village Commons Meeting Room.

Council Members Present: Jeremiah Bush, Jeff Jackson, T. Norris, T. Casey, Ashley Meeks and Kyle George.

Council Members Absent: Mike Lovitt.

Public Present: K. Wyatt, D. Daniels, A. Losey, DPW Director J. Blossom and Village Clerk J. Lefere.

For their review, Council Members were e-mailed or given: Bills to be Paid in Amount of \$15,167.29; Expense Approval Water Main Project in Amount of \$5,664.10; September 2019 Fire Run Report; October Fire Board Minutes; November 2019 Village Voice; MML Incorporation Training Presentation Email; Granger Waste Services Contract Email; Concord Area Master Plan Email; 10/8/19 Village Council Meeting Proposed Minutes; 10/22/19 Council Meeting Agenda.

Motioned by A. Meeks, seconded by T. Casey, to accept the minutes from the 10/8/2019 meeting. Motion approved by all.

Motioned by J. Bush, seconded by K. George, to accept the minutes from the 10/15/2019 Planning Committee & Master Plan Open House meeting. Motion approved by all.

Public Comments:

K. Wyatt commented on the number of people in attendance at the Planning Meeting and Master Plan Open House.

The Payment of Bills in the amount of \$15,167.29 was presented. Motioned by A. Meeks, seconded by K. George, to approve the payment of bills in the amount of \$15,167.29. Motion approved by all.

Expense Approval Water Main Project in the amount of \$5,664.10 was presented. Motioned by J. Bush, seconded by K. George, to approve the payment of Expense for Water main Project in the amount of \$5,664.10. Motion approved by all.

J. Blossom stated the water infrastructure replacement project will begin the middle of November. He also mentioned the new railing going up in front of the Village Office is being completed by Jackson Industrial and should be done by the end of the week, weather permitting. He discussed the parking lot at Gottschalk Park, and the Village's plan to have covered with asphalt millings removed from Village streets as part of upcoming water infrastructure replacement project. The millings from Village streets will not be available until spring and summer and the park is really busy in the spring and summer. Blossom spoke with Concord Excavating and worked out deal in which they will use millings Concord Excavating currently have in stock and the Village will replace the millings stock in the spring and summer when the water project is completed. J. Blossom also discussed a lot on Coxon Street that the Village had the first right of refusal before it went to the tax sale. The property was purchased by M. Reynolds. There is a small right away area behind the apartments on Railroad Street which is owned by the Village and M. Reynolds wanted to know if the Village had plans for this area and would it be interested in getting rid of it? The Council is okay with getting rid of this as long as she covers the costs associated with the land transfer. Blossom also mentioned that to stay in compliance with the USDA loan and the rate study done by MRWA the water rates need to increase each year according to the cost of living rate. J. Blossom also wanted to schedule the employee review date for all Village employees. The date was set

Village of Concord Council Master Plan Approval Minutes (Continued)

for November 26, 2019. He also mentioned that he and clerk J. Lefere have been working on the 2020 budget and should have it to J. Bush for review soon. Blossom also mentioned that there was recent sewer inspection and everything checked out well. J. Blossom presented to the Council the cost of a new dump truck the Village is in need of. The cost for the truck chassis will be \$79,740.00 from D&K Truck Company and the cost for the upfit of dump box, snow plow, salt spreader, leaf box, lighting, etc. will be \$81,749.00 for a total cost of \$161,489.00. Motioned by A. Meeks, seconded by J. Jackson to purchase a dump truck for \$161,489.00 to be paid from the 2020 budget.

J. Bush discussed the Planning Commission and Concord Area Master Plan Open House meeting. Bush stated the Village's Planning Committee approved the plan and based on the recommendations of the MEDC there was only one change added to the Concord Area Master Plan, it was on page 39 and reads as follows:

3. In the Village of Concord, transition the Downtown Commercial District into a Mixed-Use Commercial District to accommodate commercial and residential uses that are compatible with the preservation and reuse of existing historic buildings while creating an area where people can affordably live, work, socialize, play, and shop.

Motioned by J. Bush, seconded by J. Jackson to approve the Concord Area Master Plan as presented. All were in favor. Motion approved.

Before The Concord Area Master Plan is sent on to the State it still needs to be approved by the Township Planning Committee and the Township Board, and then will be sent on to Jackson County Commissioners for approval as well.

J. Bush stated Village Treasurer C. Gibbs would like to invest \$50,000 in another CD at 3% interest. Motioned by J. Bush, seconded by T. Casey to invest \$50,000.00 in a CD at American 1 C.U. at 3% interest. Approved by J. Bush, T. Casey, T. Norris, K. George. A. Meeks and J. Jackson abstained. Motion approved.

Council Comments:

A. Meeks presented the 2020 Fire Department budget to the Council. The Fire Department is asking for a \$3,000.00 increase in the budget for extra trainings that will be taking place. \$1,500.00 will be for the Village and \$1,500.00 will be for the Township. Motioned by A. Meeks, seconded by J. Bush to approve the Village Fire budget in the amount of \$62,057.50. All were in favor. Motion approved.

A. Meeks also informed the council the Fire Department purchased a suburban to be the new rescue vehicle and it will replace the F550 rescue vehicle.

J. Bush discussed the small piece of land on Mill St. that is owned by the Village. A person had requested to put their canoe in at this location. He was given permission however he was not given permission to drive on the property. He has put ruts in the land and has since been asked to not drive on the property.

With no other business to discuss, it was motioned by A. Meeks, seconded by K. George, to adjourn at 7:52 pm. Motion approved by all.


Approved by Jeremiah Bush, Village President

11-12-19

Date

Concord Township Planning Committee Master Plan Approval Minutes

Concord Township Planning Commission Meeting 6 November 2019 Minutes

- I. Meeting called to order at 7:30 by Kilburn Snow.
- II. All stood and recited the Pledge of Allegiance
- III. Members present: Cindy Franssen, Kilburn Snow, Naomi Carr and Kevin Bohl. Brian Kessman was absent.
- IV. Guest present was Sheri Hurst.
- V. Naomi Carr moved to approve the October Minutes, Cindy Franssen second the motion. Motion passed.
- VI. Cindy Franssen motioned to approve the November agenda, Naomi Carr seconded. Motion passed.
- VII. Old business, there was none.
- VIII. New business; discussion of the approval of the New Master Plan that was approved by the Village of Concord. Cindy Franssen expressed concern for information laid out in the current format, as it was difficult to match addendums, maps and references with the current goals and objectives. Al Cavasin clarified the situation, explaining The Village has been reviewing the situation and making the proper corrections.
 - A. Naomi Carr motioned for the approval of The Master Plan, pending corrections. Cindy Franssen second the motion. Roll call vote was taken. Votes are as follows:
 - Kilburn Snow, Yes
 - Naomi Carr, Yes
 - Cindy Franssen, Yea
 - Kevin Bohl, Yes
 - Brian Kessman, absent.
- IX. Naomi Carr made a motion to move the winter meetings from 7:30 to 5:30. Cindy Franssen second the motion. Voting will take place when all members are present.
- X. Naomi Carr moved to adjourn the meeting, with Cindy Franssen supporting. Meeting was adjourned at 8:11

Meeting minutes submitted by Kevin Bohl, secretary.

Kilburn Snow
Planning Commission Chair

Concord Township Board Master Plan Approval Minutes

The Concord Township Board met in the Township Office at 121 Grove Street, Concord on Monday, November 11, 2019 for a regularly scheduled meeting.

Members present: Clerk Sheryll Dishaw, Treasurer Judy Clark, Trustee Jim Bush, Supervisor Al Cavasin and Trustee Naomi Carr.

Also present: Aaron Losey, Kilbourn Snow, Ken Wyatt, Kevin Bohl and Deputy Larry Jacobson.

Supervisor Al Cavasin called the meeting to order at 6:00 pm and led the Pledge of Allegiance.

Minutes for the October meeting were approved by consent.

Public Comment:

- Ken Wyatt asked about County Commissioner Alan Tompkins. Mr. Tompkins had earlier informed the Clerk that he had planned on attending tonight's meeting but because of the inclement weather cancelled.

Clerk Dishaw submitted the monthly bills in the amount of \$12,085.96. The payment of the bills was done by consent.

Reports:

- Treasurer Clark gave the financial conditional of the Township; revenues for October were \$7,562.36 and expenditures were \$72,597.41. The General Fund balance was \$218,270.69.
- Trustee Bush gave the October 2019 Fire Board Report. Runs for September consisted of 21 runs total (5 in the Township, 12 in the Village, 3 Mutual Aids and 1 training). Total of bills including payroll was \$3119.88. Balance for Stabilization Fund as of October 31st was \$165,785.37. New rescue has been purchased more information will be forthcoming. 2020 Proposed Fire Budget was submitted.

Motioned by Dishaw, supported by Clark to adopt the 2020 Fire Budget with the Township's share being \$62,057.50. Roll Call Vote: Ayes – Bush, Clark, Carr, Dishaw and Cavasin; Nays – None. Motion was approved.

Reports Continued:

- Deputy Jacobson gave the October 2019 Police Report. Total Dispatches were 55; with 30 in the Village, 23 in the Township and 3 Out of Area/Backup calls. He also presented a new newsletter type Concord Blotter filled with information about deer/vehicle accidents, hunting issues, gift card scams, piling of garbage and thieves in the area.
- Trustee Carr gave the November 2019 Planning Commission Report. Their main business was the approval of the New Master Plan subject to corrections

Concord Township Board Master Plan Approval Minutes (Continued)

being made; and changing the meeting time for the winter from 7:30 pm to 5:30 pm.

The reports were approved by consent.

Unfinished Business:

- Discussion was held on the new Master Plan, improvements that need to be made, and a possible time frame for working on the future Master Plan due in 2025. Motioned by Clark, supported by Dishaw to approve the Master Plan as it has been submitted with the corrections being made. Roll Call Vote: Ayes – Dishaw, Clark, Cavasin and Bush. Nays: Carr. Motion was approved.
- Cavasin gave the status of the Codification of the Township's Ordinances. The contract has been signed and welcome letter has been received from American Legal. Motioned by Dishaw, supported by Bush to pay the first invoice of 40% when it is received. Ayes: five, Nays: none. Motion was approved.

New Business:

- Adoption of the 2020 Fire Budget which was done with the Fire Reports.
- Letter of Intent for the Township to participate in the 2020 Jackson County Aerial Imagery Acquisition Project at a cost of \$2110. Motioned by Cavasin, supported by Carr to sign the letter of intent. Ayes: five, Nays: none. Motion was approved.

Board Member comments:

- Bush – none.
- Clark informed the Board of the many requests she gets for copies of the tax roll from different marketing companies. She stated that the smaller townships in the County charges \$100 for such requests. Motioned by Clark, supported by Cavasin to charge \$100 for these requests. Ayes: five, Nays: none. Motioned was approved.
- Carr – none.
- Dishaw – none.

Supervisor's comments:

- Cavasin informed the Board that we have received the Final Decision from the State Construction Code Commission approving the Township to administer the plumbing inspections.

Motioned by Bush, supported by Cavasin to adjourn at 6:40 pm. Motion was approved.



Al Cavasin, Supervisor

Date: November 12, 2019

Letter of Intent To Prepare a Master Plan

Concord Township

121 Grove Street
Concord, Michigan, 49237

517-524-6804
517-524-6805

Assessor:

Sheryll Dishaw

Clerk:

Judy Clark

Treasurer:

Robert Jacokes

Trustees:

Jim Bush
David Miller

Supervisor:

Al Cavasin

Tuesday, November 06, 2018

Re: NOTICE OF INTENT TO PREPARE A MASTER PLAN

The Township of Concord in Jackson County, Michigan, announces the intent to revise and prepare a new edition of the **Concord Township Area Master Plan** in conjunction with the Village of Concord, and requests the cooperation of, and comments from, the recipients of this notice. The following entities are receiving this Notice of Intent as required by Section #39 of the Michigan Planning Enabling Act (MCL 125.3839):

- Spring Arbor Township
- Village of Concord
- Pulaski Township
- Parma Township
- Albion Township
- Consumers Energy
- Semco Energy
- Frontier Communications
- Wow!
- AT&T
- JDOT
- MDOT
- Region II Planning Commission

Concord Township and the Village will utilize electronic mail and their respective websites for future required submittals regarding the development and approval of the next edition of the Concord Area Master Plan. If you prefer future communications in hardcopy, please notify either Clerk at: Clerk@concordtownshipmi.org; or clerk@villageofconcord.com. Other questions or comments may be directed to them as well.

Respectfully

Al Cavasin,

Township Supervisor
Concord Township



Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)
120 W. Michigan Avenue • Jackson, MI 49201
Phone (517) 788-4426 • Fax (517) 788-4635

December 20, 2019

Ms. Judy Lefere, Clerk
Village of Concord
PO Box 306
Concord, MI 49237

Ms. Sheryll Dishaw, Clerk
Concord Township
PO Box 236
Concord, MI 49237

Transmitted via email to clerk@villageofconcord.com and clerk@concordtownshipmi.org

Subject: **#19-06 – Concord Area Master Plan**

Dear Ms. Lefere and Ms. Dishaw:

The Jackson County Planning Commission reviewed the proposed master plan for the Concord Area per the requirements of the Michigan Planning Enabling Act (MPEA) during its meeting on December 12, 2019. After careful consideration the Commission passed a motion concurring with the staff advisement that in its opinion the proposed *Concord Area Master Plan* is generally consistent with the master plans of adjacent Jackson County municipalities and Jackson County's countywide master plan. Please note that they did have concerns regarding the 'mixed use' corridor proposed along M-60 (please see the attached staff report and meeting minutes).

Please contact me at (517) 768-6711 or gbauman@co.jackson.mi.us if you have any questions regarding this matter.

Sincerely,

Grant E. Bauman
Recording Secretary



Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426 • Fax (517) 788-4635

MEETING MINUTES

December 12, 2019

5th Floor Commission Chambers • Jackson County Tower Building • Jackson, Michigan

Members Present: Mr. Roger Gaede, Environment; Ms. Nancy Hawley, At Large; Mr. Ted Hilleary, Education; Mr. Russ Jennings, At Large; Mr. Corey Kennedy, Jackson County Board of Commissioners; Ms. Jennifer Morris, At Large; and Mr. Jim Videto, Agriculture

Members Absent: Mr. Timothy Burns, At Large, and Ms. Amy Guerriero, Industry and Economics;

Liaisons Present: Mr. Grant Bauman, Principal Planner

Others Present: None.

Item 1. **Call to Order and Pledge of Allegiance.** The meeting was called to order at 6:00 p.m. by Secretary Morris. Those in attendance rose and joined in the Pledge of Allegiance.

Item 2. **Public Comment.** There was no public comment.

Item 3. **Approval of Minutes.** A motion was made by Comm. Hilleary, and seconded by Comm. Hawley, to **approve** the November 7, 2019, meeting minutes as presented. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** A motion was made by Comm. Kennedy, and seconded by Comm. Hilleary, to **approve** the December 12, 2019, meeting agenda as presented. *The motion was approved unanimously.*

Item 5. **Request(s) for Review, Comment, and Recommendation.**

a. **Consideration of Township Zoning Amendment(s).**

(1) **CZ #19-34 – Leoni Township**

Staff summarized his report regarding the proposed rezoning of the subject property—known as Parcel ID #000-09-29-326-002-00 and located in Section 29 (T2S-R1E) of the Township—from ‘agricultural (AG-1)’ to ‘heavy industrial (M)’. County Planning Commissioners were advised to recommend **disapproval** of the rezoning (please see the staff report).

A motion was made by Comm. Videto, and seconded by Comm. Hilleary, to concur with the staff advisement to recommend **disapproval** of the ‘M’ rezoning request to the Leoni Township Board (please see the staff report). *The motion was approved unanimously.*

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(2) **CZ #19-35 – Henrietta Township**

Staff summarized his report regarding the proposed rezoning of the subject properties—known as Parcel ID #000-04-21-101-003-02 and #000-04-21-003-03 and located in Section 21 (T1S-R1E) of the Township—from ‘agricultural (AG-1)’ to ‘commercial (C-1)’. County Planning Commissioners were advised to recommend **approval** of the text amendments (please see the staff report). Comm. Morris suggested that the Township consider amending its future land use map to make the existing commercial node larger.

A motion was made by Comm. Morris, and seconded by Comm. Jennings, to recommend **approval with comments** of the ‘C-1’ rezoning request to the Henrietta Township Board (please see the staff report and these minutes). *The motion was approved unanimously.*

(3) **CZ #19-36 – Norvell Township**

Staff summarized his report on the proposed text amendments to the *Norvell Township Zoning Ordinance* regarding ‘wireless communication facility and structures’ and the ‘keeping of animals’ (specifically ‘miniature horses’). County Planning Commissioners were advised to recommend separate **approvals with comments** of the amendments regarding ‘wireless communication facility and structures’ and the ‘keeping of animals’ (please see the staff report). Comm. Morris suggested that the security fences be required to be ‘solid’ rather than ‘woven wire’.

A motion was made by Comm. Kennedy, and seconded by Comm. Jennings, to concur with the staff advisement to recommend **approval with comments** of the text amendments regarding ‘wireless communication facility and structures’ to the Norvell Township Board. *The motion was approved unanimously.*

A motion was made by Comm. Hawley, and seconded by Comm. Hilleary, to concur with the staff advisement to recommend **approval with comments** of the text amendments regarding the ‘keeping of animals’ to the Norvell Township Board. *The motion was approved unanimously.*

b. **Consideration of Master Plan(s).**(1) **MP #19-06 – Concord Area**

Staff summarized its report on the proposed *Concord Area Master Plan* (please see the staff report). County Planning Commissioners were advised to state that in the opinion of the Commission, the proposed master plan is generally consistent with: (1) the master plans of adjacent Jackson County municipalities and (2) the Jackson Community Comprehensive Plan. Comm. Videto stated that the proposed mixed use corridor along M-60 is inconsistent with adjacent townships and Comm. Morris remarked on its large width. Comm. Hawley noted that by establishing such a large mixed use corridor, the Village and Township may find it more difficult to maintain and fill existing development in the area.

A motion was made by Comm. Hilleary, and seconded by Comm. Videto, to concur with the staff advisement (please see the staff report). *The motion was approved unanimously.*

c. **Farmland & Open Space Preservation Program (PA 116) application(s).** None.Item 6. **Other Business.**a. **Unfinished Business.**(1) **Jackson County Master Plan | Existing Land Use**

Staff provided County Planning Commissioners with more detailed existing land use mapping utilizing assessment data. Residential, commercial and industrial, and exempt uses are highlighted on separate maps and a new map displays areas of low-intensity and high-intensity land uses which should be useful in creating a generalized countywide future land use map.

(2) **Jackson County Master Plan | Next Steps**

County Planning Commissioners decided to postpone the discussion on next steps until the January 9, 2020, meeting. Staff was directed to provide digital copies of the existing land use maps (large scale) and other background materials to the Commissioners prior to the meeting.

b. **New Business.**(1) **2019 JCPC Annual Report**

Staff provided County Planning Commissioners with the Annual Report for 2019, summarized its content, and requested approval so that it can be submitted to the County Board in January.

A motion was made by Comm. Gaede, and seconded by Comm. Hawley, to **approve** the 2019 JCPC Annual Report as presented. *The motion was approved unanimously.*

Item 7. **Public Comment.** None.

Item 8. **Commissioner Comment.** None.

Item 9. **Adjournment.** The meeting was adjourned by Secretary Morris at 7:04 p.m.

Respectfully submitted by:

Grant Bauman, Recording Secretary



Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)
120 W. Michigan Avenue • Jackson, MI 49201
Phone (517) 788-4426 • Fax (517) 788-4635

MASTER PLAN REPORT | #19-06

To: County Planning Commissioners
From: Grant E. Bauman
Date: December 12, 2019

Proposal: Review of the proposed Concord Area Master Plan

The proposed future land use map does not differ from the future land use map contained in the current edition of the master plan, with one major exception: the proposed 'mixed-use' (i.e., residential and commercial) area has been expanded to cover the entire Spring Arbor Road (M-60) corridor outside of the Village.

Purpose

Section 41 (3) of the Michigan Planning Enabling Act (PA 33 of 2008) states that "if the county planning commission . . . that receives a copy of a proposed [municipal] master plan under subsection (2)(e) submits comments, the comments shall include, but need not be limited to, both of the following as applicable:

- (a) A statement whether the county planning commission . . . considers the proposed master plan to be inconsistent with the master plan of any municipality or region described in subsection (2)(a) or (d).
- (b) If the county has a county master plan, a statement whether the county planning commission considers the proposed master plan to be inconsistent with the county master plan" (MCL 125.3841(3)).

Analysis and Recommendation

Is the proposed master plan inconsistent with the master plan of any adjacent municipality in Jackson County?

1. **Parma Township.** An area recommending 'agricultural' uses predominates along the northern border of the Concord Area although a 'commercial' node and a couple of small 'low-density residential' areas are also identified (see Map 1). 'Agricultural' uses are recommended along the border in Parma Township (see Map 2).
2. **Sandstone Township.** An area recommending 'agricultural' uses is located in the northeastern corner of the Concord Area (see Map 1). 'Low density residential' uses are proposed in Sandstone Township's southwestern corner (see Map 3).
3. **Spring Arbor Township.** The area recommending 'mixed-use' development along M-60 extends to the Concord Area's eastern border and a 'low-density residential' area is located further to the north. However, an area recommending 'agricultural' uses predominates (see Map 1). Areas recommending 'agricultural', 'low-density residential', and 'light industrial' uses are located along Spring Arbor Township's western border (see Map 4).

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4. **Hanover Township.** An area recommending 'agricultural' uses is located in the southeastern corner of the Concord Area (see Map 1). An 'agricultural' area is proposed for Hanover Township's northwestern corner (see Map 5).
5. **Pulaski Township.** With the exception of the 'low-density residential' uses recommended along the Pulaski Road corridor, areas recommending 'agricultural' uses predominate the Concord Area's southern border (see Map 1). Areas recommending 'agricultural', 'recreation open space' and 'residential' uses are proposed along Pulaski Township's northern border (see Map 6).

Is the proposed master plan inconsistent with Jackson County's master plan?

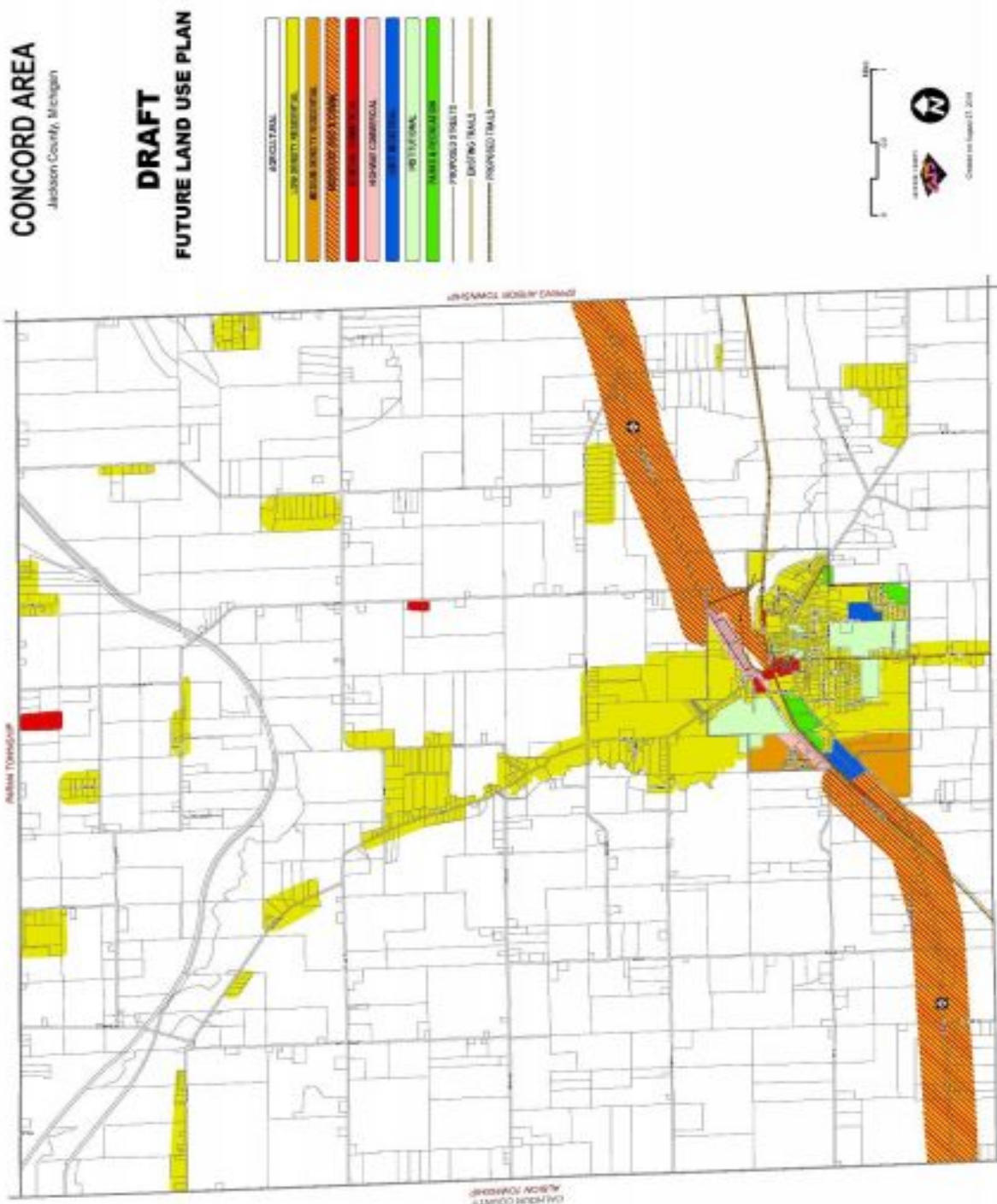
An area recommending 'agricultural' uses predominates the Concord Area. A mix of areas recommending 'low- and medium-density residential', 'general and highway commercial', 'light industrial' and 'parks and recreation and institutional' uses are proposed in the Village of Concord and its surroundings. A 'mixed-use' (i.e., residential and commercial) corridor is recommended along the entire M-60 corridor in Concord Township. There are other areas of 'low-density residential' scattered throughout the Township as well as a couple of non-residential nodes (see Map 1). The Jackson Community Comprehensive Plan recommends a mix of 'residential' and 'commercial' uses in the Village and along Pulaski Road and 'agricultural' uses in almost all of the Township. Most of the Concord Area is also located in an 'agricultural preservation area' (see Maps 7a and 7b).

Staff Advisement – Based upon the above analysis, staff advises the Jackson County Planning Commission to state that, in its opinion, the proposed Concord Area Master Plan is generally consistent with:

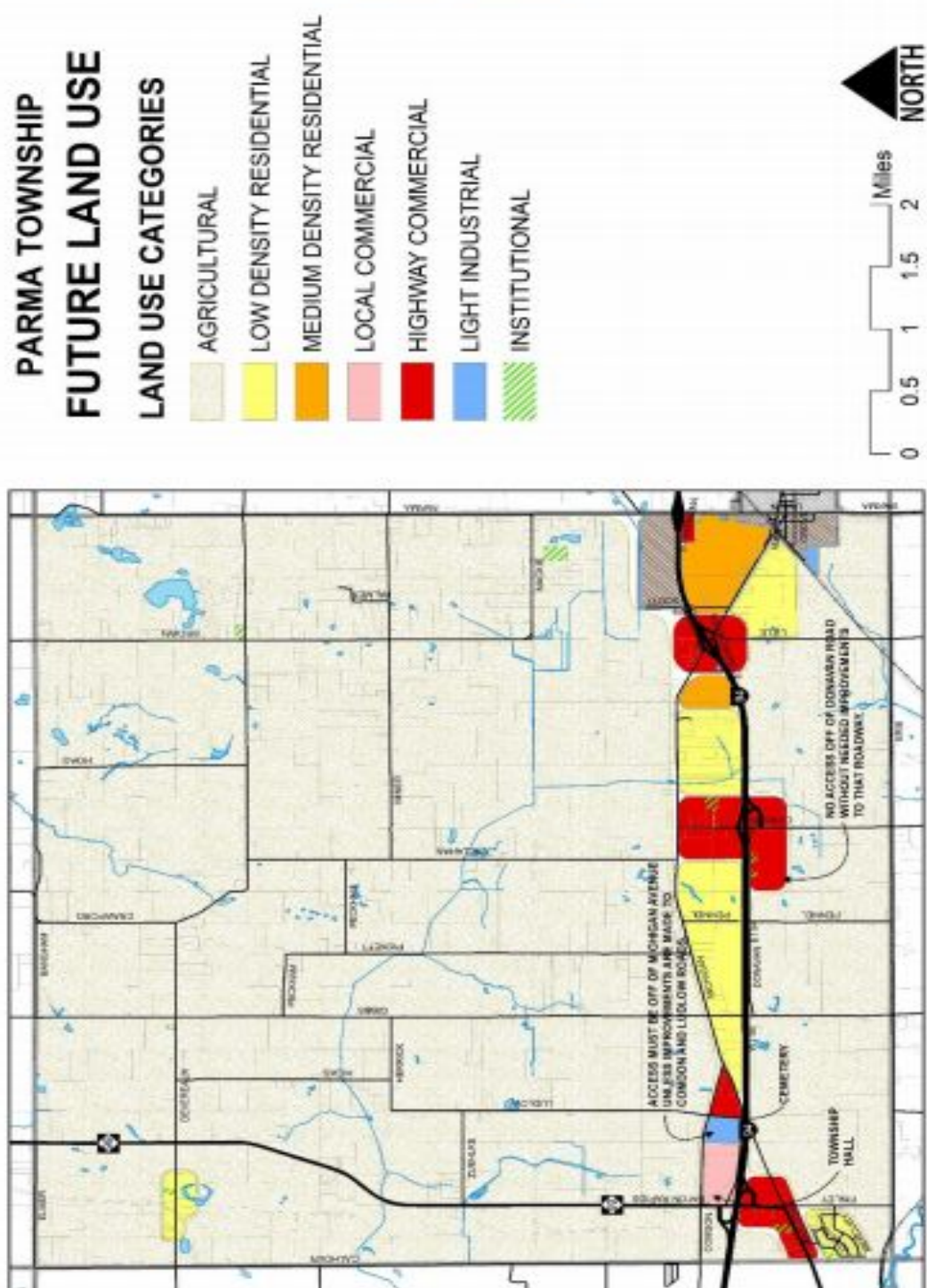
- The master plans of adjacent Jackson County municipalities and
- The Jackson Community Comprehensive Plan.

Staff also advises Commissioners to recommend that the proposed 'mix-use' corridor proposed along M-60 be reduced to a couple of smaller areas in the vicinity of the Village of Concord. The corridor as proposed is likely too large to develop cohesively and efficiently within the next 20 years. It will simply encourage widely dispersed commercial and residential developments along the entire corridor with no center(s) or relationships to each other. The proposed corridor would also degrade the way in which most people experience the Concord Area's rural character, contradicting goal #2 of the plan: 'Preserve the Rural Character of the Township and Village'.

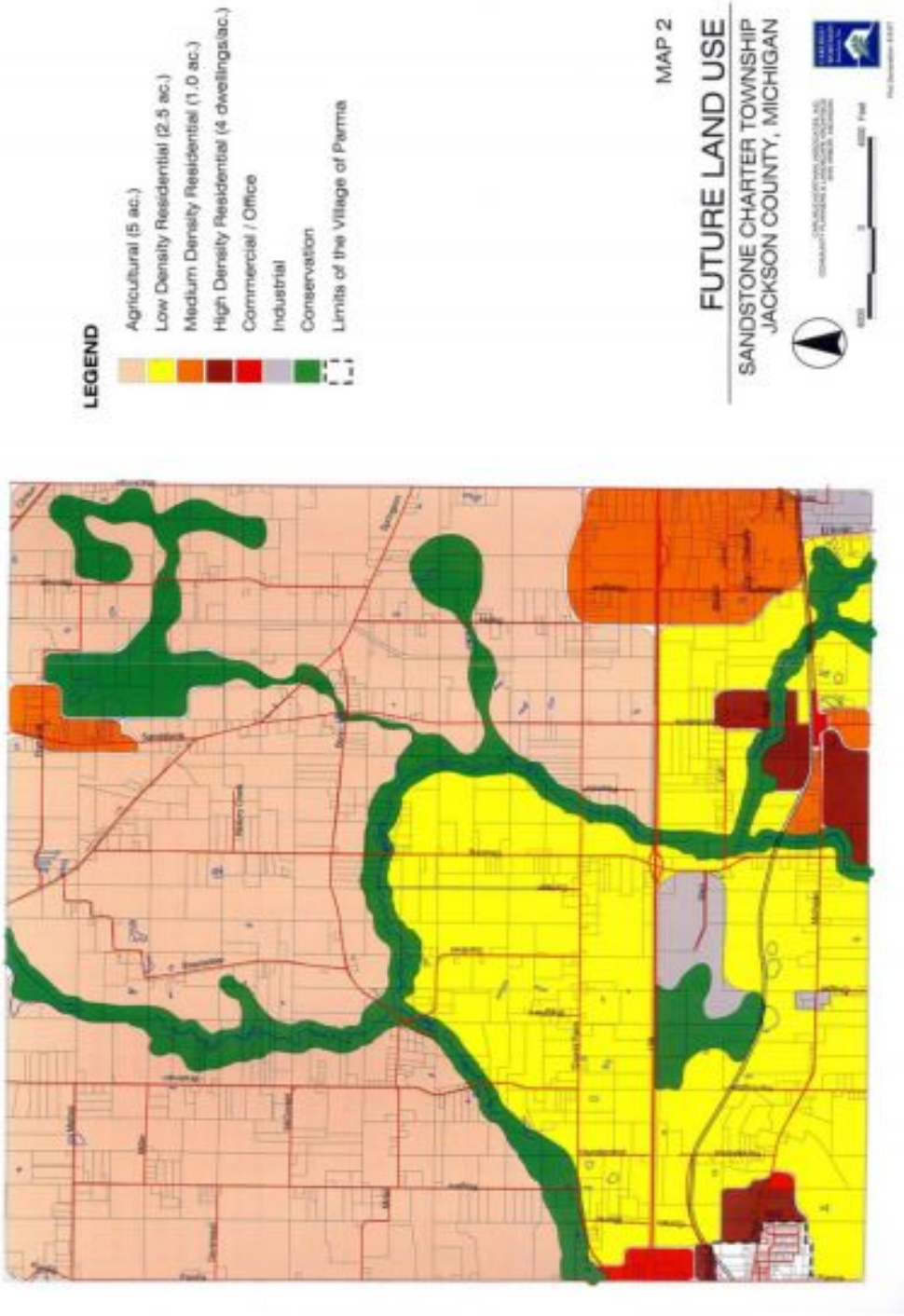
Map 1 Concord Area



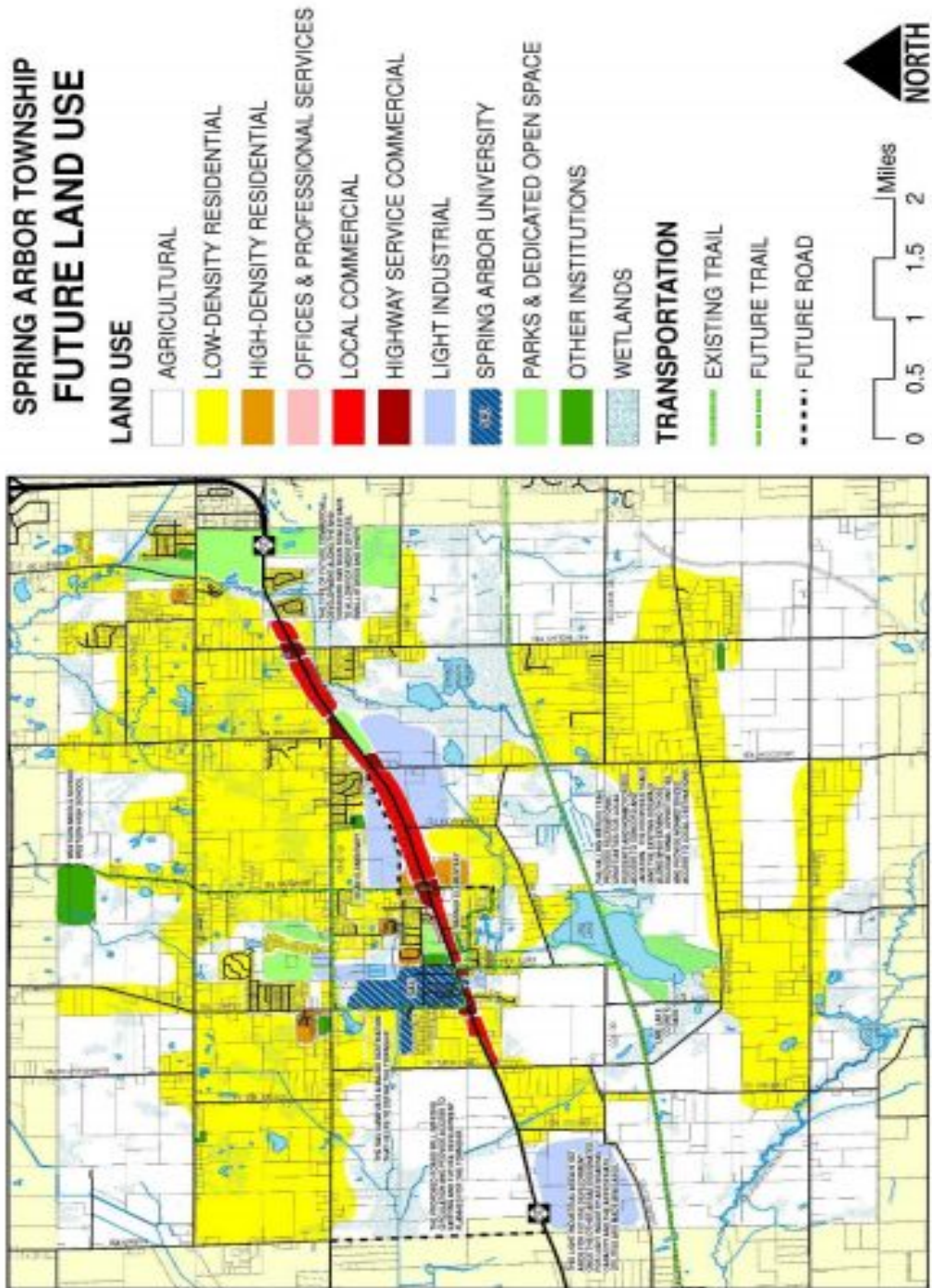
Map 2
Parma Township



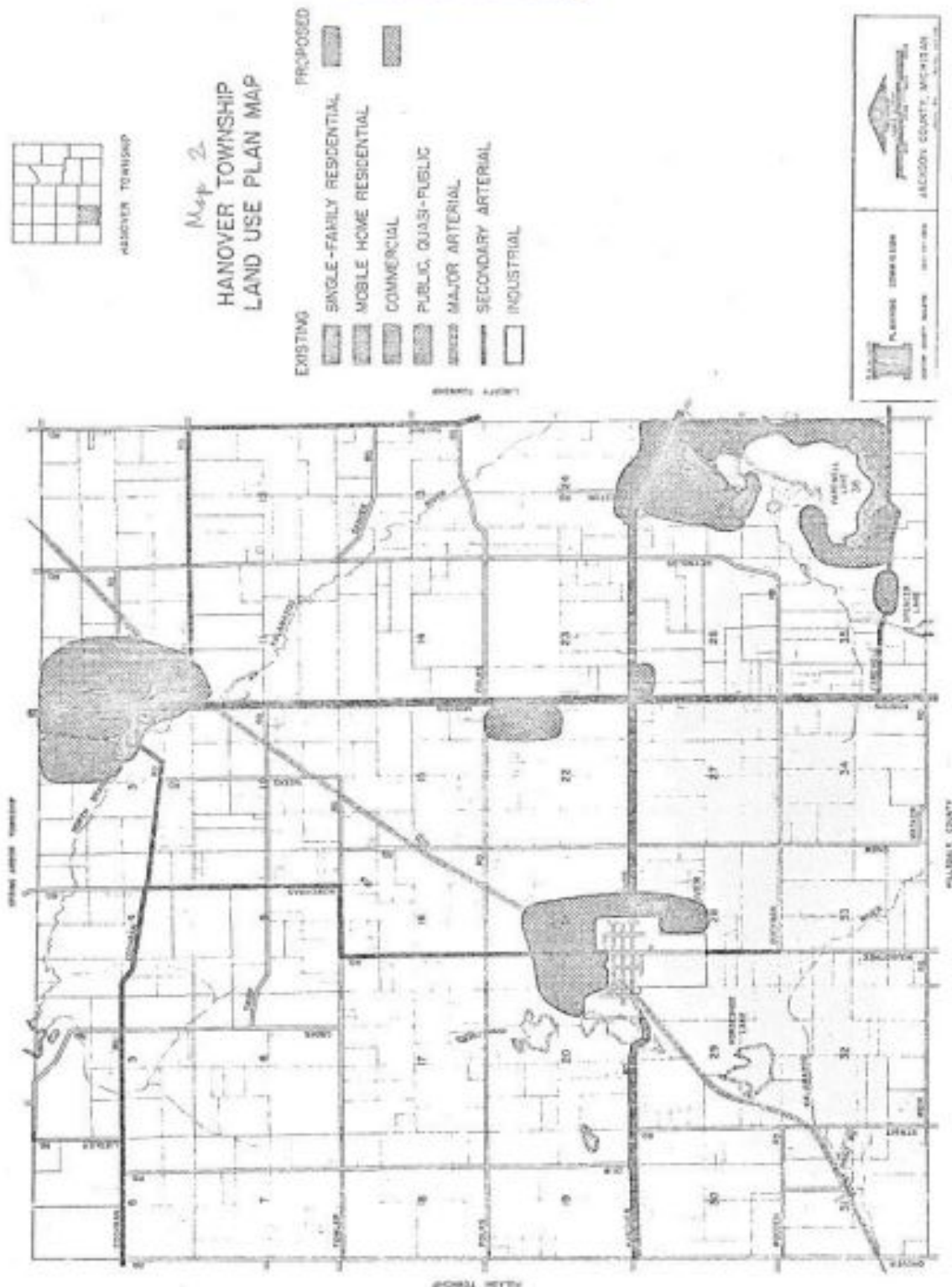
Map 3
Sandstone Township



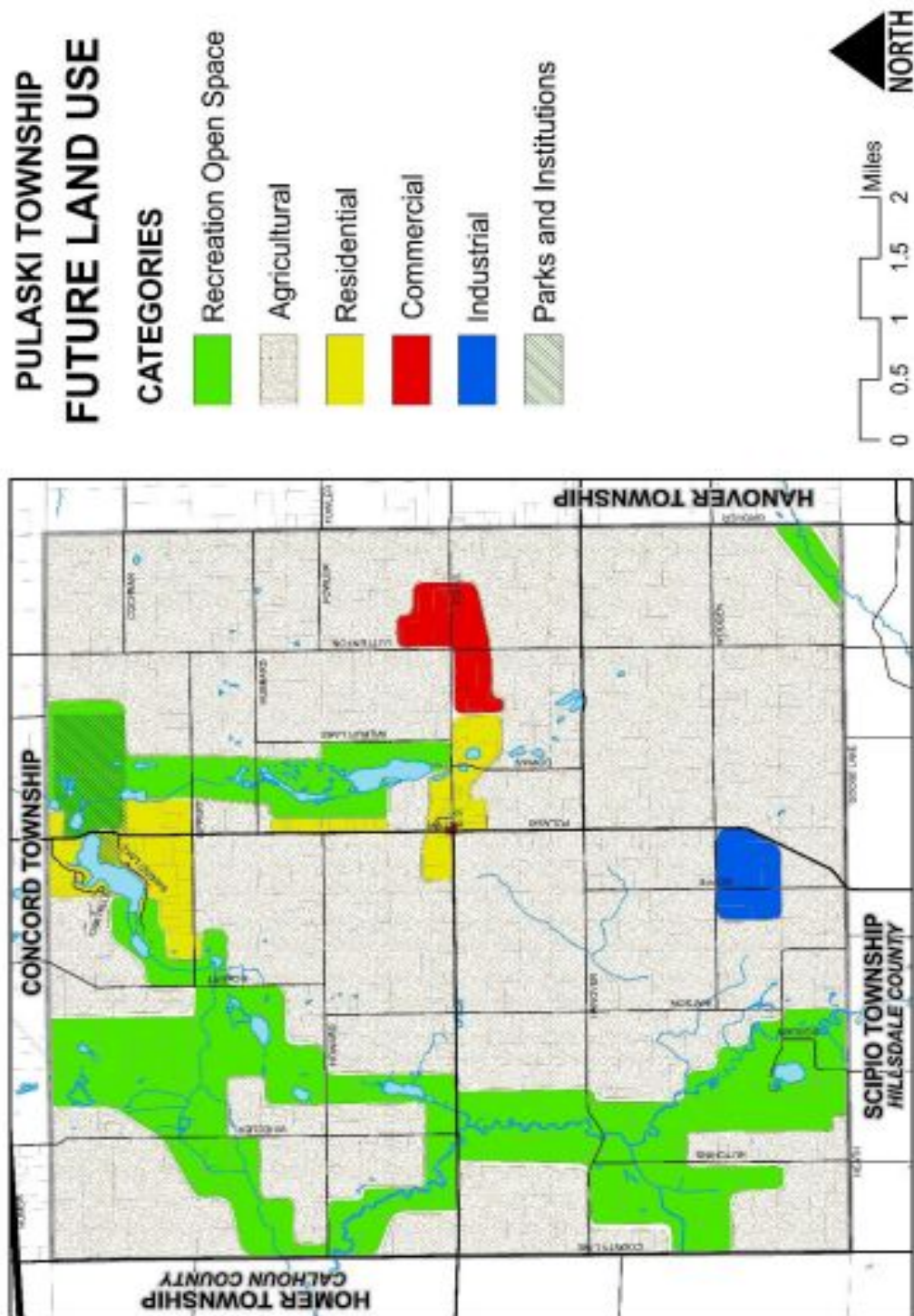
Map 4
Spring Arbor Township



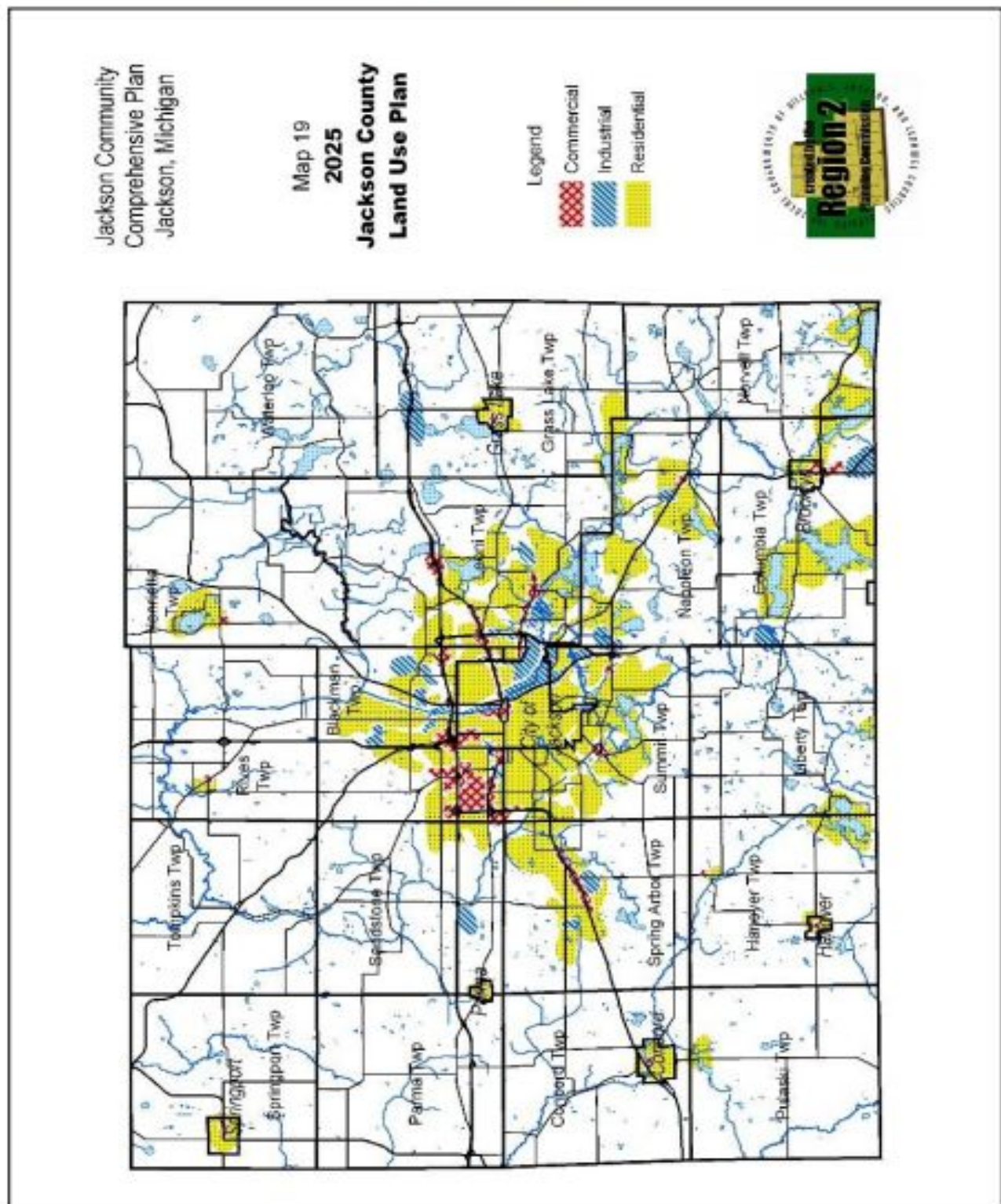
Map 5
Hanover Township



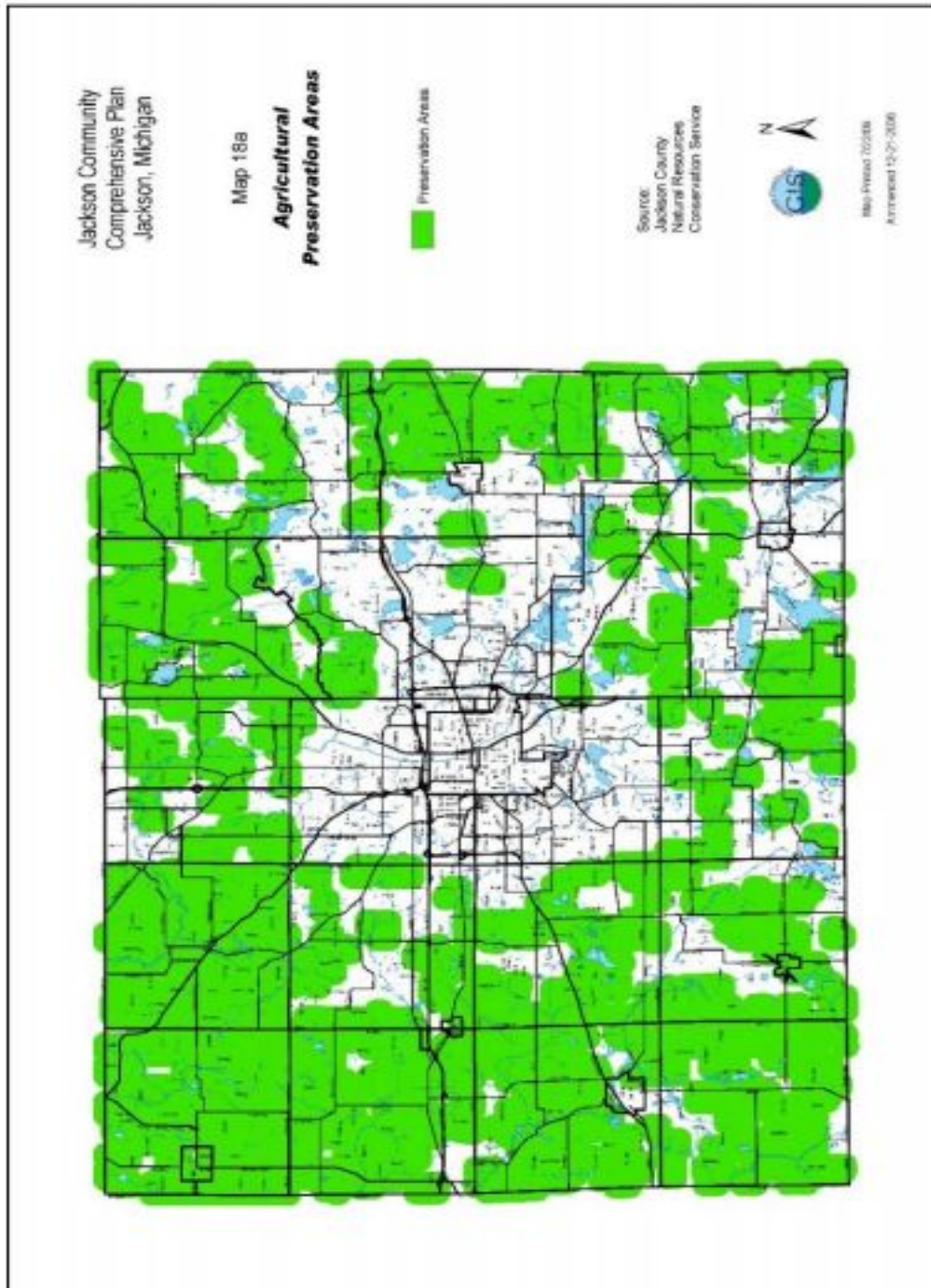
Map 6
Pulaski Township



Map 7a
Jackson County



Map 7b **Jackson County**



**Concord
Township**

121 Grove Street
P.O. Box #236
Concord, Michigan, 49237

517-524-6804
517-895-6029

Assessor:

Sheryll Dishaw

Clerk:

Sheryll Dishaw

Treasurer:

Judy Clark

Trustees:

Jim Bush
Naomi Carr

Supervisor:

Al Cavašin

Mr. Grant Bauman
C/O: Region II Planning Commission
120 W. Michigan Ave.
Jackson, MI. 49201

Re: Consideration of Master Plans (Concord Area) Via: Email

Mr. Bauman,

Thank you for your review and unanimous approval of the Concord Area Joint Master Plan as noted in your minutes of 12/12/19. We deeply appreciate your efforts on our behalf.

Your communications to us, including the aforementioned Minutes, the Staff Report and your letter to us dated 12/20/19, was tendered to our Planning Committee on 1/8/20 and the full Board of Trustees on 1/13/20. Both bodies voted unanimously to accept those documents as presented.

We remain in regular communications with the Village and plan a joint Public Meeting with our two Planning Committees February 5th, 2020 in our next step to bring this process to fruition. I will keep you apprised of our progress.

Again, thank you for your efforts on our behalf and please convey our gratitude to the other members of your Board and the Jackson County Planning Commission as well.

Respectfully



Al Cavašin,
Township Supervisor
Concord Township

CC: J. Bush VoC via email

Master Plan Meeting

5 February 2020

- I. Meeting called to order at 17:55
 - II. All stood for the Pledge of Allegiance
 - III. Members present:
 - A. From the Village of Concord: Ron Bradley, Cynthia Laeder, Patrick Laeder, Tim Casey, Jeremiah Bush and Mike Lovitt.
 - B. From the Planning Commission: Cindy Franssen, Brian Kessman and Kevin Bohl.
 - IV. Brian Kessman motioned approval of the Agenda with Mike Lovitt second.
 - V. There were no public comments made.
 - VI. New Business: There was no new discussion concerning the Master Plan.
 - Mike Lovitt motioned for approval of the plan with Ron Bradley second.
 - Motion was passed and approved.
 - VII. Roll call vote was taken with all approving.
 - VIII. Meeting was Adjourned at 18:05.
- Meeting Minutes submitted by Kevin Bohl, secretary.

The Concord Township Board met in the Township Office at 121 Grove Street, Concord on Monday, February 10, 2020 for a regularly scheduled meeting.

Members present: Clerk Sheryll Dishaw, Treasurer Judy Clark, Supervisor Al Cavasin, and Trustee Naomi Carr. Absent: Trustee Jim Bush.

Also present: Kevin Bohl, Ken Wyatt, Aaron Losey and Deputy Larry Jacobson.

Supervisor Al Cavasin called the meeting to order at 6:00 pm.

Clerk Dishaw honor led the Pledge of Allegiance.

Minutes from the January 13, 2020 meeting were approved by consent.

Treasurer Clark presented the budget revisions that were needed mainly because of more money being collected in the road fund than was budgeted for. Motioned by Cavasin, supported by Dishaw to approve the budget revisions as presented. Roll Call Vote: Ayes – Carr, Dishaw, Cavasin, and Clark. Nays – None. Absent – Bush. Motion was approved.

Public Comment: None.

Clerk Dishaw submitted the monthly bills in the amount of \$70,455.09 with includes the final payment for the 2019 road projects. Motioned by Clark, supported by Carr to approve the payment of the bills. Motion was unanimously approved.

Reports:

- Treasurer Clark gave the financial conditional of the Township; revenues for January were \$98,613.27 and expenditures were \$31,557.56. The General Fund balance was \$228,602.52. Treasurer Clark also reported that taxes collected through February 10th were in the amount of \$1,855,429.14. Of that amount \$88,503.75 is kept by the Township.
- Supervisor Cavasin gave the January 2020 Fire Board Report on behalf of Absent Trustee Bush. Runs for December 2019 consisted of 14 runs total (5 in the Township, 3 in the Village, 3 Mutual Aids and 3 training). Total of bills including payroll was \$26,542.89. Balance for Stabilization Fund as of January 31st, was \$162,689.23. Squad 3 is in service, but waiting for a rear box, with the materials and labor being donated. The old rescue unit has been posted for sale. The department is looking to purchase new SCBA tanks for the upcoming test scheduled this year.
- Deputy Jacobson gave the January 2020 Police Report. Total Dispatches were 53; with 16 in the Village, 28 in the Township and 9 Out of Area/Backup calls. He also presented the 2019 Yearly Report for review. His calls of note for the month involved backing up the State Police on two domestic related arrests; locating persons of interest in the recent damage to the ballfields' parking lot; a break in at the Universalist Church; there has been more vehicle/deer

incidents in December and January than last August, September, October and November combined; a woman tried to help what she thought was a frozen raccoon, which turned out to be a sick raccoon; and there was a scuffle between parents at a recent boys' basketball game.

- Trustee Carr gave the February 2020 Planning Commission Report. More discussion was held on allowing tiny homes and getting Concord school students involved in the workings of the Township, with the Planning Commission possibly holding a meeting at the High School.

The reports were approved by consent.

Unfinished Business:

- The Planning Commission held a joint meeting on February 5th with the Village of Concord's Planning Commission to approve the recent Master Plan. Motioned by Clark, supported by Dishaw to approve the Master Plan as presented. Roll call vote: Ayes – Carr, Dishaw, Cavasin and Clark; Nays – None; Absent: Bush. Motion was unanimously approved.
- The new township flag has arrived and was presented to the board.

New Business:

- Motioned by Cavasin, supported by Carr to adopt the revised Federal Income guidelines and the existing current asset test for hardship requests. Motion was unanimously approved.
- Assessor Dishaw gave the annual report on the assessing department. 299 site inspections were done in 2019; the CPI for 2020 is 1.019; based on the County's Equalization studies, the Agricultural class has to increase by 6%, the Commercial class by 8%, the Industrial class by 0.16% and the Residential class by 5%. The March Board of Review will meet on Wednesday, March 11 from 3 pm to 9 pm and on Thursday, March 12 from 9 am to 3 pm. Motioned by Clark, supported by Carr to accept the annual assessor's report. Motion was unanimously approved.
- Motioned by Dishaw, supported by Carr to approve the purchase of a 4 TB drive for the server for back up purposes. Motion was unanimously approved.

Board Member comments:

- Carr: Asked if the e-mail problem has been fixed.
- Dishaw: None.
- Clark: After reviewing the cemetery rates, it was determined that the rates being charged for Sunday burials was not paying the cost. Motioned by Cavasin,

supported by Dishaw to increase the Sunday burial rates by an additional \$100.
Motion was unanimously approved.

- Bush: Absent.

Supervisor's comments: None.

Motioned by Clark, supported by Carr to adjourn at 6:50 pm. Motion was unanimously approved.

A handwritten signature in black ink, appearing to read 'Al Cavasin', with a long horizontal flourish extending to the right.

Al Cavasin, Supervisor

Date: February 11, 2020

Village of Concord Council Minutes

The Village Council of Concord met on February 11, 2020 at 7:00 pm in the Village Commons Meeting Room.

Council Members Present: Jeremiah Bush, Jeff Jackson, T. Norris, T. Casey, A. Meeks, Mike Lovitt and Kyle George.

Council Members Absent: None.

Public Present: K. Wyatt, B. Smith, P. Wilson, A. Losy, Deputy L. Jacobson, DPW Director J. Blossom, and Village Clerk J. Lefere.

For their review, Council Members were e-mailed or given: Bills to be Paid in Amount of \$115,558.07; Concord Area Police Blotter for January 2020; MEDC Redevelopment Ready Community Resolution Email; Village Dog Park Donation Email; Village May Face Vaccine Lawsuit Because CSLHC Plans to Give Vaccinations in Village Limits Email; 1/28/20 Village Council Meeting Proposed Minutes; 2/11/20 Council Meeting Agenda.

Motioned by A. Meeks, seconded by K. George, to accept the minutes from the 1/28/2020 meeting. Motion approved by all.

Public Comments:

P. Wilson, 2020 Census Worker attended the meeting to talk about the Census and to ask the Village if they would put information on the website and Facebook page about applying to be a Census Worker. The Village will post on the pages and also have information available for pickup in the office. She also wanted to let everyone know that this year's Census can be completed online. If you do not have access to a computer there is a phone number on the postcard being sent out to complete the Census over the phone or to request a paper copy. There will also be Census workers eventually sent out to people's who failed to complete the Census online, over the phone, or by paper.

B. Smith attended the meeting to once again inform the Council about the crumbling condition of the former Shannon's building. He presented pictures of the crumbling mortar and is concerned for the public safety of the residents. Kids could be injured if messing around by the building. J. Bush and L. Jacobson confirmed that we have been unable to make any contact with the owner of the building. L. Jacobson has sent numerous citations which have not been paid. It was discussed the Village making fixes to the building and placing the costs on the owners taxes however there is concern about liability. Jacobson will continue to try and make contact with the owner.

The Payment of Bills in the amount of \$115,558.07 was presented. Motioned by A. Meeks, seconded by J. Bush, to approve the payment of bills in the amount of \$115,558.07. Motion approved by all.

T. Casey discussed the Village Dog Park Donations. He has a resident that would like to remain anonymous with plans to donate \$1,000.00 to the Village to create a dog park. T. Casey is looking for someone that would like to spear head the fundraising for this project. A dog park had been discussed as a possibility and cost estimates were completed in the Parks and Rec committee previously but was shelved due to other priorities and cost. With donations in mind the Village is interested in exploring the feasibility of this project again and asked Blossom to get prices of fencing. Deputy Jacobson discussed his January 2020 Police Blotter. To view a copy, go to the Village website at www.villageofconcord.com look on the home page – quick links.

J. Blossom discussed the progress of the USDA Water Project. Concord Excavating have charged the new line and plan to flush it on Wednesday, sample test it on Thursday and if all goes well, they will tie in the services. He also mentioned the Thorrez (Behling) building located on the northeast part of the downtown business district and how nice it looks. They have made improvements to the back of the building. J. Blossom also noted that he had been contacted by a resident on Main Street that thought the Autistic Child sign was too close to his driveway. The Council confirmed that it was decided at the last meeting that the sign will remain where it is.

J. Bush mentioned to J. Blossom that he had been contacted by a building owner on N. Main St. and they wanted to know if the Village could change the way they plow N. Main so that snow does not get pushed onto the sidewalks. If they don't get there to shovel early in the morning the snow hardens and they have a hard time removing it from the sidewalk. After a short discussion it was decided that there will be no change in the current plow pattern.

Motioned by J. Bush, seconded by M. Lovitt to approve the Michigan Economic Development Corporation Redevelopment Ready Community Resolution. All were in favor. Motion approved.

Motioned by J. Bush, seconded by T. Casey to approve the Master Plan. All were in favor. Motion approved.

Council Comments:

T. Casey stated that he felt the planning meeting with the Township to approve the Concord Area Master Plan went very well. He also had some questions about the Concord Classic and where it would be held and if they are still accepting vendors. J. Blossom stated they should contact himself or Matt Lehman with questions/concerns about Concord Classic Weekend and they were accepting vendors. T. Casey also asked for comments from the Council regarding a flashing Speed Sign that he had previously sent a video of to them.

A. Meeks had a resident ask her if no parking signs could be put on Village streets. The residents is having a problem backing out of her driveway when a car is parked directly across the street from her driveway. When the street is narrow it is difficult to maneuver.

J. Bush discussed some information that was dropped off at the Village Office where a resident is concerned about the Village being sued if the CSLHC gives vaccinations and something happens to the person vaccinated. The Village will not be held responsible.

J. Bush discussed some information that was dropped off at the Village Office where a resident is concerned about the Village being sued if the CSLHC gives vaccinations and something happens to the person vaccinated. The Village will not be held responsible.

With no other business to discuss, it was motioned by A. Meeks, seconded by J. Bush, to adjourn at 8:03 pm. Motion approved by all.



Approved by Jeremiah Bush, Village President

2/25/20
Date