EATON COUNTY PLANNING COMMISSION

NOTICE OF MEETING:

DATE: December 5, 2023

TIME: 7:00 p.m.

PLACE: Eaton County Courthouse, Board of Commissioner's Room,
1045 Independence Blvd., Charlotte, MI 48813

AGENDA:

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Notice Requirement
5. Approval of Agenda ***December 3, 2023***
6. Approval of Minutes ***November 7, 2023***
7. Public Comments
8. Public Hearings of Conditional Use Permit and District Change Amendment Applications:

   CU-4-16-5: Request by Michael Middaugh and Katie Baum for a Change of Conditions to an existing Conditional Use Permit which allows for the operation of a Construction Contractors Establishment and Storage of Heavy Equipment (tree service) per Section 14.29 of the Zoning Ordinance at 2355 S. Royston Road, Section 30, Eaton Rapids Township. Specifically, the request is to construct a lean-to onto his already approved pole barn.

   CU-1-97-2: Request by Nashville Construction for a Change of Conditions to an existing Conditional Use Permit which allows for the operation of a Construction Contractors Establishment and Storage of Heavy Equipment (road construction company) per Section 14.29 of the Zoning Ordinance at 11205 Lawrence Highway, Section 18, Kalamo Township. Specifically, the request to is to construct an addition on to an existing building.

9. Farmland Preservation (PA 116) Applications: None

10. Other Business:
    a. Master Plan

11. Reports:
    a. Community Development Department
    b. Zoning Ordinance Committee; next meeting January 16, 2024
    c. Board of Appeals
12. Public Comments
13. Upcoming Case(s): There are no applications to be considered for the January 9th meeting.
14. Adjournment

The meeting will also be available via YouTube for viewing and listening purposes only, by using the following link https://www.youtube.com/@EatonCounty1837-mi/live

EATON COUNTY
PLANNING COMMISSION
November 7, 2023

Call to Order: Brian Ross, Chair of the Eaton County Planning Commission called the meeting to order at 7:00 p.m. in the Board of Commissioners Room, Eaton County Courthouse, 1045 Independence Blvd., Charlotte, MI.

Pledge: The Pledge of Allegiance was given by all.

Roll Call: Scott Hansen, Bruce Porter, Michael Hosey, Tim Cattron, Zachary Dillinger, Frank Holmes, and Brian Ross

Absent: Lisa Lawitzke

Staff Present: Brandy Miller, Chris Garrison, and Tamara Alger

Agenda Approval: A motion was made by **Commissioner Hosey** to approve the agenda for the November 7, 2023 meeting. **Commissioner Catron** supported. **Commissioner Tirrell** moved to amend the agenda to add a PA 116 application. **Commissioner Hosey** supported. Motion carried.

Minutes Approval: A motion was made by **Commissioner Hosey** to approve the August 22, 2023, October 3, 2023, and October 24, 2023 minutes as printed. **Commissioner Hosey** supported. Motion carried.

Public Comments: None

Public Hearings of Conditional Use Permit and District Change Amendment Applications:

CUP-10-23-6: Request by Walton Township for a Conditional Use Permit to operate a Government Facility per Section 14.10 of the Zoning Ordinance at 6966 S Stine. Road, Section 16, Walton Township.

Staff Report: Ms. Miller read the staff report into record.

Commissioner Ross asked if there were any questions for staff.

Applicant Statement: The applicant did not have anything to add.

Commissioner Hosey moved to approve CU-10-23-6 a request by Walton Township for a Conditional Use Permit to operate a Government Facility (township hall) per Section 14.10 of the Zoning Ordinance of the Zoning Ordinance at 6966 S. Stine Road, Section 16, Walton Township.

1. Requirements of all other local, state and federal agencies must be met, including but not limited to: Eaton County Road Commission, Barry-Eaton District Health Department, Michigan Department of Environment, Great Lakes and Energy, Eaton County Construction Code Department, Eaton County Central Dispatch, and Eaton County Drain Commissioner.
2. This Conditional Use Permit is granted to Walton Township for the above-described use only. It is not transferable per the Zoning Ordinance.

Commissioner Cattron supported the motion.

Commissioner Ross stated the only point of concern during the previous Planning Commission meeting was the open-air storage.

Commissioner Tirrell stated his only concern was that sometimes the maps are incorrect, so the township would want to ensure their map is accurate.

A roll call vote was taken with eight (8) voting aye and none (0) voting nay. Motion carried.

Other Business: Ms. Miller stated a PA 116 application was received on behalf of Troy Winslow for parcels 120-015-400-057-00 and 120-022-200-002-00. The total acreage is 47 acres, 46 acres of which is cultivated. Ms. Miller read the memorandum into record. Ms. Miller stated the application meets all criteria.

Commissioner Tirrell moved to recommend approval for Winslow's PA 116 Application to Board of Commissioners. **Commissioner Dillinger** supported. Motion carried.

Ms. Miller discussed the Master Plan open houses and their upcoming dates scheduled for November 8, 2023 from 5:30 p.m. to 7:30 p.m. and November 9, 2023 from 5:30 p.m. to 7:30 p.m.

Reports: Ms. Miller stated the Planning Commission will be meeting on December 5, 2023. There are two change of conditions applications to be heard. Mr. Jason Ball will also be at the Planning Commission to present the full Master Plan with the goal to approve for it to be sent to Public Works and Planning and Board of Commissioners to recommend approval to send out for the sixty three day review.

Ms. Miller stated the Zoning Ordinance Committee did meet this month. Ms. Miller reviewed the topics discussed. Ms. Miller stated the Board of Appeals did not meet this evening due to lack of business. Ms. Miller stated an appeals application has been received and will be on the agenda next month. Ms. Miller stated communication was received from Hamlin Township regarding their master plan, which has been fully adopted and approved. It is available on their website.

Public Comment: None.

Commissioner Ross asked if there were two upcoming cases. Ms. Miller stated that was correct, one for Mr. Middaugh to construct a lean to, and the other for Nashville Construction for an addition.

A motion was made by **Commissioner Hosey** to adjourn the meeting. **Commissioner Dillinger** supported. Motion carried.

The meeting adjourned at 7:14 p.m.

STAFF REPORT
CU-1-97-2 Change of Conditions

TO: EATON COUNTY PLANNING COMMISSION
KRIS HULSEBOS ON BEHALF OF NASHVILLE CONSTRUCTION – APPLICANT

FROM: **EATON COUNTY COMMUNITY DEVELOPMENT DEPT.**

RE: **CU-1-97-2:** Request by Nashville Construction for a Change of Conditions to an existing Conditional Use Permit which allows for the operation of a Construction Contractors Establishment and Storage of Heavy Equipment (road construction company) per Section 14.29 of the Zoning Ordinance at 11205 Lawrence Highway, Section 18, Kalamo Township. Specifically, the request is to construct an addition on to an existing building.

HEARING DATE: December 5, 2023, 7:00 pm

SUBJECT PARCEL: 11205 Lawrence Highway, Nashville, Michigan 49073

PARCEL CODE: 090-018-200-032-00

SITE DATA:	**ON-SITE**	**SURROUNDING**
Size:	27.13 Acres	
Zoning:	Limited Agriculture (LA)	Limited Agriculture (LA)
Land Use:	Construction Company	Residential/Agricultural
Site Use History:	Construction Company	Residential/Agricultural
Soil Class:	Essential & Non-essential	Essential & Non-essential
Road Class:	Lawrence Hwy. **is** a major road.	

APPLICANT'S STATEMENT: PLEASE SEE ATTACHED APPLICATION AND STATEMENT.

The applicants request a Change of Conditions for an existing Conditional Use Permit (CUP) which allows for the operation of a road construction company as a Construction Contractor Establishment and Storage of Heavy Equipment. The business is described as, "Nashville Construction has operated from this property since 1988. We were required to apply for a Conditional Use Permit in 1997 when we applied for our building permit for building 2 as shown on the site plan. We are requesting to construct a 24' x 70' addition (building 4 on site plan) onto an existing building (building 3 one site plan) All buildings are used for storage and maintenance of our equipment. We are not proposing to operate our business any differently than we have for the past 35 years. To our knowledge no complaints have been made regarding the operation of our business."

Hours of operation are Monday through Friday, 7:00 a.m. to 5:00 p.m.; four (4) employees will be on site during the hours of operation. There is one (1) existing driveway to the site; it is paved and has curb and gutter. Anticipated traffic to the site is 8-10 (eight to ten) vehicles per day. Parking is proposed for eight (8) vehicles; the parking area is not lit, but is paved. Supplies are brought to the site by semi-trucks and light delivery trucks.

The applicant states they have previously applied for a Conditional Use Permit on this property. They state this request should be granted because, "Expanding for storage. No affect to surrounding area."

Site Plan Review

Approved	**Denied**	**Approved**	**Denied**
[ ] Drain Commissioner ©	**[ ]**	**[ ] Tim Cattron**	**[ ]**
[ ] Road Commission	**[ ]**	**[ ] Zachary Dillinger**	**[ ]**
[ ] Building Official	**[ ]**	**[ ] Vicinity Mbr. M. Hosey**	**[ ]**
[ ] MDOT	**[ ]**	**[x] Kalamo Twp**	**[ ]**
[x] BEDHD	**[ ]**	**[ ] Central Dispatch**	**[ ]**

MAILING: Fifteen (15) surrounding property owners were notified, no responses were received.

SITE REVIEW COMMITTEE COMMENTS:

Drain Commissioner commented: "Review by the Drain Office for soil erosion purposes will be required."

SPECIFIC REGULATIONS: EATON COUNTY LAND DEVELOPMENT CODE

SECTION 14.29 CONSTRUCTION CONTRACTORS ESTABLISHMENT AND STORAGE OF HEAVY EQUIPMENT

14.29.1 Definition: Buildings and outdoor storage areas associated with the operation of an excavation or similar construction business, including the outdoor storage of equipment, vehicles, trailers, materials and machinery.

14.29.2 Regulations and Conditions:

A. The area of a site proposed for use as a construction contractors establishment and/or for the storage of heavy equipment shall not be less than one (1) acre in size.

B. The site MAY be fenced on both sides and rear with chain link or similarly durable fencing. If fencing is deemed a necessary requirement of the Conditional Use Permit, the Planning Commission shall specify the type and location of the required fencing.

C. The site MAY require a bufferyard to act as a visual shield or to block noise, light, etc. If deemed necessary, the Planning Commission shall specify the location and the method of the bufferyard per Subsections 17.5, 17.6 or 17.7 of this Ordinance.

D. No building materials, scrap, or equipment (other than heavy equipment) shall be stored outdoors in any configuration higher than the surrounding fencing or screening. Heavy equipment such as cranes, lift trucks and similar equipment, stored outdoors shall be parked in the lowest profile configuration possible without unnecessary vertical extension of cranes, booms or other equipment.

GENERAL REQUIREMENTS FOR APPROVAL (Applicant must satisfy items A-E):

9.3.6 Basis of Planning Commission Decisions: The Planning Commission's decision will be based on compliance with the specific requirements contained elsewhere in this Ordinance, and the general standards listed below: **Items A-E**

A. Compliance with the applicable Land Use Policies in the Eaton County Master Plan:

Staff: This area is designated as Primary Agriculture in the Eaton County Master Plan; therefore, the policies applicable are as follows:

This land use category is intended to serve the needs of the agricultural industry in the county. The intent of land designated as Primary Agriculture is to maintain and protect agricultural operations against increasing development pressure. The boundaries of the area may shift as markets change, but the intent is that this classification will be essentially restricted to active farming operations. Other than the homes of farmers and their employees, new housing should be discouraged within this land use classification. Agricultural processing operations (i.e. grain elevators, feed lots, slaughterhouses, etc.) may also be encouraged within this classification. Large tracts of quality farmlands intended primarily for agriculture and agricultural processing activities should be maintained, and zoning regulations relative to agricultural lands specifically designed to promote the conservation of agricultural operations should be established. This land use classification equates with the Limited Agricultural zoning district.

B. Essential public facilities are adequately provided to the project, including, but not limited do, highways, streets, police and fire protection, emergency medical care, schools, storm water drainage, public transportation, and public recreation, or the owner/developer shall provide adequately any such service(s). Additional requirements at public cost for such facilities and services will not be detrimental to the economic welfare of the community.

□ 1. Existing roads	□ 4. Fire protection	□ 7. Public transportation
□ 2. Schools	□ 5. Police	□ 8. Public recreation
□ 3. Storm water drainage	□ 6. Emergency medical care	

C. Location and design of driveways providing vehicular ingress and egress, and automobile parking areas for the project are designed to avoid common traffic problems and promote the safety and convenience of vehicular and pedestrian traffic. The level of traffic generated by the project will not significantly or adversely impact the adjacent road system.

D. On-site sanitation facilities, if any, including sewage disposal, potable water supply, storm water, and solid waste disposal, are properly designed and capable of handling the project's long-term needs

□ sewage disposal	□ potable water supply
□ storm water	□ solid waste disposal

E. The project is harmonious and compatible with the existing land use, natural features, and planned character of the adjacent property and general vicinity, and the project will not result in conditions that are detrimental to surrounding persons or property.

□ prime agricultural soil □ major forests □ wildlife

- ☐ water recharge areas
- ☐ wetlands
- ☐ lakes, rivers, or streams
- ☐ major sand, gravel, or mineral deposits

9.3.7 Statements of Conclusion: The Planning Commission shall specify in writing the conclusions and findings on each request in terms of the general standards listed above in Section 9.3.6 of this Ordinance.

9.3.8 Required approval by Planning Commission: The Planning Commission shall approve a request for Conditional Use Permit for any applicant which fully meets the general standards and specific standards contained in this Ordinance.

9.3.9 Conditions of Approval: The Planning Commission may require reasonable conditions in conjunction with the approval of a Conditional Use Permit. Such conditions shall include conditions necessary to ensure that public services and facilities affected will be capable of accommodating increased service and facility loads caused by the proposed land use or activity, to protect the natural environment and conserve natural resources and energy, to ensure compatibility with adjacent uses of land, and to promote the use of land in socially and economically desirable manner. The conditions imposed shall be recorded in the minutes of the Planning Commission and on the Conditional Use Permit. These conditions shall remain unchanged unless a written request is submitted to the Planning Commission for change of conditions.

A request for change of conditions shall be scheduled for a public hearing before the Planning Commission. Prior to the hearing the request shall be reviewed under the appropriate Site Plan Review process. The recommendations from the Site Plan Review process shall be reported during the hearing. A public notice shall be mailed to all property owners within 300 feet of the Conditional Use Permit site. Approval of the change of conditions shall be granted only upon an affirmative vote of the majority of the Planning Commission. All changes shall be recorded in the minutes of the meeting and on the Conditional Use Permit.

COMMUNITY DEVELOPMENT STAFF COMMENTS:

A Construction Contractors Establishment and Storage of Heavy Equipment is a use permitted in a Limited Agricultural zoned area with a Conditional Use Permit (CUP). Nashville Construction has operated from this property with a Conditional Use Permit since 1988. Their first Conditional Use Permit was issued in 1988, CU-16-88 an additional Conditional Use Permit was issued in 1997, CU-1-97-2. The additional permit in 1997 is believed to be a change of conditions which allowed for construction of a storage building. Both Conditional Use Permits are attached to the staff report.

Per Zoning Ordinance Section 14.29 a Construction Contractors Establishment and Storage of Heavy Equipment must be on a parcel of land 1 acre or larger in size. The property is 27.13 acres.

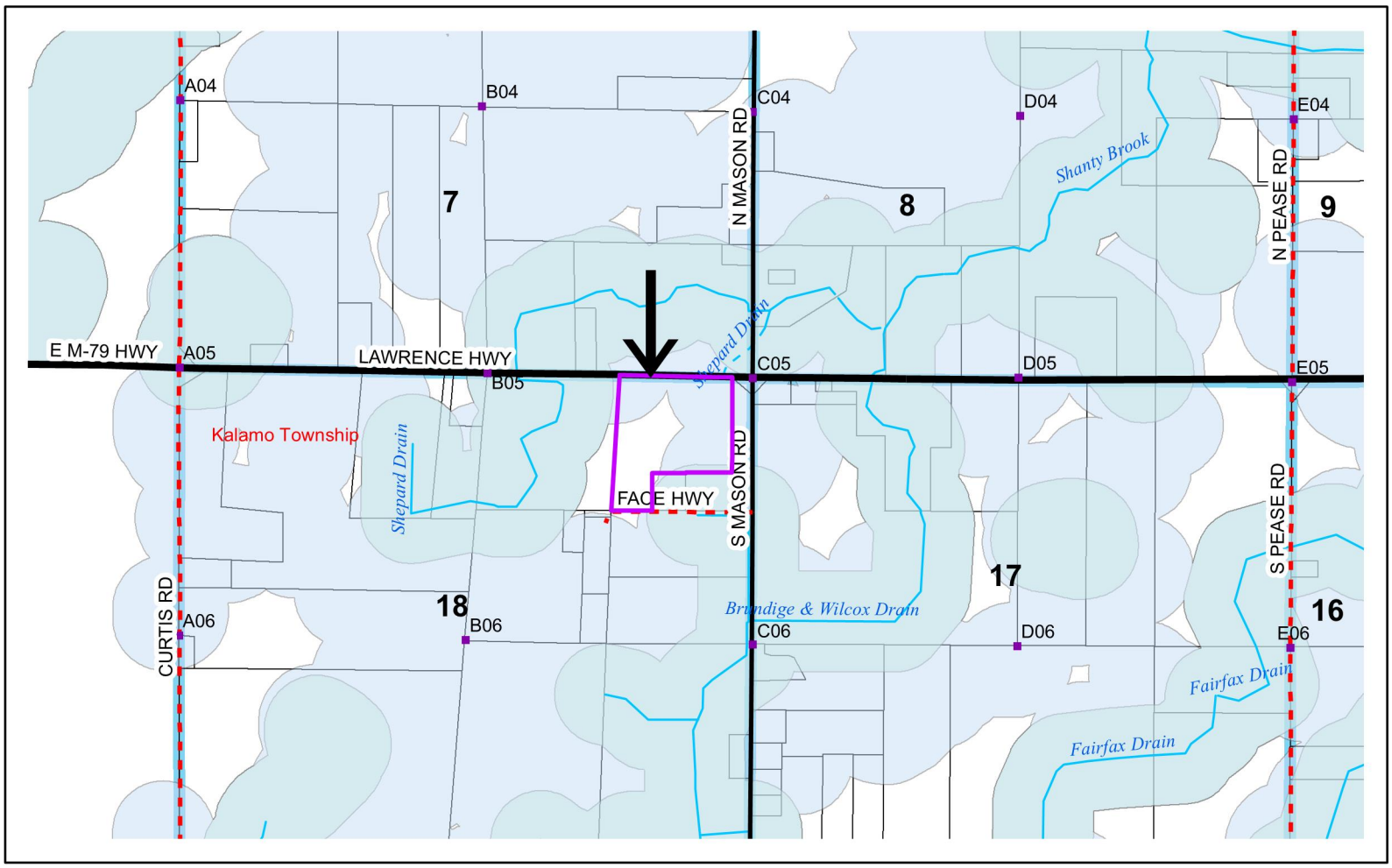
The ordinance states fencing MAY be placed on both sides and rear of the property or of the storage area IF the Planning Commission specifies the type and location of such fencing. The Planning Commission may wish to discuss if fencing is needed. The ordinance also states the site MAY require a bufferyard to act as a visual shield or to block noise, light etc. If deemed necessary, the Planning Commission shall specify the location and the method of the bufferyard per Subsections 17.5, 17.6 or 17.7 of the Ordinance.

Per the ordinance no building materials, scrap, or equipment (other than heavy equipment) shall be stored outdoors in any configuration higher than the surrounding fencing or screening. The proposed addition is for storage. Per the site plan there are materials stored outdoors, but there are also fences, berms and concrete barriers.

Parking requirements, per the ordinance, are one (1) plus one (1) for each employee not to include spaces designated for the outdoor storage of equipment, vehicles, trailers, etc. for the operation of the business. The applicant states four (4) employees are onsite during the hours of operation; this require five (5) parking spaces. Per the application and site plan eight (8) parking spaces are provided.

One eight (8) square foot sign, ground or wall type, for business identification is permitted. A 4’ x 8’ (32) square foot sign is shown on the site plan. The sign is located 54’ from the center of the road. While the existing sign does not meet current Zoning Ordinance Requirements, it is a legal non-conformation as it was approved by the Planning Commission.

The Planning Commission may use Section 9.3.6 and 14.29 included in this staff report, to determine if this business meets ordinance requirements and what, if any, conditions may be required.



Legend

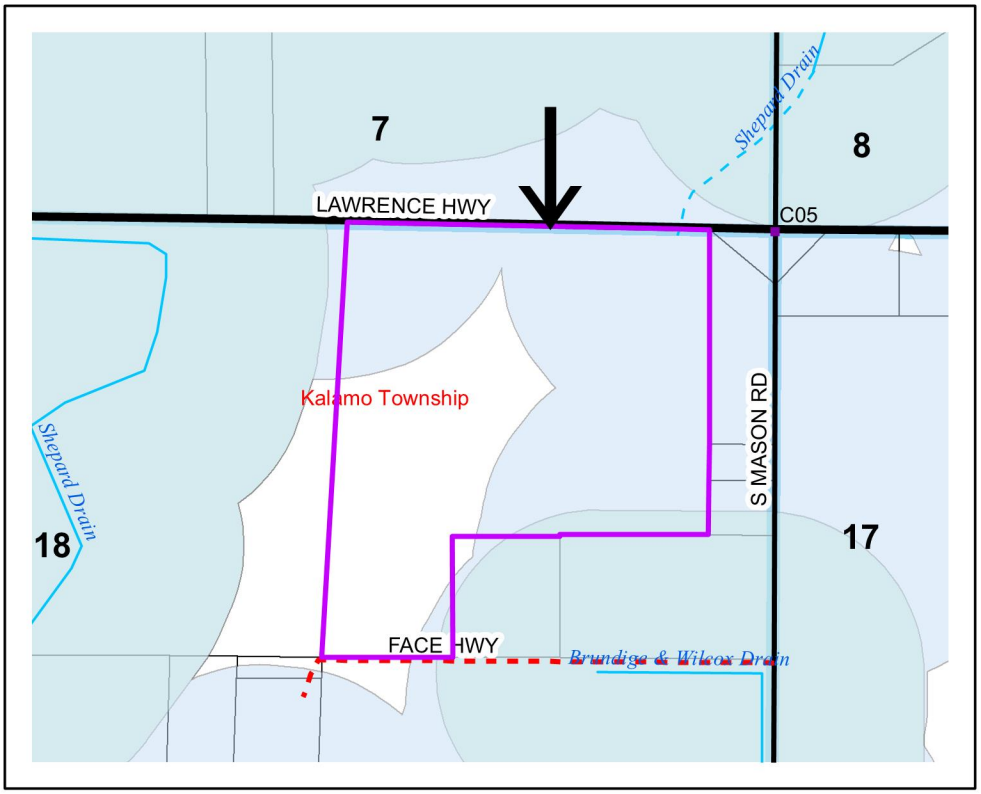
Parcels
- <all other values>

Zoning Code
- LA
- R1
- R2
- C1
- C2
- I
- RC
- SESC 500ft Buffer of Lakes>1acre, streams, and NWI Wetlands
- SESC 500ft Buffer of only Lakes >1acre and streams

All Streams & Drains
- <all other values>

Type
- ARTIFICIAL PATH
- OPEN
- PVT TILE
- RIVER
- Storm Sewer
- TILE

N
W E
S



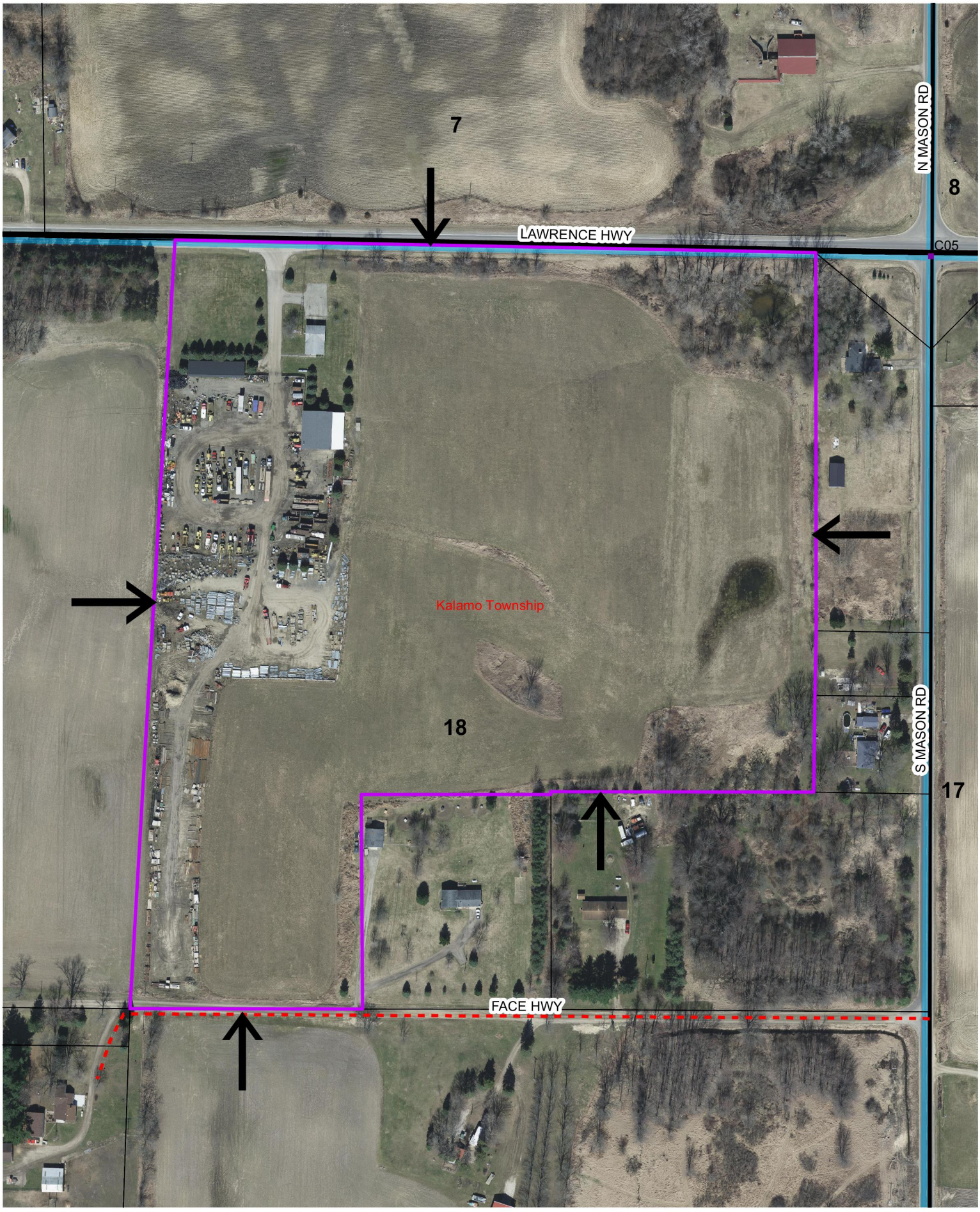
Eaton County Department of Construction Codes & Planning and Zoning

Permit: CU-1-97-2 (COC)

Township: Kalamo

Parcel Number: 090-018-200-032-00

Parcel Zoning: Limited Agricultural (LA)



N
W E
S

CU-1-97-2 (COC), Nashville Construction
Parcel Number: 090-018-200-032-00

CONDITIONAL USE PERMIT APPLICATION

EATON COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
1045 INDEPENDENCE BLVD., CHARLOTTE, MI 48813
517-543-3689 FAX 517-543-9924

Applicant Name(s):
KRIS HUISEBOS

NASHVILLE CONSTRUCTION CO.

Circle one Property Owner (Representative)
(must have proof of ownership/owner permission)

Mailing Address:

Street 11205 LAWRENCE Hwy.

City NASHVILLE State MI zip 49073

Phone(s): (517) 852-1536

Property Address: (if different than above)

Street

Property Code: 090-018-200-032-00

Township:

Office Use Staff will complete

Case No.: CU-1-97-2 (SOC)

Fee ~~$400~~ 200 **check** 4361 39 **cash**

Date received: 10/19/20

Eaton County Planning Commission
Hearing Date: December 5, 2023

Decision: Approved Denied

Decision date:

Site Plan Review Committee
Committee meeting date:

Decision: Approved Denied

SITE DEVELOPMENT PLANS

1. **Where in the Ordinance is the proposed land use specified?**

   14.29

2. **Please describe the business proposed for this site. (attach additional sheet if needed)**

   ROAD CONSTRUCTION COMPANY - SEE ATTACHED

3. **EMPLOYEES**

   What Days will the business be in operation? M-F what hours each day? 7AM-5PM

   How many employees will be on the site? 4
   During what hours will they be on site? 7AM-5PM

4. **BUILDINGS**

   The proposed conditional use permitted must comply with all applicable fire safety and emergency vehicle access requirements as well as other requirements of the State Construction Code, local Fire Code and the Eaton County Construction Code Department.

   Will you construct or install any new building(s) or additions to exisiting structures? YES
   What are their dimensions (Width, Length, Height) 24' X 70' X 16'
   Construction Type BARN
   Proposed Completion Date: 3/30/24

Will any existing building(s) be used for the business?
Please provide the dimensions (Width, Length, Height)_____
Year Built _____ Construction Type_____

Describe the areas in the building and how they will be used.
BLDG #1 is 26'x32' 1988 BLDG #2 is 22'x28' 1997 BLDG #3 is 50'x80' 1989

PROPERTY INFORMATION

5. Current zoning of the property (*Circle one*) ***Information available from Community Development Dept.:***

(Limited Agriculture (LA)) Residential (R1, R2, R3) Commercial (C1, C2) Industrial Resource Conservation

6. Is the property enrolled in Public Act 116- the Farmland Preservation Act? Yes (No)

7. Please list all persons and/or firms with legal or equitable interest in this parcel
NASHVILLE CONSTRUCTION CO. - SEE ATTACHED LIST.

8. Is the property located within 500 ft. of a stream, drain, lake, pond, or seasonally flooded wetland? (Yes) No (if yes, explain) SHEPERD DRAIN (TILED) IN NE CORNER OF PROPERTY. BRUNDIGE+WILCOX DRAIN (OPEN) 490' FROM SE CORNER.

9. **Does the property lie within a designated 100 year flood plain?** (If yes, the applicant should contact the MI Dept. of Environmental Quality for state permit requirements.) **Yes (No)**

10. Do you plan to construct or upgrade access drive(s) to the site that will cross a flood plain, seasonally flooded wetland, county drain, or stream? Yes (No) (if yes, explain)

11. Current Use(s) of the applicant property **(Please indicate if used as residence, agricultural, commercial, etc.):**
NASHVILLE CONSTRUCTION COMPANY

12. Current Use(s) of other area properties: (Indicate if (residential) (agricultural) commercial, etc.)

13. PLEASE ATTACH A LEGAL DESCRIPTION OF THE PROPERTY

A legal description of the parcel is the deed, land contract, or tax information for a property. It must include any deed restrictions, easements, etc.

14. PLEASE ATTACH A SITE PLAN! (Please label with applicant name and page number)
A site plan is a scale drawing that shows the boundaries of the property, any structures, buildings on the property, public or private roads, driveways, easements, or other property features, and any natural features including bodies of water, wetlands, etc. The site plan must include the following:

a) **Property dimensions (measurements of all property boundaries, including road frontage).**
b) **Any easements or public right of way, including utility easements or ingress/egress.**

c) **Location(s) of existing and proposed driveways.**
d) **All existing and proposed buildings, accessory structures, and outdoor storage area(s) (for vehicles, equipment, or materials) with measurements between them and to property boundaries.**
e) **Bodies of water, creeks, lakes, ponds, county drains, marshes, and seasonally flooded wetlands, etc. (Show distances from building sites, parking, and storage areas).**
f) **Proposed grades and site drainage pattern(s) (Include drainage patterns around the entire perimeter of the property).**
g) **Location of water supply and location and design of waste water systems.**
h) **All existing and proposed signs.**

15. PUBLIC HEALTH AND SAFETY

Proposed businesses must comply with all applicable requirements of the Barry-Eaton District Health Department and the State of Michigan

Describe the water and septic source(s) employees and/or clients will use.

EXISTING WELL & SEPTIC SYSTEM. RESTROOM IN OFFICE.

Describe how the proposed business will comply with requirements for the use of public water, sanitary sewage, and solid waste removal.

GRANGER WASTE SERVICES.

What equipment, vehicles, materials, etc. will be stored at the site? Please describe.

EQUIPMENT, VEHICLES & MATERIALS

16. TRANSPORTATION

The proposed land use must fully conform to the driveway and traffic safety standards of the Michigan Department of Transportation and the Eaton County Road Commission.

Entrance/Exits to the Site:
Number of current entrances (driveways) from a public street 1

Will any additional entrances or exits to the site be created/used? Yes (No)

Are driveways paved? (Yes) No

Do driveways have curb and gutter? (Yes) No

What is the anticipated traffic in and out of the site? Please estimate the number and types of vehicles. 8-10 PER DAY. VEHICLES, TRUCKS, SEMI

Proposed parking on site for 8 vehicles will be provided.

Is parking area lighted? Yes (No)
Is parking area paved? (Yes) No

How are supplies delivered/brought to the site?
(Semi Trucks) (Light Delivery Trucks) Other (explain)_____

17. PLANNING COMMISSION DECISIONS

The Planning Commission's decision will be based upon compliance with the specific requirements of the Eaton County Land Development Code (Zoning Ordinance), and the general standards listed below:

The project complies with the applicable land use policies in the Eaton County Comprehensive Development Plan, and promotes the intent and purpose of the Eaton County Land Development Code, and other County ordinances, standards, and requirements.

Essential public facilities are adequately provided to the project, including, streets, police and fire protection, emergency care, schools, storm water drainage, public transportation, and public recreation, or the owner/developer shall provide adequately any such service(s). Additional requirements at public cost for such facilities and services will not be detrimental to the economic welfare of the community.

Location and design of driveways providing vehicular ingress/ egress, and parking areas are designed to avoid common traffic problems and promote the safety and convenience of vehicular and pedestrian traffic. The traffic generated by the project will not significantly or adversely impact the adjacent road system.

On-site sanitation facilities, including sewage disposal, potable water supply, storm water, and solid waste disposal, are properly designed and capable of handling the project's long term needs.

The project is harmonious and compatible with the existing land use, natural features, and planned character of the adjacent property and general vicinity, and the project will not result in conditions that are detrimental to surrounding persons or property.

Have you requested or received a variance or other Conditional Use Permit for this property?
(Yes) No (If yes, please explain) CU-1-97-2

Were you notified of a violation of the Eaton County Building Code or Zoning Ordinance?
Yes (No) (If yes, please explain) _____

Explain why this request should be granted. Describe how it will affect the surrounding area. Respond to the Planning Commission's standards listed above. (Attach additional sheet if needed.)

EXPANDING FOR STORAGE. NO AFFECT TO SURROUNDING AREA.

AFFIDAVIT

I acknowledge that if a permit is granted that the decision does not relieve me from compliance with all other federal, state and local laws and requirements. I affirm that I am involved in this application and that the answers and statements herein contained and the information provided is true, accurate and correct. I understand that if it is not, this application and any approvals are void. I hereby give county officials permission to inspect the property to verify information and to verify compliance with rules and conditions. I also agree that I am able, financially, legally and physically, and I will commence this use, as approved, within six months.

Applicant(s) Signature(s) _____ Date 10/18/23

Applicant(s) Signature(s) _____ Date _____

NCC1205@GMAIL.COM

Nashville Construction Co. Description of Business:

2. Nashville Construction has operated from this property since 1988. We were required to apply for a Conditional Use Permit in 1997 when we applied for our building permit for building 2 a shown on the site plan. We are requesting to construct a 24' x 70' addition (building 4 on site plan) onto an existing building (building 3 on site plan). All buildings are used for storage and maintenance of our equipment.

We are not proposing to operate our business any differently than we have for the past 35 years. To our knowledge no complaints have been made regarding the operation of our business.

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed 10/18/2023 9:33 AM

Parcel:	090-018-200-032-00	**Current Class:**	201.COMMERCIAL-IMPROVED
Owner's Name:	NASHVILLE CONSTRUCTION CO	**Previous Class:**	201.COMMERCIAL-IMPROVED
Property Address:	11205 LAWRENCE HWY NASHVILLE, MI 49073	**Taxable Status**	TAXABLE
		Prev. Taxable Stat	TAXABLE
Liber/Page:	**Created:** / /	**Gov. Unit:**	090 090,KALAMO TOWNSHIP
Split:	/ / **Active:** Active	**SUB**	
		School:	23065 MAPLE VALLEY SCHOOL DISTRICT
Public Impr.:	None	**Neighborhood:**	
Topography:	None		

Mailing Address:

NASHVILLE CONSTRUCTION CO
11205 LAWRENCE HWY
NASHVILLE MI 49073-0000

Description:

NE 1/4 OF NE 1/4 EXCEPT E 198 FT OF N 940.5 FT & EXCEPT S 379.5 FT OF E 660 FT & ALSO EXCEPT COM ON EW 1/16 LIINE 1318.06 FT S & 660 FT W OF NE COR SEC.18, W 330 FT, N 378.94 FT, E 330 FT, S 378.94 FT TO BEG. SEC.18, T2N,R6W, KALAMO TWP 1994

Most Recent Sale Information

None Found

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	146,600	**2024 Taxable:**	105,655	**Lot Dimensions:**	
2023 S.E.V.:	146,600	**2023 Taxable:**	105,655	**Acreage:**	27.13
Zoning:	LA	**Land Value:**	0	**Frontage:**	0.0
PRE:	0.000	**Land Impr. Value:**	0	**Average Depth:**	0.0

Improvement Data

None

Image

PERSONS AUTHORIZED TO EXECUTE CONTRACTS

The following persons are duly authorized to execute contracts and related documents on behalf of:

LEGAL COMPANY NAME (BIDDER)
Nashville Construction Company

NOTE: In addition, CORPORATIONS shall complete the Certificate of Secretary listing those persons authorized to execute contracts.

NAME (Printed or typed, must match authorized signature exactly.)	AUTHORIZED SIGNATURE	DATE
Tamara Hulsebos	Tamara Hulsebos	1-25-2021
Dennis Hulsebos	Dennis Hulsebos	1-25-21
Kristoffer Hulsebos	Kristoffer Hulsebos	1/25/21
Keven Hulsebos	Keven Hulsebos	1/25/21

EQUAL EMPLOYMENT OPPORTUNITY/EQUAL ACCESS PROGRAM

The bidder named above has initiated and intends to continue an equal employment opportunity policy designed to eliminate any discrimination in employment because of religion, race, color, national origin, age, sex, marital status, physical or mental handicap, weight or arrest record.

The bidder named above will not discriminate in providing its programs or services to the public because of religion, race, color, national origin, age, sex, marital status or physical or mental handicap. The bidder will also provide reasonable accommodation to the needs of individuals with disabilities consistent with state and federal law.

CERTIFICATE OF SECRETARY

(Corporations only)

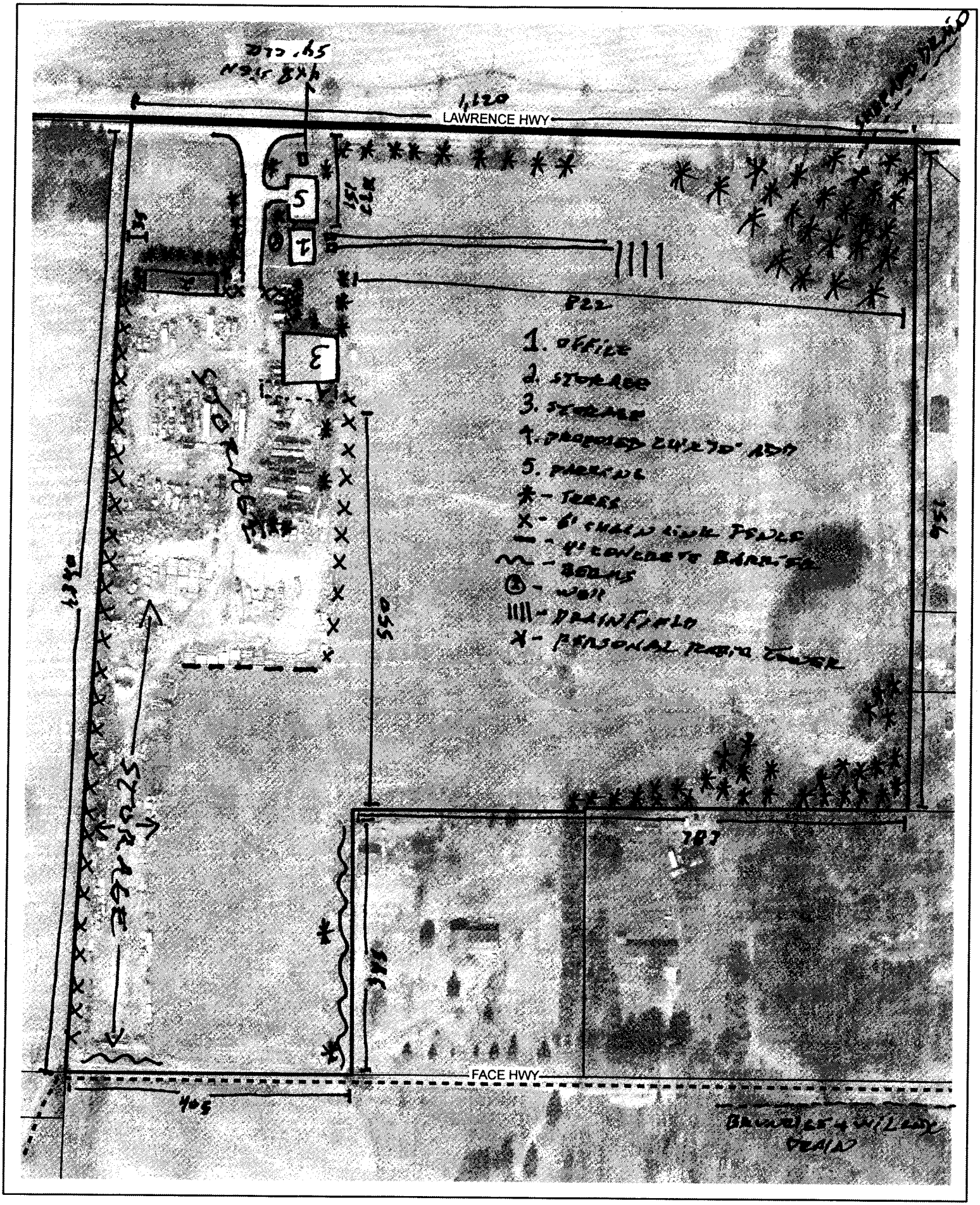
The undersigned, being the duly elected secretary of a Nashville Construction Company corporation, hereby certifies that the following resolution was duly adopted by the Board of Directors of said corporation at a meeting on 09/30/20 (DATE) and that this resolution is in full force and effect:

"RESOLVED, That the following listed persons are hereby authorized to execute, on behalf of Nashville Construction Company any and all contracts with the State of Michigan or other governmental entity."

NOTE: The names printed below **must be identical** to the authorized signers on Page 8. **A signature is not required.**

Tamara Hulsebos	Tamara Hulsebos
Dennis Hulsebos	Dennis Hulsebos
Kristoffer Hulsebos	Kristoffer Hulsebos
Keven Hulsebos	Keven Hulsebos

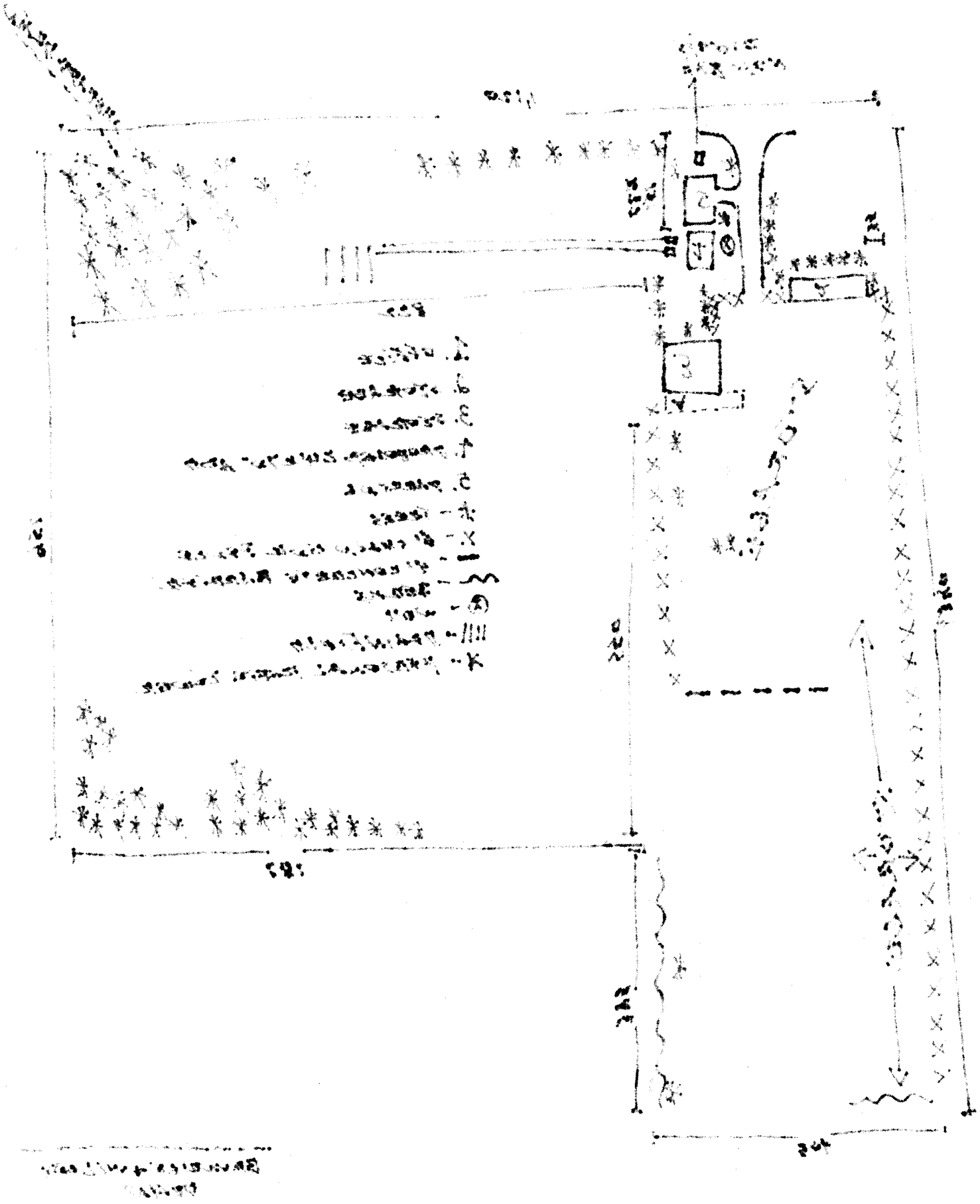
SIGNATURE OF SECRETARY	DATE
Dennis Hulsebos	1-25-21

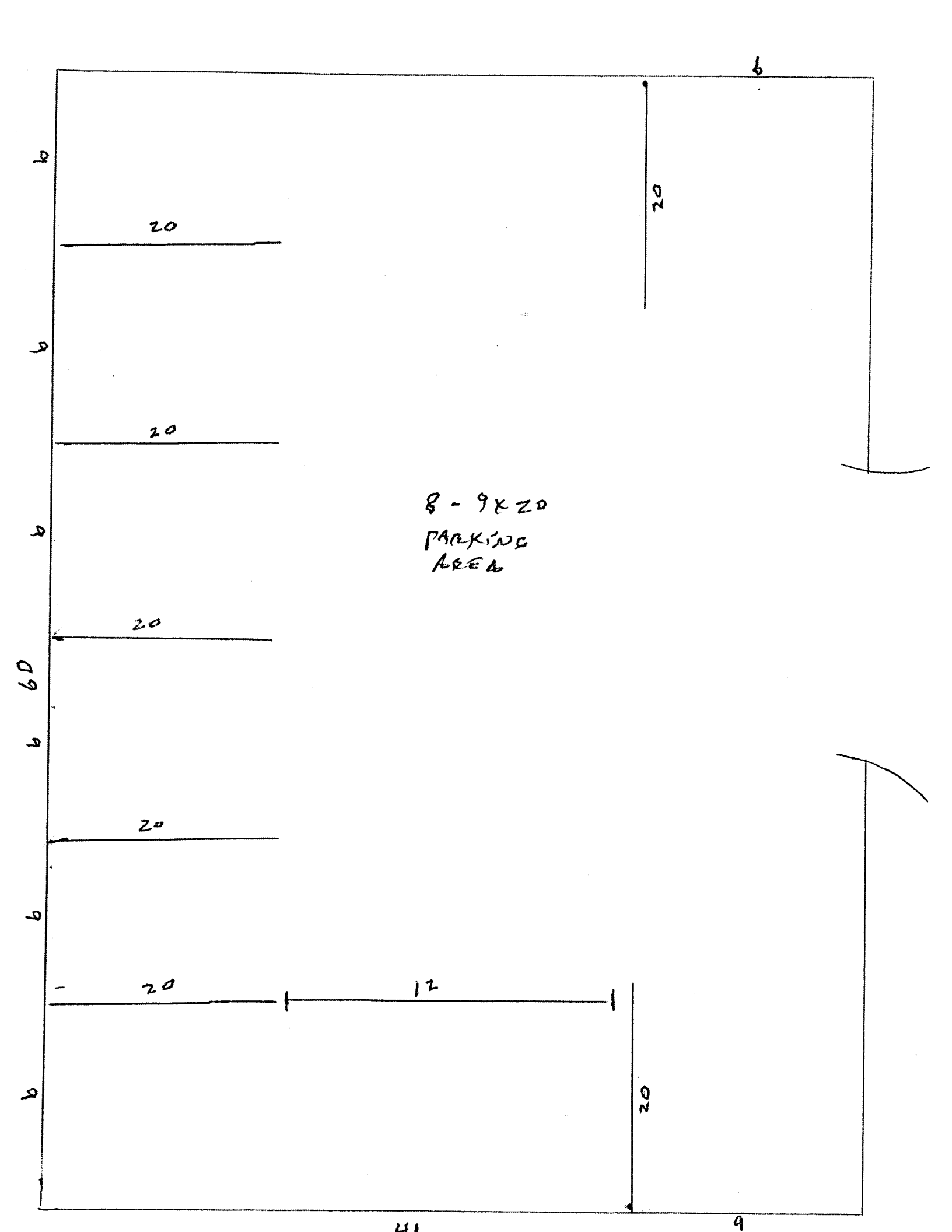


Nashville Construction Site Plan for Change of Conditions Application
11205 Lawrence Highway, Nashville, Michigan 49073
Parcel:090-018-200-032-00

N
W E
S

440
Feet




6
20
20
9
20
8 - 9 x 20
PARKING
AREA
20
60
9
20
9
20
12
20
9
41
9

JAN 31 [redacted]

EATON COUNTY DEPARTMENT OF PLANNING
1045 Independence Blvd. • Charlotte, MI 48813 • (517) 543-7500 Ext. 268

CONDITIONAL USE PERMIT CU-1-97-2

Issued by: Eaton County Planning Commission on **January 7, 1997**

Issued to: **Nashville Construction Co., 11205 Lawrence Hwy., Nashville, MI 49073**

Property Description Code: 090-018-200-032-00

Limitations and Conditions: This permit allows the applicant to construct a storage building to be located at **11205 Lawrence Hwy., Nashville, MI 49073, Kalamo Twp., Section 18**, under Article 7.3.4 Item D, subject to the following recommendations, including limitations and conditions in accordance with CU-16-88:

1. The Conditional Use Permit allows a contractors' establishment on thirty (30) acres on Lawrence Highway.
2. The site shall be limited to the development shown on the approved site plan.
3. All work related vehicles and equipment shall enter and exit the site from Lawrence Highway.
4. The hours of operation shall be from 7:00 a.m. to 6:00 p.m., Monday through Saturday.
5. The number of employees shall be limited to five (5) persons.
6. Architect drawings are required for the office building.
7. The use shall comply with all applicable Local, State and Federal laws.
8. A landscaped buffer strip is recommended to be provided on the North end of property line.

We have read the above limitations and conditions and agree to assume this conditional use permit and abide by the above limitations and conditions.

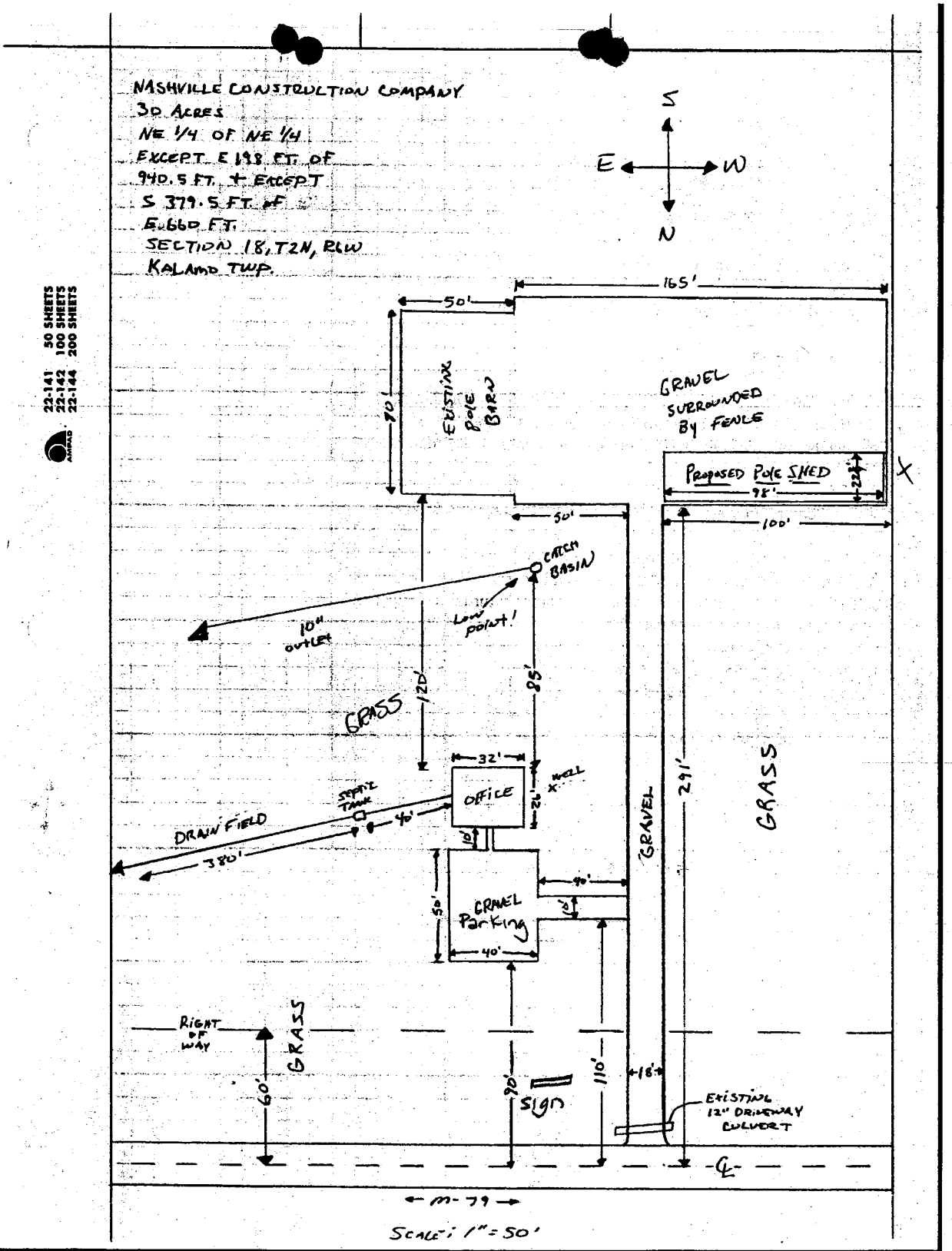
[redacted]
New Operator, Representative

1/29/97
Date

11205 LAWRENCE Hwy NASHVILLE, MI. 49073
Address

(517) 852-1536
Telephone

Cup\Perm1-2.w97


NASHVILLE CONSTRUCTION COMPANY
30 ACRES
NE 1/4 OF NE 1/4
EXCEPT E 198 FT. OF
940.5 FT. + EXCEPT
S 379.5 FT. OF
E 660 FT.
SECTION 18, T2N, R11W
KALAMO TWP.
S
E
W
N
165'
50'
90'
EXISTING POLE BARN
GRAVEL SURROUNDED BY FENCE
PROPOSED POLE SHED
22'
98'
X
50'
100'
CATCH BASIN
LOW POINT!
10" OUTLET
120'
85'
GRASS
32'
OFFICE
26'
WELL
SEPTIC TANK
DRAIN FIELD
40'
380'
10'
GRAVEL
291'
GRASS
50'
GRAVEL PARKING
90'
40'
RIGHT OF WAY
60'
GRASS
90'
SIGN
110'
18'
EXISTING 12" DRIVEWAY CULVERT
M-79
SCALE: 1" = 50'

AUG 26 1988

EATON COUNTY LAND DEVELOPMENT CODE

CONDITIONAL USE PERMIT

CU-16-88

ISSUED BY Eaton County Planning Commission on August 10, 1988

ISSUED TO Nashville Construction Company, 6508 M-66, Nashville, Michigan, Section 18, Kalamo Township (Lawrence Hwy.)

PROPERTY DESCRIPTION CODE NUMBER: 090-018-200-031

LIMITATIONS AND CONDITIONS:

1. The Conditional Use Permit allows a contractors' establishment on thirty [30] acres on Lawrence Highway.

2. The site shall be limited to the development shown on the approved site plan [attached].

3. All work related vehicles and equipment shall enter and exist the site from Lawrence Highway.

4. The hours of operation shall be from 7:00 a.m. to 6:00 p.m., Monday through Friday and 7:00 a.m. to 6:00 p.m. Saturdays.

5. The number of employees shall be limited to five (5) persons.

6. Architect drawings are required for the office building.

7. The use shall comply with all applicable Local, State and Federal Laws.

✓ 8. Please sign the form and return to the Planning Department and retain one form for your records.

AFFIDAVIT AND AGREEMENT:

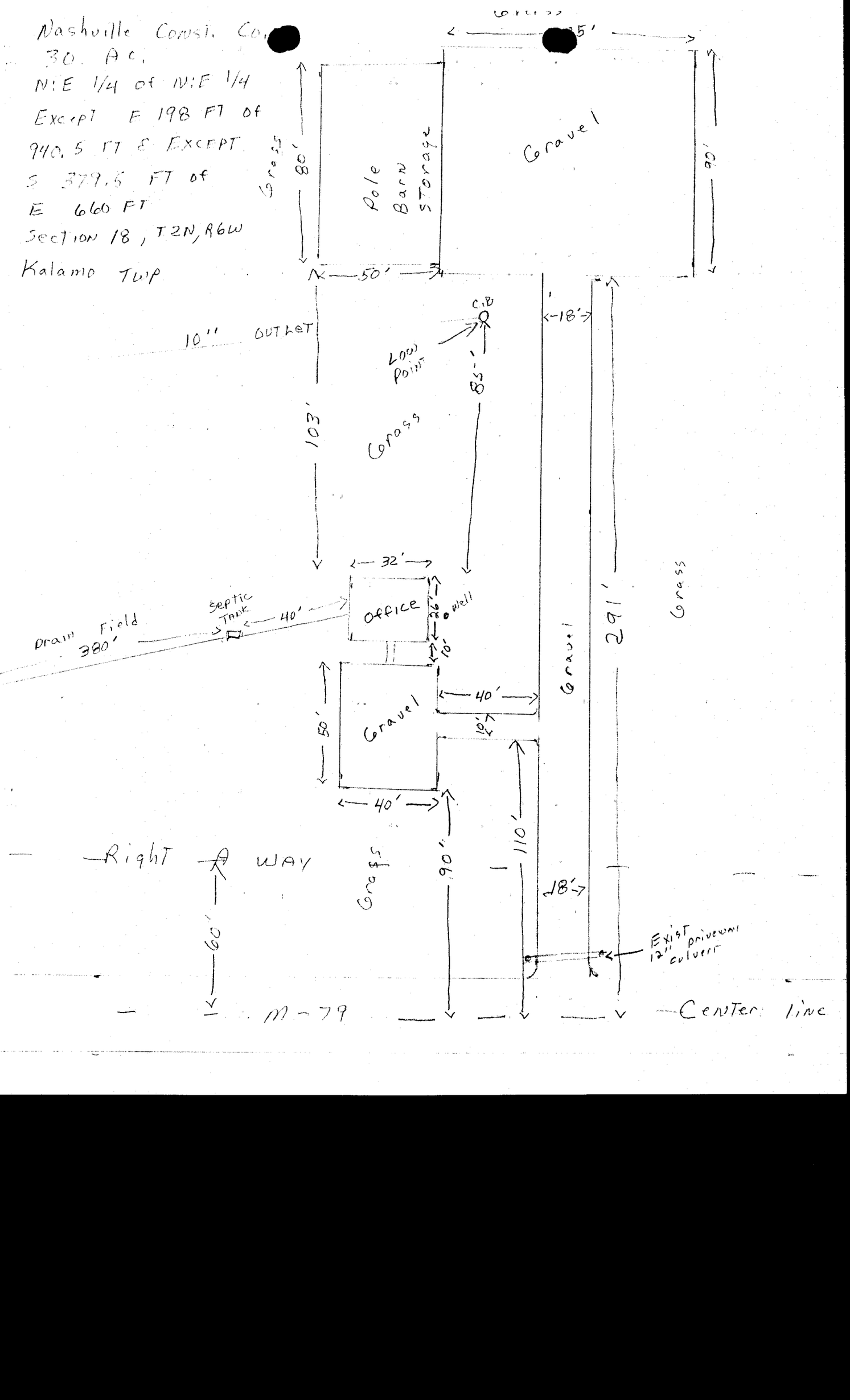
The undersigned property owner or lessee understands and agrees to the limitations in this permit. It is further understood that the issuance of this permit is contingent upon full compliance with the above limitations and the provisions of the Eaton County Land Development Code of October 13, 1981.

Nashville Const. Co.

Dennis Hubbs Vice Pres. Const 8-24-88

Property Owner/Lessee Date

Nashville Constr. Co.
30. Ac.
N:E 1/4 of N:F 1/4
Except E 198 FT of
940.5 FT & EXCEPT
S 379.5 FT of
E 660 FT
Section 18, T2N, R6W
Kalamo Twp



EATON COUNTY DEPARTMENT OF CONSTRUCTION CODES & PLANNING AND ZONING
1045 INDEPENDENCE BLVD.
CHARLOTTE, MI 48813
(517) 543-3689 Fax: (517) 543-9924

MEMORANDUM

TO: Eaton County Planning Commission

FROM: Brandy Miller, Planning and Zoning Administrator

DATE: November 27, 2023

RE: **CU-4-16-5**: Request by Michael Middaugh and Katie Baum for a Change of Conditions to an existing Conditional Use Permit which allows for the operation of a Construction Contractors Establishment and Storage of Heavy Equipment (tree service) per Section 14.29 of the Zoning Ordinance at 2355 S. Royston Road, Section 30, Eaton Rapids Township. Specifically, the request is to construct a lean-to onto his already approved pole barn.

On October 3, 2023 the Planning Commission heard an application submitted by Mr. Michael Middaugh and Ms. Katie Baum requesting a Change of Conditions to their Conditional Use Permit which allows for the operation of a tree service. Specifically, they requested to construct a larger building than was approved in 2016 after they lost their previously approved building due to a fire. The Planning Commission approved the request for construction of a 60' x 100' (6,000 sq. ft.) building.

After approval, the applicants came into the office to obtain their building permit. However, the building drawing included a 16' x 48' lean-to. Staff was able to approve and issue a permit for the 60' x 100' building, but were not able to approve construction of the proposed lean-to without Planning Commission approval.

Attached is a Change of Conditions Application requesting to construct a 16' x 48' lean-to onto the 60' x 100' building and the staff report that was read into record on October 3, 2023.

As with any application or communication, please feel free to reach out with any questions.

STAFF REPORT
CU-4-16-5 Change of Conditions

TO: EATON COUNTY PLANNING COMMISSION
MICHAEL MIDDAUGH AND KATIE BAUM – APPLICANTS

FROM: **EATON COUNTY COMMUNITY DEVELOPMENT DEPT.**

RE: **CU-4-16-5:** Request by Michael Middaugh and Katie Baum for a Change of Conditions to an existing Conditional Use Permit which allows for the operation of a Construction Contractors Establishment and Storage of Heavy Equipment (tree service) per Section 14.29 of the Zoning Ordinance at 2355 S. Royston Road, Section 30, Eaton Rapids Township. Specifically, the request is to reconstruct a larger pole building than previously approved.

HEARING DATE: October 3, 2023, 7:00 pm

SUBJECT PARCEL: 2355 S. Royston Road, Eaton Rapids, Michigan 48827

PARCEL CODES: 120-030-100-140-00

SITE DATA:	**ON-SITE**	**SURROUNDING**
Size:	10.98 Acres	
Zoning:	Limited Agriculture (LA)	Limited Agriculture (LA)
Land Use:	Residential/Agricultural	Residential/Agricultural
Site Use History:	Residential/Agricultural	Residential/Agricultural
Soil Class:	Essential	Essential & Non-essential
Road Class:	S. Royston Road **is not** a major road.	

APPLICANT'S STATEMENT: PLEASE SEE ATTACHED APPLICATION AND STATEMENT.

The applicants request a Change of Conditions for an existing Conditional Use Permit (CUP) which allows for the operation of a tree service business as a Construction Contractor Establishment and Storage of Heavy Equipment. Hours of operation are Monday through Friday, 7:00 a.m. to 5:00 p.m.; one (1) employee will be on site during the hours of operation. The applicants request to construct a 60' x 100' (6,000 sq. ft.) pole barn. The existing well, septic and drainfield located on the property will be used for the business. Items to be stored onsite include miscellaneous work trucks, trailers and chippers which will be stored inside the pole barn. There is one (1) existing driveway to the site; it is not paved and does not have curb and gutter. Anticipated traffic to the site is two (2) vehicles per day. Parking is proposed for six (6) vehicles; the parking area is not lit or paved. The applicants state no supplies are brought to the site.

The applicants state they have previously applied for a Conditional Use Permit on this property. They state they were notified of a violation; they state they discussed obtaining a Conditional Use Permit with staff when they applied for their building permit for the original pole barn. They state a complaint was made regarding parking their company truck on the property.

The applicants state this request should be granted because, "I am rebuilding/replacing my shop that burnt down. It is my sole income."

Site Plan Review

Approved	Denied	Approved	Denied
[ ] Drain Commissioner ©	[ ]	[ ] Tim Cattron	[ ]
[ ] Road Commission ©	[ ]	[ ] Zachary Dillinger	[ ]
[ ] Building Official	[ ]	[ ] Vicinity Mbr. B. Ross	[ ]
[ ] MDOT	[ ]	[x] Eaton Rapids Twp	[ ]
[x] BEDHD	[ ]	[ ] Central Dispatch	[ ]

MAILING: Eight (8) surrounding property owners were notified, no responses were received.

SITE REVIEW COMMITTEE COMMENTS:

Drain Commissioner commented: "Plan Review by drain office staff will be required."

Road Commission commented: "I have reviewed the application for the CUP above and find no impact to Eaton County roads. I have no objection to the proposed CUP."

SPECIFIC REGULATIONS: EATON COUNTY LAND DEVELOPMENT CODE

SECTION 14.29 CONSTRUCTION CONTRACTORS ESTABLISHMENT AND STORAGE OF HEAVY EQUIPMENT

14.29.1 Definition: Buildings and outdoor storage areas associated with the operation of an excavation or similar construction business, including the outdoor storage of equipment, vehicles, trailers, materials and machinery.

14.29.2 Regulations and Conditions:

A. The area of a site proposed for use as a construction contractors establishment and/or for the storage of heavy equipment shall not be less than one (1) acre in size.

B. The site MAY be fenced on both sides and rear with chain link or similarly durable fencing. If fencing is deemed a necessary requirement of the Conditional Use Permit, the Planning Commission shall specify the type and location of the required fencing.

C. The site MAY require a bufferyard to act as a visual shield or to block noise, light, etc. If deemed necessary, the Planning Commission shall specify the location and the method of the bufferyard per Subsections 17.5, 17.6 or 17.7 of this Ordinance.

D. No building materials, scrap, or equipment (other than heavy equipment) shall be stored outdoors in any configuration higher than the surrounding fencing or screening. Heavy equipment such as cranes, lift trucks and similar equipment, stored outdoors shall be parked in the lowest profile configuration possible without unnecessary vertical extension of cranes, booms or other equipment.

GENERAL REQUIREMENTS FOR APPROVAL (Applicant must satisfy items A-E):

9.3.6 Basis of Planning Commission Decisions: The Planning Commission's decision will be based on compliance with the specific requirements contained elsewhere in this Ordinance, and the general standards listed below: **Items A-E**

A. Compliance with the applicable Land Use Policies in the Eaton County Master Plan:

Staff: This area is designated as Primary Agriculture in the Eaton County Master Plan; therefore, the policies applicable are as follows:

This land use category is intended to serve the needs of the agricultural industry in the county. The intent of land designated as Primary Agriculture is to maintain and protect agricultural operations against increasing development pressure. The boundaries of the area may shift as markets change, but the intent is that this classification will be essentially restricted to active farming operations. Other than the homes of farmers and their employees, new housing should be discouraged within this land use classification. Agricultural processing operations (i.e. grain elevators, feed lots, slaughterhouses, etc.) may also be encouraged within this classification. Large tracts of quality farmlands intended primarily for agriculture and agricultural processing activities should be maintained, and zoning regulations relative to agricultural lands specifically designed to promote the conservation of agricultural operations should be established. This land use classification equates with the Limited Agricultural zoning district.

B. Essential public facilities are adequately provided to the project, including, but not limited do, highways, streets, police and fire protection, emergency medical care, schools, storm water drainage, public transportation, and public recreation, or the owner/developer shall provide adequately any such service(s). Additional requirements at public cost for such facilities and services will not be detrimental to the economic welfare of the community.

□ 1. Existing roads	□ 4. Fire protection	□ 7. Public transportation
□ 2. Schools	□ 5. Police	□ 8. Public recreation
□ 3. Storm water drainage	□ 6. Emergency medical care	

C. Location and design of driveways providing vehicular ingress and egress, and automobile parking areas for the project are designed to avoid common traffic problems and promote the safety and convenience of vehicular and pedestrian traffic. The level of traffic generated by the project will not significantly or adversely impact the adjacent road system.

D. On-site sanitation facilities, if any, including sewage disposal, potable water supply, storm water, and solid waste disposal, are properly designed and capable of handling the project's long-term needs

□ sewage disposal	□ potable water supply
□ storm water	□ solid waste disposal

E. The project is harmonious and compatible with the existing land use, natural features, and planned character of the adjacent property and general vicinity, and the project will not result in conditions that are detrimental to surrounding persons or property.

□ prime agricultural soil □ major forests □ wildlife

- ☐ water recharge areas
- ☐ wetlands
- ☐ lakes, rivers, or streams
- ☐ major sand, gravel, or mineral deposits

9.3.7 Statements of Conclusion: The Planning Commission shall specify in writing the conclusions and findings on each request in terms of the general standards listed above in Section 9.3.6 of this Ordinance.

9.3.8 Required approval by Planning Commission: The Planning Commission shall approve a request for Conditional Use Permit for any applicant which fully meets the general standards and specific standards contained in this Ordinance.

9.3.9 Conditions of Approval: The Planning Commission may require reasonable conditions in conjunction with the approval of a Conditional Use Permit. Such conditions shall include conditions necessary to ensure that public services and facilities affected will be capable of accommodating increased service and facility loads caused by the proposed land use or activity, to protect the natural environment and conserve natural resources and energy, to ensure compatibility with adjacent uses of land, and to promote the use of land in socially and economically desirable manner. The conditions imposed shall be recorded in the minutes of the Planning Commission and on the Conditional Use Permit. These conditions shall remain unchanged unless a written request is submitted to the Planning Commission for change of conditions.

A request for change of conditions shall be scheduled for a public hearing before the Planning Commission. Prior to the hearing the request shall be reviewed under the appropriate Site Plan Review process. The recommendations from the Site Plan Review process shall be reported during the hearing. A public notice shall be mailed to all property owners within 300 feet of the Conditional Use Permit site. Approval of the change of conditions shall be granted only upon an affirmative vote of the majority of the Planning Commission. All changes shall be recorded in the minutes of the meeting and on the Conditional Use Permit.

COMMUNITY DEVELOPMENT STAFF COMMENTS:

A Construction Contractors Establishment and Storage of Heavy Equipment is a use permitted in a Limited Agricultural zoned area with a Conditional Use Permit (CUP). The Planning Commission granted approval of the applicants CUP for their tree business in 2016. Since approval, staff has not received any complaints regarding the operation of the business.

The applicants previous barn, which was approved for use for the business and constructed with a building permit was lost due to a fire this year. The applicants are requesting to replace their previously approved 48’ x 88’ (4,224 sq. ft.) with a 60’ x 100’ (6,000 sq. ft.) building.

Per Article 14.29 a Construction Contractors Establishment and Storage of Heavy Equipment must be on a parcel of land 1 acre or larger in size. The property is 10.98 acres.

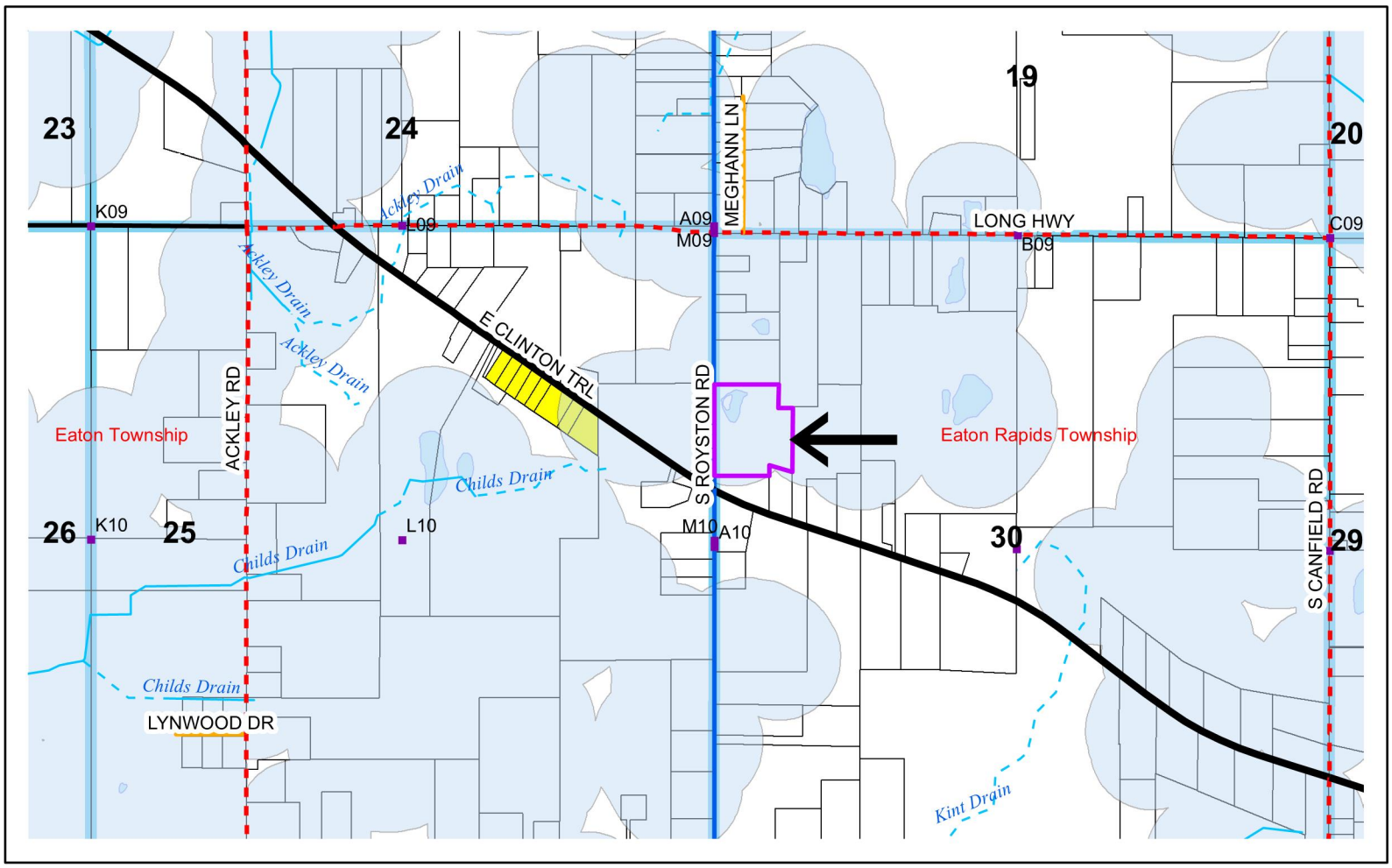
The ordinance states fencing MAY be placed on both sides and rear of the property or of the storage area IF the Planning Commission specifies the type and location of such fencing. The Planning Commission may wish to discuss if fencing is needed. The ordinance also states the site MAY require a bufferyard to act as a visual shield or to block noise, light etc. If deemed necessary, the Planning Commission shall specify the location and the method of the bufferyard per Subsections 17.5, 17.6 or 17.7 of the Ordinance.

Per the ordinance no building materials, scrap, or equipment (other than heavy equipment) shall be stored outdoors in any configuration higher than the surrounding fencing or screening. Per the site plan, the applicants propose to park their company trucks to the east of their pole barn; they state in their application other miscellaneous equipment will be stored in the pole barn. No debris from job sites will be brought back to the property.

Parking requirements, per the ordinance, are one (1) plus one (1) for each employee not to include spaces designated for the outdoor storage of equipment, vehicles, trailers, etc. for the operation of the business. The applicants state they currently have one (1) employee which would require two (2) parking spaces. Per the application and site plan six (6) parking spaces will be provided.

One sign, ground or wall type, for business identification is permitted. An eight (8) square foot sign located ten (10) feet from the S. Royston Road Right-of-Way is shown on the site plan. The proposed sign meets Ordinance requirements.

The Planning Commission may use Section 9.3.6 and 14.29 included in this staff report, to determine if this business meets ordinance requirements and what, if any, conditions may be required.



Legend

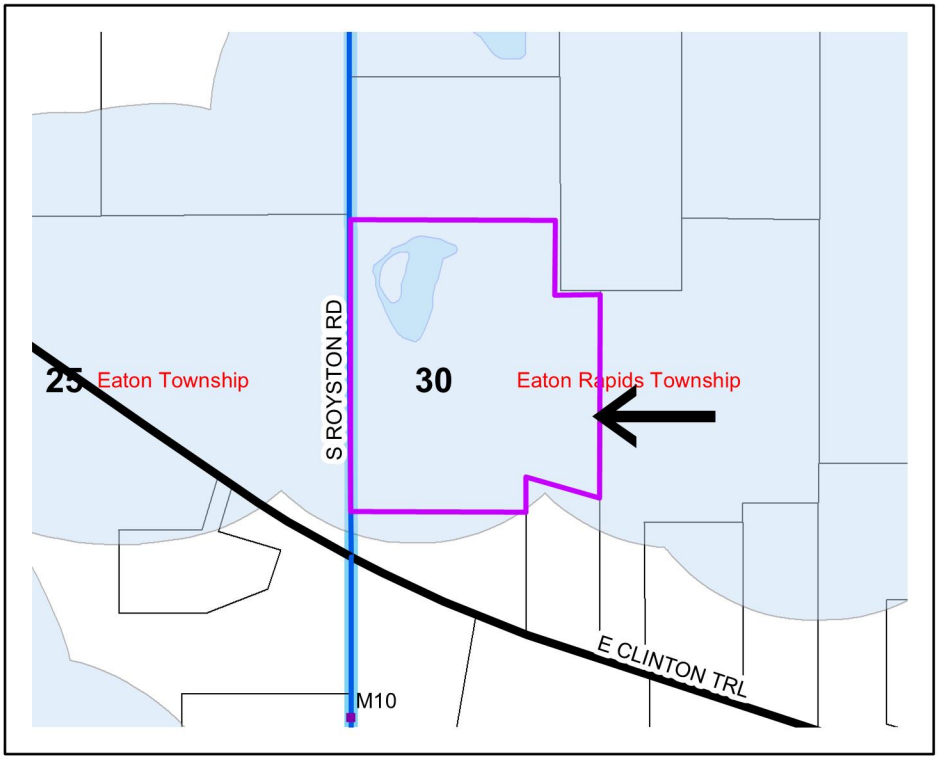
Parcels
- <all other values>

Zoning Code
- LA
- R1
- R2
- C1
- C2
- I
- RC
- SESC 500ft Buffer of Lakes>1acre, streams, and NWI Wetlands
- Lakes/Ponds

All Streams & Drains
- <all other values>

Type
- ARTIFICIAL PATH
- OPEN
- PVT TILE
- RIVER
- Storm Sewer
- TILE

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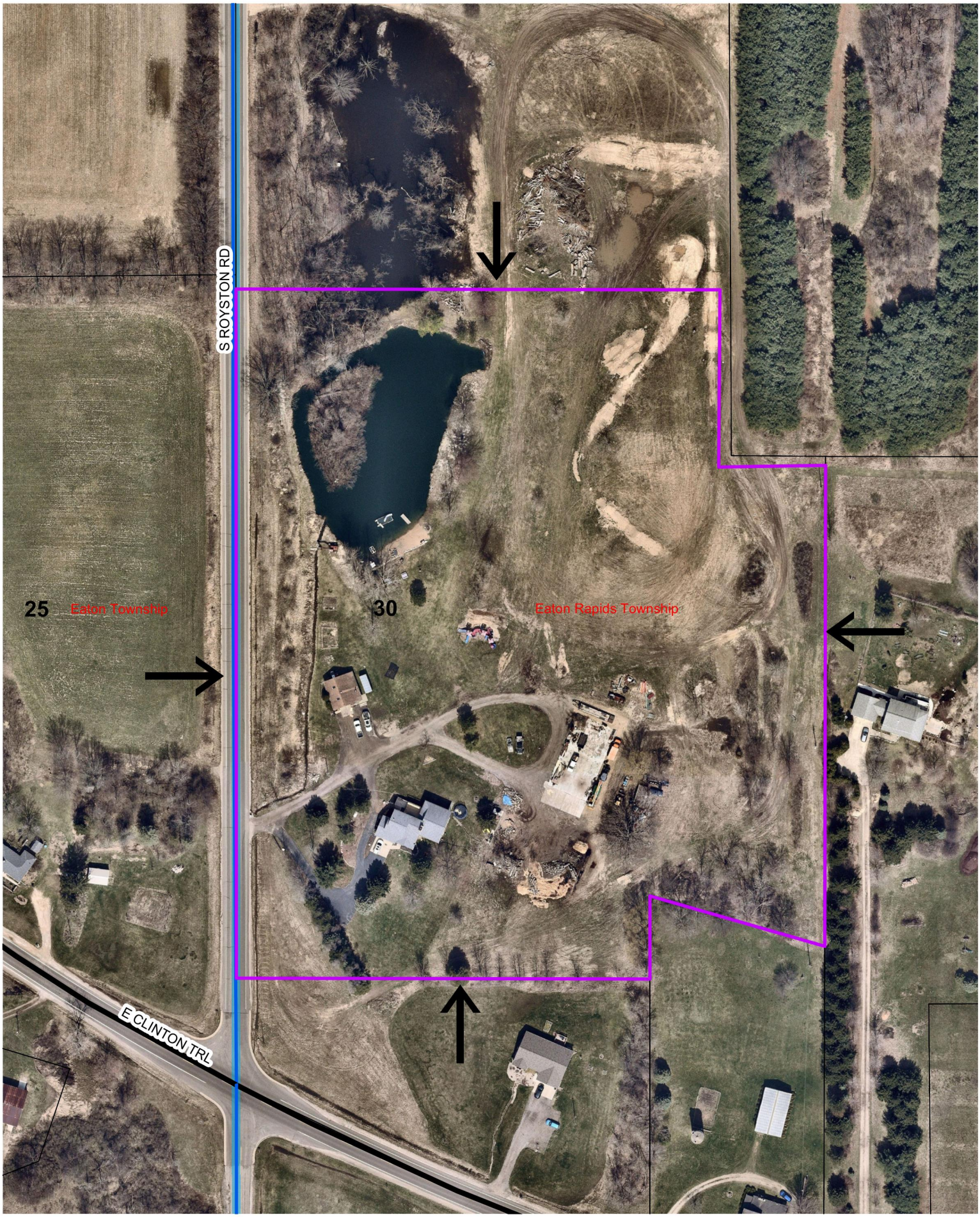
Eaton County Department of Construction Codes & Planning and Zoning

Permit: CU-4-16-5 (COC)

Township: Eaton Rapids

Parcel Number: 120-030-100-140-00

Parcel Zoning: Limited Agricultural (LA)



CU-4-16-5 (COC), Michael Middaugh & KatieBaum
Parcel Number: 120-030-100-140-00

Mikemm618@SBCglobal.net

CONDITIONAL USE PERMIT APPLICATION

EATON COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
1045 INDEPENDENCE BLVD., CHARLOTTE, MI 48813
517-543-3689 FAX 517-543-9924

Applicant Name(s): Michael Middaugh
Katie Brown

Circle one ~~Property Owner~~ Representative
(must have proof of ownership/owner permission)

Mailing Address:
Street 2355 S. Royston
City, Eaton Rapids State, MI zip 48827
Phone(s): 517-881-2994

Property Address: (if different than above)
Street

Property Code: 120 -030 -100 -140 - 00

Township: Eaton Rapids

Office Use Staff will complete

Case No.: CU-4-16-5 (EC)
Fee ~~$400~~ 200.- **check** ✓ **cash**
Date received: 10/10/23

Eaton County Planning Commission
Hearing Date: 12/5/23
Decision: Approved Denied
Decision date:

Site Plan Review Committee
Committee meeting date:
Decision: Approved Denied

SITE DEVELOPMENT PLANS

1. **Where in the Ordinance is the proposed land use specified?**
Section 14.29

2. **Please describe the business proposed for this site. (attach additional sheet if needed)**
Tree Service, No change in business was approved on 10/3/23 to construct my 60'x100' building. I forgot to include my proposed Personal 16' x 48' lean too

3. **EMPLOYEES**
What Days will the business be in operation? Mon-Fri what hours each day? 7am-5pm

How many employees will be on the site? 1
During what hours will they be on site? 7AM-5PM

4. **BUILDINGS**
The proposed conditional use permitted must comply with all applicable fire safety and emergency vehicle access requirements as well as other requirements of the State Construction Code, local Fire Code and the Eaton County Construction Code Department.

Will you construct or install any new building(s) or additions to exisiting structures?
What are their dimensions (Width, Length, Height) 16x48 Lean TOO
Construction Type Pole
Proposed Completion Date: Spring 2024

Will any existing building(s) be used for the business?
Please provide the dimensions (Width, Length, Height) NO
Year Built _____ Construction Type _____

Describe the areas in the building and how they will be used.

PROPERTY INFORMATION

5. Current zoning of the property (*Circle one*) ***Information available from Community Development Dept.:***

(Limited Agriculture (LA)) Residential (R1, R2, R3) Commercial (C1, C2) Industrial Resource Conservation

6. Is the property enrolled in Public Act 116- the Farmland Preservation Act? Yes (No)

7. Please list all persons and/or firms with legal or equitable interest in this parcel

Michael Middaugh & Katie Bauer

8. Is the property located within 500 ft. of a stream, drain, lake, pond, or seasonally flooded wetland? (Yes) No (if yes, explain)

Pond on Property

9. **Does the property lie within a designated 100 year flood plain?** (If yes, the applicant should contact the MI Dept. of Environmental Quality for state permit requirements.) **Yes (No)**

10. Do you plan to construct or upgrade access drive(s) to the site that will cross a flood plain, seasonally flooded wetland, county drain, or stream? Yes (No) (if yes, explain)

11. Current Use(s) of the applicant property **(Please indicate if used as (residence,) agricultural, commercial, etc.):**

Residential

12. Current Use(s) of other area properties: (Indicate if residential, agricultural, commercial, etc.)

Residential

13. PLEASE ATTACH A LEGAL DESCRIPTION OF THE PROPERTY

A legal description of the parcel is the deed, land contract, or tax information for a property. It must include any deed restrictions, easements, etc.

14. PLEASE ATTACH A SITE PLAN! (Please label with applicant name and page number)
A site plan is a scale drawing that shows the boundaries of the property, any structures, buildings on the property, public or private roads, driveways, easements, or other property features, and any natural features including bodies of water, wetlands, etc. The site plan must include the following:

a) **Property dimensions (measurements of all property boundaries, including road frontage).**
b) **Any easements or public right of way, including utility easements or ingress/egress.**

c) **Location(s) of existing and proposed driveways.**
d) **All existing and proposed buildings, accessory structures, and outdoor storage area(s) (for vehicles, equipment, or materials) with measurements between them and to property boundaries.**
e) **Bodies of water, creeks, lakes, ponds, county drains, marshes, and seasonally flooded wetlands, etc. (Show distances from building sites, parking, and storage areas).**
f) **Proposed grades and site drainage pattern(s) (Include drainage patterns around the entire perimeter of the property).**
g) **Location of water supply and location and design of waste water systems.**
h) **All existing and proposed signs.**

15. PUBLIC HEALTH AND SAFETY

Proposed businesses must comply with all applicable requirements of the Barry-Eaton District Health Department and the State of Michigan

Describe the water and septic source(s) employees and/or clients will use.

Existing on Property

Describe how the proposed business will comply with requirements for the use of public water, sanitary sewage, and solid waste removal.

None needed

What equipment, vehicles, materials, etc. will be stored at the site? Please describe.

Misc Work trucks, trailers, chippers to be stored in barn

16. TRANSPORTATION

The proposed land use must fully conform to the driveway and traffic safety standards of the Michigan Department of Transportation and the Eaton County Road Commission.

Entrance/Exits to the Site:

Number of current entrances (driveways) from a public street 1

Will any additional entrances or exits to the site be created/used? Yes (No)

Are driveways paved? Yes (No)

Do driveways have curb and gutter? Yes (No)

What is the anticipated traffic in and out of the site? Please estimate the number and types of vehicles. 2 Per Day

Proposed parking on site for 6 vehicles will be provided.

Is parking area lighted? Yes (No)
Is parking area paved? Yes (No)

How are supplies delivered/brought to the site?
Semi Trucks Light Delivery Trucks Other (explain) No Supplies delivered to this site.

17. PLANNING COMMISSION DECISIONS

The Planning Commission's decision will be based upon compliance with the specific requirements of the Eaton County Land Development Code (Zoning Ordinance), and the general standards listed below:

The project complies with the applicable land use policies in the Eaton County Comprehensive Development Plan, and promotes the intent and purpose of the Eaton County Land Development Code, and other County ordinances, standards, and requirements.

Essential public facilities are adequately provided to the project, including, streets, police and fire protection, emergency care, schools, storm water drainage, public transportation, and public recreation, or the owner/developer shall provide adequately any such service(s). Additional requirements at public cost for such facilities and services will not be detrimental to the economic welfare of the community.

Location and design of driveways providing vehicular ingress/ egress, and parking areas are designed to avoid common traffic problems and promote the safety and convenience of vehicular and pedestrian traffic. The traffic generated by the project will not significantly or adversely impact the adjacent road system.

On-site sanitation facilities, including sewage disposal, potable water supply, storm water, and solid waste disposal, are properly designed and capable of handling the project's long term needs.

The project is harmonious and compatible with the existing land use, natural features, and planned character of the adjacent property and general vicinity, and the project will not result in conditions that are detrimental to surrounding persons or property.

Have you requested or received a variance or other Conditional Use Permit for this property?

(Yes) No (If yes, please explain) _____

Previous Barn Required a C.U.P.

Were you notified of a violation of the Eaton County Building Code or Zoning Ordinance?

~~Yes~~ (No) (If yes, please explain) _____

Explain why this request should be granted. Describe how it will affect the surrounding area. Respond to the Planning Commission's standards listed above. (Attach additional sheet if needed.)

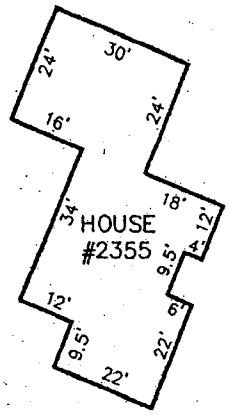
I am rebuilding / Replacing My Shop that Burnt down. It is My Sole income. Lean-to is for patio Furniture

AFFIDAVIT

I acknowledge that if a permit is granted that the decision does not relieve me from compliance with all other federal, state and local laws and requirements. I affirm that I am involved in this application and that the answers and statements herein contained and the information provided is true, accurate and correct. I understand that if it is not, this application and any approvals are void. I hereby give county officials permission to inspect the property to verify information and to verify compliance with rules and conditions. I also agree that I am able, financially, legally and physically, and I will commence this use, as approved, within six months.

Applicant(s) Signature(s) _____ Date 10/10/23

Applicant(s) Signature(s) _____ Date 10/10/23



HOUSE DETAIL
SCALE 1" =40'

≈ = Dirt Berm
8'-10' Tall

* = large trees

2355 S. Royston

R541.39'

R115.67'

R203.59'

R210'

R94.32'

130'

APPROVED
by: [signature] date: 10-M-15
Barry-Eaton District Health Dept.

3-9'x20' parking spaces

60'x100'

108'

390'

Proposed 16'x48" Lean too

3-9'x20' parking spaces

R549'

R465.4'

Pond

Island

Drive

Seal Coat

147'

158'

300'

R/W

R774.43'

1" = 150'

R1283.4'

NORTHWEST CORNER
SECTION 30, T2N R3W

Royston Rd.

Bsgft sign 10' from ROW

MDOT CLEAR VISION EASEMENT LIBER 254 APGE 76

I hereby certify only to the parties named hereon that we have inspected the above parcel and that any visible encroachments are as shown. No property corners were monumented as this report is not intended to establish deed lines. A Certificate of Survey is required to accurately locate deed, drive and fence lines.

Legend:

- ——— = Deed Line
- —∿— = Distance Not to Scale
- = Concrete or Asphalt
- = Porch or Deck
- M = Measured Value
- R = Recorded Value

Bumstead
Land Surveys
518 W. Lovett No. 3
Charlotte, Michigan 48813
Phone (517)543-0194 Fax (517)543-0258

Client: Eaton Federal Savings Bank	
Revised: 2/02/15	Scale: 1" = 150'
Sheet 1 of 1	Job No.: 15009

[signature]
2/02/15

Anthony Bumstead Date:
Professional Surveyor No. 41095

Real Estate Summary

Information herein deemed reliable but not guaranteed

02/03/2016 9:34 AM

Parcel:	120-030-100-140-00	**Current Class:**	401.RESIDENTIAL IMPROVED, 401
Owner's Name:	MIDDAUGH, MICHAEL V II/BAUM, KATI	**Previous Class:**	401.RESIDENTIAL IMPROVED, 401
Property Address:	2355 S ROYSTON RD EATON RAPIDS, MI 48827	**Gov. Unit:**	120 120,EATON RAPIDS TOWNSHIP
		SUB	
		School:	23050 E.R.SCH 23050
		Neighborhood:	
Liber/Page:	2556/0292	**Created:**	/ /
Split:	/ /	**Active:**	Active
Public Impr.:	None		
Topography:	None		

Mailing Address:

MIDDAUGH, MICHAEL V II/BAUM, KATIE
2355 S ROYSTON RD
EATON RAPIDS MI 48827

Description:

COM 1283.4 FT S OF NW COR SEC.30, S 88DEG 59MIN 33SEC E 549 FT, S 203.59 FT, S 88DEG 59MIN 33SEC E 115.67 FT, S 541.39 FT, N 71DEG W 210 FT, S 94.32 FT, N 88DEG 59MIN 33SEC W 465.4 FT TO W SEC.LINE, N 774.43 FT TO BEG. SEC.30, T2N,R3W EATON RAPIDS TWP 1992

Most Recent Sale Information

Sold on 02/06/2015 for 148,000 by FANNIE MAE.

Terms of Sale: WARRANTY DEED **Liber/Page:** 2556/0292

Most Recent Permit Information

None Found

Physical Property Characteristics

2016 S.E.V.:	114,400	**2016 Taxable:**	110,560	**Lot Dimensions:**	
2015 S.E.V.:	114,400	**2015 Taxable:**	110,230	**Acreage:**	10.98
Zoning:	LA	**Land Value:**	0	**Frontage:**	0.0
PRE:	100.000	**Land Impr. Value:**	0	**Average Depth:**	0.0

Improvement Data

None

Image

EATON COUNTY COMMUNITY DEVELOPMENT - PLANNING COMMISSION
1045 INDEPENDENCE BLVD.
CHARLOTTE, MI 48813
(517) 543-3689 *Fax: (517) 543-9924*

CONDITIONAL USE PERMIT CU-4-16-5

Issued by: Eaton County Planning Commission on **April 5, 2016**

Issued to: **Michael Middaugh and Katie Baum**

Site Location: 2355 S. Royston Road, Charlotte, Michigan 48813

Property Code: 120-030-100-140-00

This **Conditional Use Permit** allows the applicants Michael Middaugh and Katie Baum to operate a Construction Contractors Establishment and Storage of Heavy Equipment (tree service) per Article 14.29 of the Eaton County Land Development Code (Zoning Ordinance) at 2355 S. Royston Road, Section 30 of Eaton Rapids Township.

Limitations and Conditions: Approval is based on the application and materials submitted on February 5, 2016, the public hearing and discussion held April 5, 2016 and is subject to the requirements of the zoning ordinance, all other applicable rules, laws and ordinances and the following regulations and conditions:

1. The area of a site proposed for use as a construction contractors establishment and/or for the storage of heavy equipment shall not be less than one (1) acre in size.
2. No building materials, scrap, or equipment (other than heavy equipment) shall be stored outdoors in any configuration higher than the surrounding fencing or screening. Heavy equipment such as cranes, lift trucks and similar equipment, stored outdoors shall be parked in the lowest profile configuration possible without unnecessary vertical extension of cranes, booms or other equipment.
3. Requirements of all necessary agencies must be met, including but not limited to: Eaton County Construction Code Department, Barry-Eaton District Health Department, Eaton County Road Commission and the Eaton County Drain Commissioner.
4. This Conditional Use Permit is granted only to Michael Middaugh and Katie Baum for this use of property located at 2355 S. Royston Road only, and is only for the use described. It is non-transferable.

A Conditional Use Permit shall be valid as long as the permitted use continues in accordance with the conditions, requirements, and site plan included in said permit. Provided, however, that an applicant must begin the proposed land use, building, or structure within **six (6) months (October 5, 2016)** of issuance of the Conditional Use Permit.

We have read the above limitations and conditions and agree to assume this conditional use permit and abide by the above limitations and conditions.

Mike Middaugh
New Operator, Representative

8-7-23
Date

2355 S. Royston Eaton Rapids
Address

517-881-2994
Telephone

cc: Eaton Rapids Township

EATON COUNTY

MASTER PLAN

2024-2044

ACKNOWLEDGEMENTS

TABLE OF CONTENTS

Acknowledgements i

Table of Contents ii

Chapter 1: Introduction

- Why Plan? 1-2
- Planning Process 1-2
- Eaton County Planning Context 1-3
- About County Zoning 1-3

Chapter 2: Public Engagement

- Eaton County Stakeholder Meetings 2-2
    - • Best Assets and Biggest Challenges 2-2
    - • Common Themes 2-3
- Stakeholder Specific Questions 2-5
    - • Township Stakeholder Focus Group 2-5
    - • Regional Entities Stakeholder Focus Group 2-5
    - • Transportation and Public Services Stakeholder Focus Group 2-5
    - • Parks and Recreation Stakeholder Focus Group 2-5
    - • Education Stakeholder Focus Group 2-5
- Community Survey 2-7
- Response Rate 2-7
- Survey Results 2-7

Chapter 3: Population Characteristics

- Regional Context 3-2
- Population Distribution 3-3
- Household and Population Change 3-5
- Age 3-10
- Education 3-11
- Race 3-12

Chapter 4: Housing

- Eaton County Housing Characteristics 4-2
    • County-Wide Housing Market Information 4-2
    • Year Housing Unit Built 4-4
    • Housing Tenure 4-6
    • Change in Assessed Value 4-8
- Eaton County Housing Programs 4-10
- Emergency Repair Program 4-10
- Eaton County Housing and Shelter Continuum of Care Committee 4-10
- Housing Services 4-10
    • Subsidized Housing 4-10
    • Mainstream Voucher Program 4-10
    • Foreclosure Prevention/Homelessness Prevention Programs 4-11
- SIREN/Eaton Shelter 4-11
- Senior Housing 4-11
- Historic Preservation 4-11

Chapter 5: Economy and Agriculture

- Employment Mix 5-3
- Employment Trends 5-4
- Income 5-8
- Commuting Patterns and Workplace 5-9
- Agriculture 5-10
- Economic Development Activities 5-13
    • Economic Development Partnerships 5-13
    • Eaton County Economic Development Role 5-13
    • Economic Development Opportunities 5-14
    • Workforce Development 5-14

Chapter 6: Natural Features and Resources

- Geology 6-2
- Topography 6-4
- Soils 6-4

- Pre-Settlement Vegetation 6-6
- Current Landcover 6-8
- Water Resources 6-10
    • Upper Grand River Watershed Plan 6-12
    • Thornapple River (Lower Grand River) Watershed Plan 6-13
    • Battle Creek River Watershed 6-14
    • Lakes 6-15
    • Wetlands 6-15
    • Groundwater Resources 6-17
- Potential Conservation Areas 6-19
    • Green Infrastructure 6-19

Chapter 7: Parks and Recreation

- Administration 7-2
- County Parks 7-2
- Local Parks 7-5
- Major Assets in County 7-7
- Five-Year Plan and Millage 7-7
- Partnerships 7-7
- Programs and Expansion 7-8
- School and College Recreation Opportunities 7-8
- 2021-2025 Parks and Recreation Plan Goals 7-11
    • **Goal 1:** Infrastructure Improvements 7-11
    • **Goal 2:** Fiscal Responsibility 7-11
    • **Goal 3:** Public Awareness 7-11
    • **Goal 4:** Partnerships and Collaboration 7-11
    • **Goal 5:** Connectivity 7-11
    • **Goal 6:** Recreational and Interpretive Programming 7-11
    • **Goal 7:** Maintenance and Operations 7-11
    • **Goal 8:** Preservation and Conservation 7-11
- Connection Between Parks Plan and Master Plan 7-11

Chapter 8: Transportation

- Planning Process....8-2
- Roadway Network....8-2
- Roadway Classification and Responsibility....8-2
- Administrative Jurisdiction....8-2
- National Functional Classification....8-3
    - • Interstates....8-3
    - • Principal Arterials....8-3
    - • Minor Arterials....8-3
    - • Major and Minor Collectors....8-3
    - • Local Roads....8-3
    - • Private Roads....8-3
- Status of Roadways....8-5
- Rights-of-Ways....8-5
- Roadway Deficiencies....8-5
- Pavement Conditions....8-6
- Proposed Improvements....8-6
- Rail Lines....8-8
- Airports....8-8
- Public Transportation....8-8
    - • Eaton County Transit System....8-8
    - • Capital Area Transportation Authority....8-9
- Improvements to Existing Transit Service....8-9
- Non-Motorized Transportation....8-9
- Opportunities for Change....8-10
    - • Access Management....8-11
    - • Traffic Calming....8-11
    - • Private Roads....8-11
- Non-Motorized Transportation and Trail Connectivity....8-11

Chapter 9: Public Services

- Local Governmental Offices....9-2

- Emergency Services 9-2
- Schools 9-2
- Public Utilities 9-3
- Public Wastewater Systems 9-3
- Public Water Systems 9-3
- Solid Waste 9-4

Chapter 10: Intergovernmental Cooperation

- Information Sharing and Training 10-2
- Planning and Zoning 10-2
- Economic Development 10-3
- Transportation 10-3
- Shared Services 10-3
- Parks, Recreation, and Natural Resources 10-4

Chapter 11: Taking Action

- Overall Goals 11-2
- Planning Commission and Community Development Objectives 11-3
- Implementation Strategy 11-6

Chapter 12: Land Use

- Existing Land Use 12-2
- Land Use Change 12-4
- Change in Property Class 12-5
- Building Permits 12-9
- Future Land Use 12-11
    - • Eaton County Master Plan Land Use Classifications 12-13
    - • Future Land Use Map 12-15
- Zoning Plan 12-17
    - • Recommended Zoning Ordinance Amendments 12-17
- Annual Report 12-17
- Five-Year Review 12-18
    - • Standards for Review 12-18

Appendix

- Township Future Land Use and Zoning Map A-2

List of Tables

- Table 1-1: Master Plan Update Schedule 1-2
- Table 3-1: County Population Change 3-3
- Table 3-2: Population Distribution 3-3
- Table 3-3: Change in Households and Population 3-6
- Table 3-4: Median Age 3-10
- Table 3-5: Percent Change in Age Distribution 3-11
- Table 3-6: Education 3-12
- Table 3-7: Race 3-13
- Table 4-1: Change in Mortgage Cost 4-2
- Table 4-2: Change in Home Value 4-3
- Table 4-3: Year Housing Unit Built 4-4
- Table 4-4: Housing Tenure 4-6
- Table 4-5: Change in Property Values 4-8
- Table 5-1: Michigan and Eaton County Employment Mix 5-3
- Table 5-2: Change in Total Employment 5-4
- Table 5-3: Industry Mix and Change 2011-2021 5-6
- Table 5-4: Household Income Distribution 5-8
- Table 5-5: Change in Median Income 5-8
- Table 6-1: Lakes 6-15
- Table 6-2: Wetland Areas 6-15
- Table 6-3: Potential Conservation Areas 6-19
- Table 7-1: County-Owned Parks and Recreation 7-2
- Table 7-2: Local Parks Inventory 7-5
- Table 7-3: Public School Recreational Facilities 7-9

List of Figures

- Figure 3-1: Change in Households and Populations, Townships Only 3-6

- Figure 3-2: Change in Households and Population, Townships Only 3-7
- Figure 3-3: Change in Households and Populations, Cities Only 3-7
- Figure 3-4 Change in Households and Population, Villages Only 3-7
- Figure 3-5: Percent Change in Age Distribution 2000-2020 3-11
- Figure 3-6: Educational Attainment 3-12
- Figure 4-1: Change in Mortgage Cost Q1 2021 - Q1 2022 4-3
- Figure 4-2: Change in Home Value Q1 2021 - Q1 2022 4-3
- Figure 5-1: Prime Farmland Map 5-2
- Figure 5-2: Eaton County Employment Mix, 2021 5-4
- Figure 5-3: Percent Change in Total Employment 5-5
- Figure 5-4: Percent Change Industry Sectors, Michigan and Eaton County 5-6
- Figure 5-5: Total Change in Employment, Eaton County 5-7
- Figure 5-6: Worker Inflow and Outflow 5-9
- Figure 5-7: Eaton County Employment Locations 5-10
- Figure 5-8: Farm Operations by Size 2007 and 2017 5-11
- Figure 5-9: Acres in Farms 5-11
- Figure 5-10: Acres of Cropland Harvested 5-12
- Figure 5-11: Value of Sales for Agricultural Operations 5-12
- Figure 5-12: Average Size of Agricultural Operations 5-13
- Figure 6-1: Ledges along the Grand River in Grand Ledge 6-2
- Figure 6-2: Eaton County Geology 6-3
- Figure 6-3: Eaton County Soils (Source: USDA) 6-5
- Figure 6-4: Pre-Settlement Vegetation 6-7
- Figure 6-5: Eaton County Land Cover, 2021 6-8
- Figure 6-6: Land Cover 6-9
- Figure 6-7: Eaton County Watersheds and Water Features 6-11
- Figure 6-8: Wetland Areas in Eaton County 6-16
- Figure 6-9: Ground Water Recharge Rates 6-18
- Figure 6-10: Potential Conservation Areas 6-21
- Figure 8-1: National Functional Classification 8-4

- Figure 8-2: Road Mileage 8-5
- Figure 8-3: PASER Ratings 8-6
- Figure 8-4: TIP Projects in Eaton County 8-7
- Figure 8-5: Regional Trails..... 8-10
- Figure 12-1: Existing Land Use 12-2
- Figure 12-2: Existing Land Use, 2021 12-2
- Figure 12-3: Land Use Change 2008-2022 12-4
- Figure 12-4: Change in Land Use..... 12-6
- Figure 12-5: Change in Property Classification 12-8
- Figure 12-6: Building Permits Issued..... 12-9
- Figure 12-7: Building Permits 12-10
- Figure 12-8: Zoning Plan Summary..... 12-17

List of Maps

- Map 3-1: Eaton County Location 3-2
- Map 3-2: Population Density..... 3-4
- Map 3-3: Percent Change in Population 2000-2020 3-8
- Map 3-4: Percent Change in Total Households 2000-2020 3-9
- Map 4-1: Percent of Housing Units Built Before 1980 4-5
- Map 4-2: Percent Change in the Number of Owner Occupied Housing Units 2000-2020 4-7
- Map 4-3: Change in Value of Real Property 2010-2021 4-9
- Map 7-1: County-Owned Parks and Recreation 7-4
- Map 12-1: Existing Land Use..... 12-3
- Map 12-2: Land Use Change..... 12-7
- Map 12-3: Composite Future Land Use..... 12-12
- Map 12-4: Future Land Use Map..... 12-16

CHAPTER 1

INTRODUCTION

Chapter 1 | Introduction

Why Plan?

In Michigan, communities are *enabled,* not required to prepare a master plan by the Michigan Planning Enabling Act, PA 33 of 2008. The Planning Enabling Act states,

> *A master plan shall address land use and infrastructure issues and may project 20 years or more into the future. A master plan shall include maps, plats, charts, and descriptive, explanatory, and other related matter and shall show the planning commission's recommendations for the physical development of the planning jurisdiction.*

Planning involves the conscious selection of policy choices that balance needs for growth, land preservation, and public facilities according to a public planning process. The master plan is an official Eaton County document that sets forth policies for the future of the community. The purpose of master planning is to identify a clear and compelling vision through a comprehensive set of goals and actions.

Planning Process

While planning is optional, change is inevitable. This master plan provides Eaton County with a lens through which to view the change that has occurred since the last county master plan was adopted in 2011, and a means to project growth and change over the next decade. The master planning process in Eaton County began in August 2022 with a kick-off meeting at the Eaton County Planning Commission, and concluded with adoption of the master plan by the Eaton County Board of Commissioners in Month, 2023. **Table 1-1** provides a summary of the overall planning process undertaking by the planning commission.

Table 1-1: Master Plan Update Schedule

Month, Year	Activities
August, 2022	• Kick-Off Meeting
September, 2022	• Establish Public Input Process
October & November, 2022	• Chapter Updates: Community Characteristics, Housing, and Economy.
December, 2022 & January 2023	• Stakeholder Input Sessions: ○ Townships under county zoning jurisdiction (x3) ○ Regional agencies ○ Parks, recreation, and environment ○ Education ○ Transportation and Public Services • Distribution of Short Community Survey • Press Release on Master Plan Update
February, 2023	• Existing Land Use Analysis
March, 2023	• Chapter Updates: Parks and Recreation, Intergovernmental Cooperation.
April, 2023	• Distribution of Full Community Survey • Training program and final stakeholder meeting.
May, 2023	• Natural Features
June, 2023	• Transportation and Public Services • Goals & Objectives
July – August, 2023	• Future Land Use • Implementation Plan
September – October, 2023	• Review of Future Land Use Plan with Townships

Table 1-1: Master Plan Update Schedule	
Month, Year	**Activities**
November, 2023	• Master Plan Open Houses (x3)
December, 2023	• Approval of draft Master Plan by Planning Commission
January, 2024	• Approval of Plan for formal review by County Board of Commissioners
March 2024	• Planning Commission Public Hearing and Final Adoption

Eaton County Planning Context

Eaton County is a unique planning jurisdiction, as one of just a handful of Michigan's 83 counties with zoning authority. The Eaton County Community Development Department administers the county zoning ordinance that applies to 11 of the county's 16 townships. In addition to the 5 townships with their own zoning authority, the county is also home to 6 villages and 5 cities with their own zoning authority. **This master plan applies to the entire county and balances the county's duty to serve all residents with its responsibility for zoning authority in 11 townships.** For example, the existing land use analyses considers the entire county, but the future land use analysis incorporates the future land use plans of each community generally, and the zoning plan applies only to the county's zoning jurisdiction.

The planning context in Eaton County varies widely based on geography. The northeast portion of the county that is a part of the Greater Lansing Metropolitan Area has seen significant growth pressure in recent years, and includes significant areas of new commercial and residential development, particularly in Delta Township. However, the southern and western portions of the county are characterized by agricultural land, natural areas, and small rural cities and villages. These communities have much different needs for county services and support related to planning and zoning than the larger more urban jurisdictions in the northeastern quadrant.

About County Zoning

As a "home rule" state, most zoning in Michigan is administered at the township, city, or village level, with relatively few counties with zoning authority. However, in other parts of the United States, particularly in western states, county zoning is the norm. While administering a county zoning ordinance can be challenge given the sheer geographic size of the area, it provides several benefits for local governments that participate:

- **Regional Land Use:** People do not live their lives according to political boundaries, and land use changes tend to evolve organically, with artificial political boundaries commonly presenting a barrier to consistent development along key corridors. County zoning removes these artificial boundaries between participating entities and creates greater consistency in land use patterns.

- **Development Process:** With such a large portion of the county under county zoning, there is consistency in the development process across a large geographic area of the county. Furthermore, rather than going between multiple jurisdictions to receive zoning, building, soil erosion, and health department reviews, all development reviews are completed by the county, and the review process is expedited as a result.

- **Shared Service:** Administering, maintaining, and enforcing a zoning ordinance is costly. It requires experienced staff, committed appointed planning commissioners and zoning board of appeals members, and legal assistance. In the case of county zoning, the county assumes this burden, rather than requiring each township to manage it on its own. This provides valuable economies of scale.

- **Intergovernmental Collaboration:** With county staff working closely with local elected officials, residents, and developers across the county, collaboration between local units and government and county staff becomes second-nature, which helps to ensure that county government is responsive to local needs.

The master plan serves as the legal basis for the county's zoning ordinance. It is one of the primary resources the County Planning Commission must reference when considering changes to the zoning ordinance or zoning map. While the county master plan does not provide guidance directly for other units of government under their own zoning jurisdiction, this plan should be considered as an important resource when evaluating land use decisions to ensure consistency in the application of land use regulations whenever possible.

CHAPTER 2

PUBLIC ENGAGEMENT

Chapter 2 | Public Engagement

Eaton County Stakeholder Meetings

Eaton County conducted seven stakeholder meetings from October 2022 through January 2023. Over the seven stakeholder meetings, a total of 36 stakeholders participated. Each stakeholder group was identified by county staff and Planning Commission members. **The stakeholder groups were:**

1. Townships under county zoning (x3).
2. Regional entities.
3. Transportation and public services.
4. Parks and recreation.
5. Education.
6. Municipalities not under county zoning (pending).

During the stakeholder meetings, the first two questions remained consistent, with the remaining questions tailored towards each stakeholder group. The stakeholders identified under county zoning met in person, while the stakeholders identified in the Parks and Recreation group, Transportation and Public Services group, Regional Entities group, and the Education group met virtually.

Best Assets and Biggest Challenges

The first question asked at every stakeholder meeting was, “What are the best assets and biggest challenges in Eaton County?” The answers given helped curate the common themes described below. Several assets and challenges were discussed between the various stakeholders, with six common themes coming to light in multiple groups.

Assets	Challenges
Access to open spaces: • Blue spaces – water resources • Green spaces • Access to parks, recreational areas, and trails	**Housing:** • Lack of available housing units • Lack of affordable housing • Lack of housing diversity
Proximity to large cities: • Lansing, Kalamazoo, Jackson • Mix of rural, suburban, and urban areas	**Retention of talent:** • Business retention • Specialized teachers
Internal and external collaboration: • Groups working together in critical issues • Regional entities working with the county • Coordinated permitting and review process at the county • Strong code enforcement	**Development and code enforcement:** • Resistance to downtown development and redevelopment • Curb appeal in rural areas and small communities • Challenges around code enforcement in rural areas • Blight and junk removal
Influx of: • Young adults and young families (25- to 45-year-old) with a mix of ethnic backgrounds into the county • People to rural and suburban areas post-COVID-19 that work from home • Manufacturing jobs	**Transportation** • Road maintenance in winter • Rural road maintenance year-round • Fixed transit routes do not reach rural areas – lack of connectivity between rural and urban areas through transportation • Historically, county borders seen as barriers for transportation

Assets	Challenges
	Access to essential services and utilities • Broadband connection/ high speed internet • Lack of child care options • Lack of access to grocery stores outside of major urban areas
	Renewable energy: • Addressing solar development
	Infrastructure: • Aging infrastructure in small towns • Lack of area for new infrastructure
	Miscellaneous: • Center of the county geographically does not match the center of county in population • No large entertainment venues or sporting events

Common Themes

Common Theme 1: Parks and Recreation and access to Trails, Green, and Blue Spaces

The existing parks and recreation, trails, and open spaces were identified as a major asset to the county for current residents as well as for attracting residents and tourists. In 2021, the county adopted a 5-Year Parks and Recreation Plan that identified many goals that were discussed during the stakeholder meeting with the Parks and Recreation group. In November of 2022, Eaton County residents passed a millage to achieve short- and long-term goals identified in the 2021 5-Year Parks and Recreation Plan.

A major challenge related to this asset was the lack of connectivity. This includes the need for better connection between existing trails, the need for a motor vehicle to access most parks, and the lack of safe walkways around the parks.

One of the goals identified in the Parks and Recreation Plan was establishing a trail system that connects recreational facilities and amenities throughout the county by land and water. The plan has multiple objectives in order to achieve a greater trail connection within the county. Solutions to these challenges could include adding protected sidewalks or trail pathways leading to parks that are close to existing trails. This increases access to the park for those without motor vehicles and also increases pedestrian and bicyclist safety with designated, protected walkways. The county can also use its ties with the Tri-County Regional Planning Commission (TCRPC) to help aid in developing a county-wide system to establish regional connectivity within its trails system. The county could also pursue a State and National Water Trail designation for the Grand River to conserve the natural environment along the waterway and increase access to recreational opportunities on and along the river.

Common Theme 2: Transportation and Road Maintenance

Stakeholders from several groups discussed issues with the current motorized and non-motorized transportation and road maintenance throughout the county. Historically, the county lines acted as a barrier for transportation.

Issues were discussed related to the lack of safe, well-lit bus stops and the lack of bus routes in more rural areas of the county. Other issues were discussed related to maintenance of rural roads year-round and all roads during the winter months. One particular issue is a lack of winter maintenance which forces school districts to have more snow days. Solutions discussed include expanded public transportation, increasing revenue for infrastructure

maintenance, and new approaches to school bus routes, including increasing common stops. Common bus stops could also be dovetailed with new trails or pathways in the county.

Common Theme 3: Collaboration Between Agencies

All of the stakeholder groups discussed the willingness of the county to cooperate between internal departments as well as the county's willingness as a whole to work with outside agencies as an asset to the development of the county. Some of those agencies the county commonly works with include Capital Area Transportation Authority (CATA), Eaton County Transportation Authority (EATRAN), Tri-County Regional Planning Commission, Michigan Economic Development Corporation, Michigan Works! Association, Lansing Economic Area Partnership, and Continuum of Care. Continued relationships with the local and regional entities will help aid in the development of the county.

Common Theme 4: Access to Essential Services and Utilities

All stakeholder groups discussed the lack of access to essential services in rural areas as well as an overall lack of access to utilities. Stakeholder groups discussed the challenges related to physical distance between rural residents and services such as fire and police services as well as rural residents having to travel far distances to receive other goods and services. All groups discussed the lack of internet connection throughout the entire county. The Education Stakeholder group specifically discussed the challenges with internet access as well as ability of those using internet connection for children and families.

Solutions to limited access to broadband and internet connection may include increasing infrastructure to support county-wide broadband access. Another solution could include holding educational events on the use of broadband to help aid those who previously had a lack of access. Solutions related to the lack of access to goods and services may involve promoting farmers markets and local vendors at community events in rural areas where food deserts are common.

Common Theme 5: Retention of Businesses, Workers, and Teachers

Various groups expressed concerns related to retention of businesses in empty storefronts and downtown areas; retention of educated, specialized teachers; and retention of residents living in the county that also work in the county.

Historically, there has been a resistance in Eaton County towards new businesses filling vacant storefronts in village and city downtown areas. Concerns were raised regarding infill of new businesses related to aesthetics and general curb appeal. Filling vacant storefronts can increase the general aesthetic; however, having façade standards can help boost public interest while also maintaining the character of the existing downtown area. Other topics discussed were the increasing number of retired persons starting home occupations. These businesses tend to not need a storefront locations since they are filling niche desires within a community.

The Education Stakeholder group discussed at length the challenges with retention of young, specialized teachers as well as young families. Common themes previously mentioned such as a lack of housing units and housing diversity, the lack of access to utilities and essential services, and issues with road maintenance are all factors affecting school districts within the county trying to retain young teachers. The Education group also discussed an additional challenge for teachers with young children for the lack of child care options within the county.

Groups touched on future concerns of residents who live within Eaton County commuting outside of the county for work. The Regional Entities Stakeholder group touched on concerns related to a lack of employment base in the county, which forces residents to commute outside the county for work. Commuting and ride sharing has been made difficult due to the poor road maintenance, especially in the winter, and a lack of bus routes in rural areas, causing more people to be dependent on personal vehicles than using public transportation.

Common Theme 6: Lack of Housing

The Regional Entities Stakeholders, Education Stakeholders, and the Township Stakeholders discussed the lack of affordable housing and the lack of diverse housing stock within the county. The Regional Entities Stakeholders discussed the lack of housing as it relates to areas in the county seeing growth in manufacturing jobs. Between Eaton County and Clinton County, a large manufacturing plant is proposed that will increase the number of jobs and employees in the area. The lack of housing and diversity of housing is a concern due to the potential for a large influx of workers. The Regional Entities group also discussed concerns related to securing housing for recent graduates. With Michigan State University (MSU) in close proximity and Olivet College within the county, there are large classes of both undergraduate and graduate students graduating each year looking for both jobs and future housing. To capture those recent graduates, a more diversified option for housing is needed.

The Education Stakeholders discussed the lack of affordable housing as it relates to young teachers and families, similar to the challenges discussed in common theme 5. The Township Stakeholders discussed the lack of available land for development of housing, as well as the existing, aging housing stock in small cities and villages does not appeal to many age groups including young families.

Stakeholder Specific Questions

After discussing the best assets and biggest challenges, each group had its own list of pre-selected questions developed based on the previous Master Plan sections related to each groups' focus as well as an open-ended discussion.

Township Stakeholder Focus Group

On October 25, 2022, three sets of Township and Local Municipality Stakeholders discussed various topics related to ongoing challenges as well as current and future needs of the communities. The in-person format focused on housing, renewable energy, utilities, and farmland preservation. Participants included representatives from Vermontville, Roxand, Walton, Carmel, Bellevue, Hamlin, Eaton Rapids, and Sunfield.

Major topics mentioned in the meeting included:

- Use of solar and other renewable energy uses on agricultural land.
- Agriculture preservation and farmland preservation in rural areas.
- Code enforcement with issues related to blight and junk in rural areas.
- Lack of access to essential services and utilities, especially in more rural areas.
- Increased non-motorized pathways to increase connectivity between communities and parks.

Education Stakeholder Focus Group

On December 14, 2022, the Education Stakeholder group met virtually to discuss various topics related to education in the Master Plan. Education Stakeholders were identified based on the various K-12 school superintendents as well as Olivet College, community libraries, and MSU Extension offices related youth education. Representatives from MSU Extension, Olivet Community Schools, Charlotte Community Library, and Maple Valley Schools attended the virtual meeting. The Education Stakeholder group was asked a series of questions related to challenges facing pre-K to 12th grade education, post-secondary, and adult education how land use decisions and the physical environment affect education and what initiatives the county should be aware of and possibly invest in.

Major topics mentioned in the meeting included:

- Rural road maintenance year-round as well as all road maintenance during winter months.
- Access to affordable internet access as well as comfort of using internet access.
- Issues with a lack of bus drivers and the number of fixed routes.
- Access to mental health services post-COVID-19 for students, teachers, and families.

- Increases in trails, sidewalks, and pathways connecting schools, parks, and neighborhoods.
- Issues with student engagement in athletics and afterschool programming post-COVID-19.

Parks and Recreation Stakeholder Focus Group

On January 3, 2023, the Parks and Recreation Stakeholder group met virtually to discuss various topics related to parks and recreation in the Master Plan. The Parks and Recreation Stakeholders that attended the virtual meeting included a current County Commissioner, TCRPC Environmental Sustainability Planner and GIS Coordinator, County Parks and Recreation Director, and a representative from the Eaton County Conservation District.

Major topics mentioned in the meeting included:

- More programming and holding more events in the parks as well as education on subjects such as invasive species to engage local residents as well as attracting tourism.
- Social media outreach and internet connection were discussed as well with concerns over ability to target key audiences for programming and events.
- Uneven distribution of volunteers with some areas of the county having a strong volunteer base where others do not, thus routine maintenance of trails and parks by volunteers is not equal throughout the county.
- The lack of connectivity between the existing trail system and the ongoing need for maintenance of the parks and trails.

The recent passage of the county parks and recreation millage was discussed alongside programs and initiatives the county should consider investing in. Goals for the county millage are discussed further in Chapter #, Parks and Recreation.

Regional Entities Stakeholder Focus Group

On January 3, 2023, the Regional Entities Stakeholder group met virtually to discuss various topics related to agency cooperation in the Master Plan. The Regional Entities Stakeholders included representatives of EATRAN, county employees, a representative of CATA, a representative of the Lansing Economic Area Partnership, and a representative of the Michigan Economic Development Corporation.

Discussion included topics related to challenges facing each agency, regional projects and programs, how land use decisions affect each agency, which elements of the physical environment the county should invest in or changes to support agency goals, and how trends in population and in-migration in the county affect agency work.

Major topics mentioned in the meeting included:

- Connectivity issues with increased manufacturing businesses coming into the county versus the lack of diverse housing options.
- Determining the need of service for rural areas of the county related to solid waste management.
- Formalizing sustainability planning and completing development certifications such as Redevelopment Ready Communities Certification.
- With an aging population, additional transit assistance is needed. Also, there has been an increase in entrepreneurial businesses from retired persons.

Transportation and Public Services Stakeholder Focus Group

On January 4, 2023, the Transportation and Public Services Stakeholder group met virtually to discuss various topics related to transportation and public services in the Master Plan. The Transportation and Public Services

Stakeholders included representatives from the Eaton County Drain Commissioner, Eaton County Road Commissioner, a representative from the City of Charlotte, and a representative from the Michigan Department of Transportation (MDOT).

Topics related to assets and challenges of Eaton County's transportation networks, possible improvement efforts both regionally and locally, and the current safety of motorized and non-motorized transportation in the county were discussed.

Major topics mentioned in the meeting included:

- Challenges with current and upcoming road projects, especially outreach related to road and ramp closures.
- Challenges with funding, renewal of existing millages, and distribution of funds based on need.
- Willingness of cooperation between external agencies and the county.
- Stakeholders spoke to needing a plan that identifies areas for sidewalks, pathways, and trails in development plans such as the Master Plan in order to be able to plan, fund, and develop the pathways.
- Effectiveness of public transportation routes post-COVID-19 with the desires of the public. Also, the potential for expansion of fixed routes for greater connectivity of rural areas to urban areas.

Community Survey

Eaton County conducted a survey of the community to gather input on resident's opinions regarding important aspects of the plan as well as feelings regarding the county's assets and opportunities. Full results of the community survey are available in the Appendix.

Response Rate

The community survey was promoted via press releases to local news outlets, posted on the county's website, shared via social media, and available in hard copy at the County Courthouse and at the Charlotte Public Library. The survey was also shared with a group of approximately 50 local officials that attended a Planning and Zoning Essentials training sponsored by Eaton County and conducted by the Michigan Association of Planning in April 2023. A total of 243 people responded to the survey.

- **67%** of survey respondents have lived, worked, or owned a business in Eaton County for over 20 years.
- **54%** of survey respondents live within a township, while 32% live within a city. The next most common connection to the county was working in the county, which accounted for 23% of respondents.
- **Approximately 60%** of respondents were over the age of 50.
- **85%** of respondents own their home.
- **63%** of survey respondents classified the area in which they live as "rural".

As the demographic analysis demonstrates, the group of people responding to the survey is not necessarily representative of the county as a whole. Generally the county population is younger, with a median age of 41 and less likely to be homeowners, with approximately 72% of county households owner-occupied. Other key conclusions from the survey are summarized below.

Survey Results

The following bullets summarize key results of the survey. A complete summary of results is available in the Appendix.

- **Quality of Life:** Over 75% of survey respondents rated the quality of life in Eaton County as “good” or “excellent”.

- **Values:** When asked to select from a list of characteristics about the county they value, respondents expressed strong preferences for open spaces and natural areas. The three most common selections were rural/small town atmosphere (71%), open space and natural areas (55%) and Agricultural land (40%).

- **Preservation:** Respondents found preservation of agricultural land, open space, and water resources to be significantly more important than preservation of downtowns and residential neighborhoods.

- **Economy:** Responses around the economy were much more mixed.

  - **49%** of respondents agree with the statement that the economy in Eaton County is headed in the right direction, with **31%** of respondents neutral.
  - A larger percentage of respondents **(40%)** disagreed with the statement that most businesses can find employees in a reasonable amount of time than agreed with the statement **(30%)**.
  - **56%** of respondents felt that the county has an adequate supply of retail, restaurants, and service businesses, with just **24%** disagreeing.
  - **58%** of respondents felt that the county has enough large employers and industrial businesses to meet the community’s needs.

- **Transportation:** Like economic measures, responses related to transportation were also mixed. While most respondents (52%) agreed that people are able to access necessary services, fewer people (47%) felt that walking and biking is safe is most of the county. The same percentage of people (47%) felt that sidewalks are available where people need them. An even smaller percentage of people (32%) agreed with the statement that there is an adequate supply of trails in the county.

- **Housing:** Housing results were fairly consistent, with over 25% of respondents being neutral on all questions. Generally, there was concern with affordability for both rental and owner occupied housing, with less than 40% of respondents agreeing that people can find affordable rental or ownership opportunities. When asked whether Eaton County should invest in affordable housing, 47% of respondents selected “yes:”, with 30% selecting “no”.

- **Public Services:** Between 27% and 20% of respondents did not have access to water, sewer, or high speed internet, with the vast majority of respondents stating that they had access to natural areas, cellular service, and recreational activities. However, 71% of respondents stated that they would like to see improved access to high-speed internet and cellular service.

- **Renewable Energy:** 57% and 59% of respondents, respectively, stated that they would not like to see more land in the county utilized for solar and wind energy.

CHAPTER 3

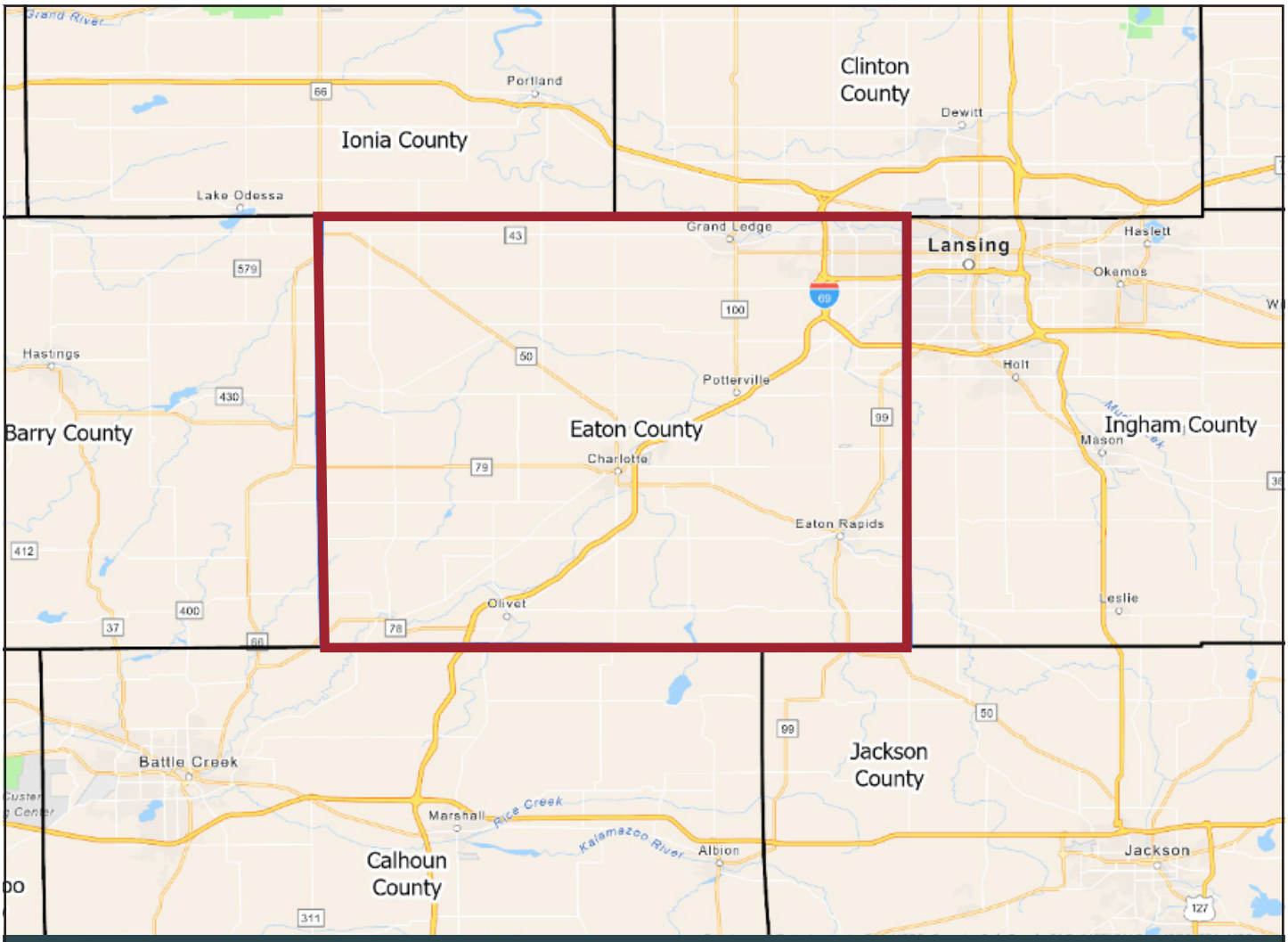
POPULATION CHARACTERISTICS

Chapter 3 | Population Characteristics

During any planning process, the first step is to take stock of current conditions and trends affecting an area. Understanding current conditions and how they evolved over time is critical to establishing future goals, while also evaluating the suitability and feasibility of future land use classifications.

This chapter provides an overview of general population and demographic changes in Eaton County, and the local units of government within the county and surrounding counties.

Regional Context



Map 3-1: *Eaton County Location*

Eaton County is a primarily rural county, with more urban and suburban areas in the northeast corner of the county that are part of the larger metropolitan Lansing region. The County seat is Charlotte, located in the center of the county, with other small villages and cities scattered throughout the county.

Eaton County is a part of Tri-County Region, composed of Eaton, Clinton, and Ingham Counties, each of which includes a portion of the City of Lansing, the primary urban center of the region. While the northern and eastern portions of Eaton County are strongly connected to Lansing, the southern and western areas of the county relate more closely to Battle Creek and Hastings. **Map 3-1** displays all counties adjacent to Eaton.

Table 3-1 displays the change in population for Eaton County and all surrounding counties. Compared to surrounding counties, Eaton County is solidly in the middle in terms of population change since 2000, having

seen an increase of 5 percent over the time period. This is consistent with Eaton County's character of having a mix of rural and suburban/urban areas. The more urban counties in the table (Calhoun, Ingham, and Jackson) all saw significantly less growth, while the more rural counties (Barry, Clinton, and Ionia) each had larger increases in population. **Overall, Eaton County grew at a much faster rate, at 5 percent, than the State of Michigan as a whole, which grew by just 1.4 percent between 2000 and 2020.**

In the previous 2011 master plan, it was noted that according to 2006 Census estimates, Eaton County was projected to grow to 117,400 persons by 2020. This was likely due to projecting continued population growth that was seen throughout the 1990s that has slowed significantly since.

Table 3-1: County Population Change (Source 2000, 2010, and 2020 Decennial Census)

County	Year 2000	2010	2020	% Change 2000 – 2020
Eaton County	**103,655**	**107,759**	**109,175**	**5%**
Barry County	56,755	59,173	62,423	10%
Calhoun County	137,985	136,146	134,310	-3%
Clinton County	64,753	75,382	79,128	22%
Ingham County	279,320	280,895	284,900	2%
Ionia County	61,518	63,905	66,804	9%
Jackson County	158,422	160,248	160,366	1%

Population Distribution

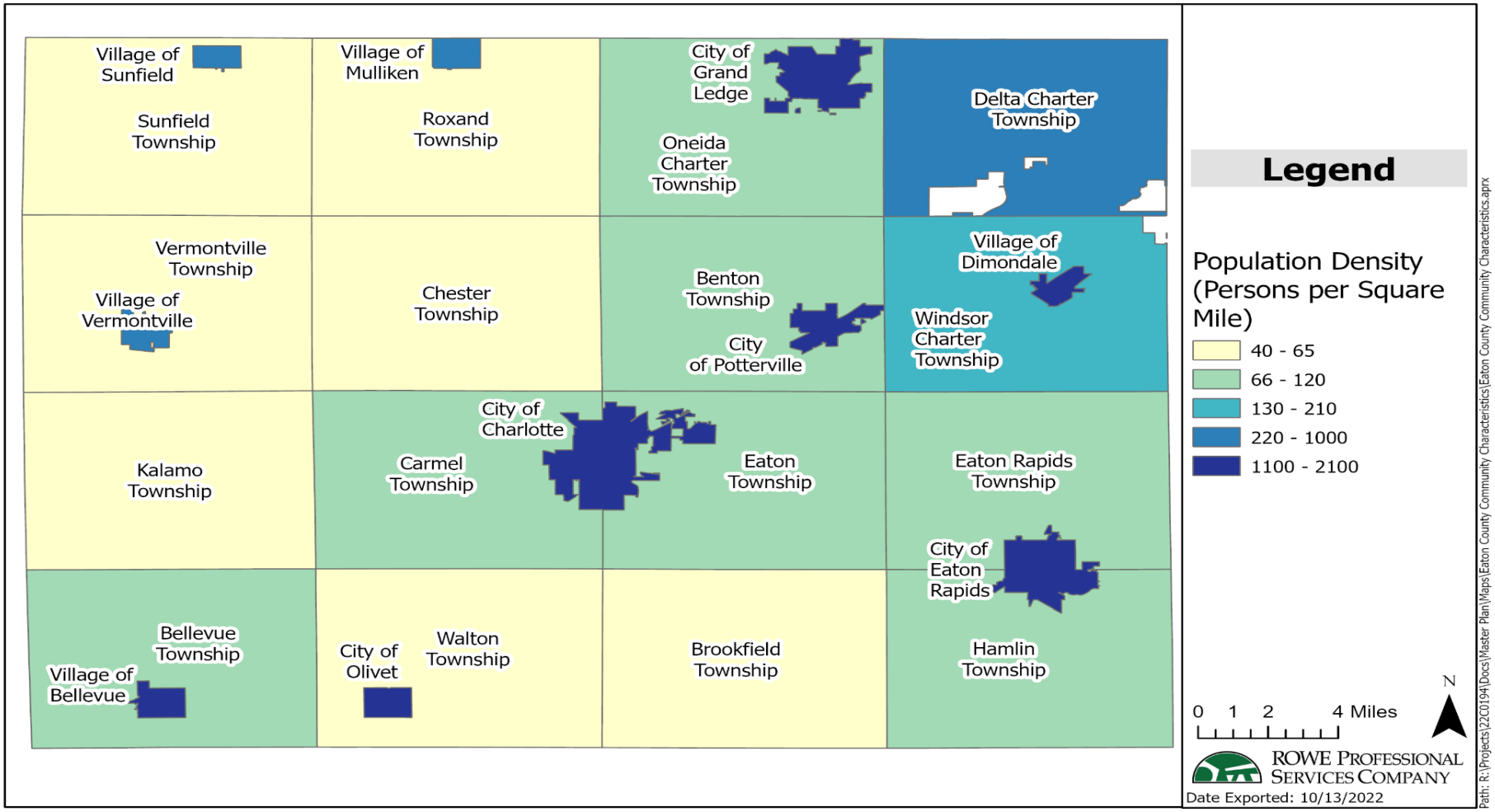
Table 3-2 displays the total population of each local unit of government in Eaton County according to the 2020 U.S. Decennial Census. Delta Township is the largest community in the county, with over 33,000 people, and the Village of Sunfield is the smallest, with just over 500 people. **Map 3-2** displays the population density of each local unit of government in Eaton County. Generally, the population density is lower as one moves further from the Lansing area in the Northeast corner of the county.

Table 3-2: Population Distribution (Source 2020 Decennial Census)

Municipality	2020	Municipality	2020
Bellevue Township	3,200	Hamlin Township	3,227
Village of Bellevue	1,308	Kalamo Township	1,765
Benton Township	2,766	Village of Mulliken	525
Brookfield Township	1,467	City of Olivet	1,517
Carmel Township	2,839	Oneida Charter Township	3,986
City of Charlotte	9,299	City of Potterville	3,055
Chester Township	1,769	Roxand Township	1,748
Delta Charter Township	33,119	Sunfield Township	2,050
Village of Dimondale	1,134	Village of Sunfield	518
Eaton Township	4,007	Vermontville Township	1,947
City of Eaton Rapids	5,203	Village of Vermontville	716
Eaton Rapids Township	3,991	Walton Township	2,293
City of Grand Ledge	7,784	Windsor Charter Township	7,140

Source: 2020 Decennial U.S. Census

Map 3-2: *Population Density (Source 2020 Decennial Census)*



Household and Population Change

A household is defined as "all the persons who occupy a housing unit as their usual place of residence" by the U.S. Census Bureau. As populations age and change, changes of the characteristics of households have significant impacts on communities. A significant trend affecting many communities is the decrease in the number of people per household. This means that while total population may be stable or increasingly slowly, demand for additional housing units is growing. For example, between 2000 and 2020, the average size of a household in Michigan decreased by 8 percent, from 2.67 in 2000 to 2.45 in 2020. In Eaton County, over the same time period, the average household size decreased from 2.54 to 2.40, a 6 percent decrease.

Overall, the number of households is increasing at a faster rate than the population in Eaton County, with population increasing 5 percent between 2000 and 2020, but the number of households increasing by 12 percent. However, this change is not consistent across all units of government in the county. **Table 3-3** *and* **Figure 3-1** *through* **Figure 3-3***: Change in Households and Populations, Cities Only*

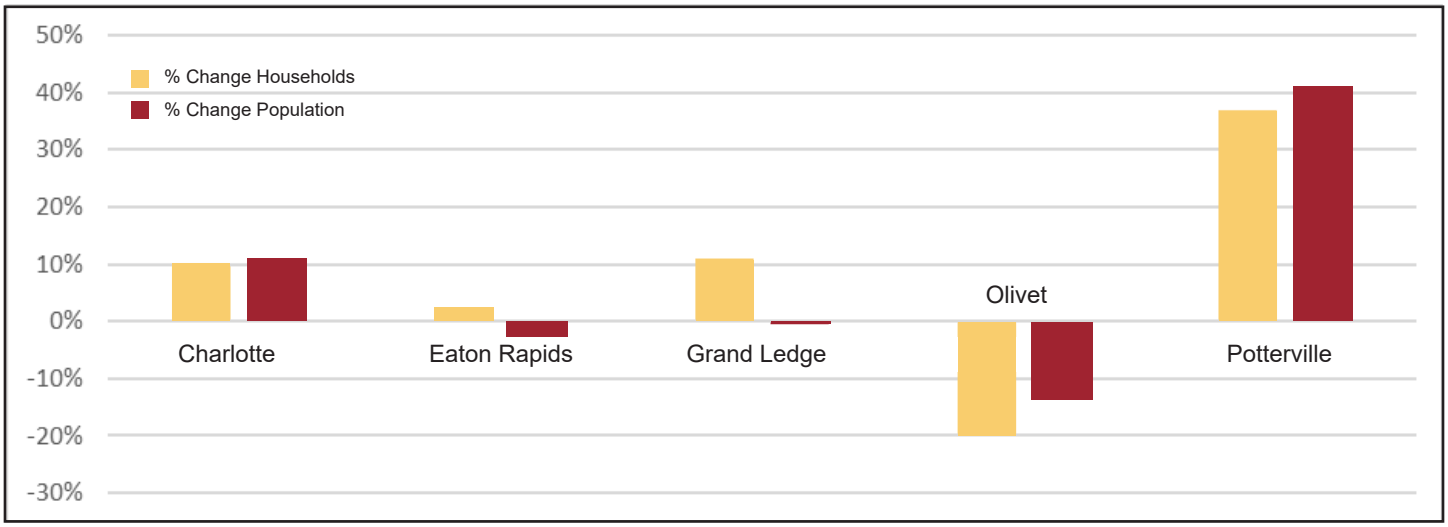


Figure 3-4 display the change in total households and population for each unit of government in the county, and the differences are significant.

For example, the Village of Bellevue; Bellevue and Eaton Townships; and Cities of Charlotte, Olivet, and Potterville all saw a greater change in population than households. In the Bellevue Township, the number of households decreased by 4 percent, while population increased by 2 percent. In contrast, Roxand Township experienced an 8 percent decrease in population, but a 21 percent increase in the number of households.

Table 3-3: Change in Households and Population

(Source: 2000 Decennial Census & 2016-2020 American Community Survey)

Community	Total Households (2000)	Total Households (2020)	% Change Households	Total Population (2000)	Total Population (2020)	%
Eaton County	40,167	45,037	12%	103,655	109,175	5%
Bellevue Township	1,161	1,113	-4%	3,144	3,200	2%
Village of Bellevue	526	451	-14%	1,365	1,308	-4%
Benton Township	991	1,044	5%	2,712	2,766	2%
Brookfield Township	538	606	13%	1,429	1,467	3%
Carmel Township	923	1,073	16%	2,626	2,839	8%
City of Charlotte	3,213	3,525	10%	8,389	9,299	11%

Table 3-3: Change in Households and Population (Source: 2000 Decennial Census & 2016-2020 American Community Survey)						
Community	Total Households (2000)	Total Households (2020)	% Change Households	Total Population (2000)	Total Population (2020)	%
Chester Township	648	694	7%	1,778	1,769	-1%
Delta Charter Township	12,559	15,282	22%	29,682	33,119	12%
Village of Dimondale	473	585	24%	1,342	1,134	-15%
Eaton Township	1,531	1,421	-7%	4,278	4,007	-6%
City of Eaton Rapids	2,061	2,104	2%	5,330	5,203	-2%
Eaton Rapids Township	1,328	1,590	20%	3,821	3,991	4%
City of Grand Ledge	3,267	3,629	11%	7,813	7,784	0%
Hamlin Township	1,045	1,271	22%	2,953	3,227	9%
Kalamo Township	622	684	10%	1,742	1,765	1%
Village of Muliken	190	221	16%	557	525	-6%
City of Olivet	482	388	-20%	1,758	1,517	-14%
Oneida Charter Township	1,352	1,483	10%	3,703	3,986	8%
City of Potterville	806	1,103	37%	2,168	3,055	41%
Roxand Township	658	794	21%	1,903	1,748	-8%
Sunfield Township	777	779	0%	2,177	2,050	-6%
Village of Sunfield	217	238	10%	591	518	-12%
Vermontville Township	749	722	-4%	2,100	1,947	-7%
Vermontville Village	282	276	-2%	789	716	-9%
Walton Township	699	809	16%	2,011	2,293	14%
Windsor Charter Township	2,781	2,960	6%	7,340	7,140	-3%

Map 3-3 and **Map 3-4** display the percent change in households and population for each unit of government in Eaton County. As the maps show, there are many more units of government that saw larger increases in the number of households than population. These communities that have the greatest difference between change in households and change in population are also likely experiencing increased demand for housing.

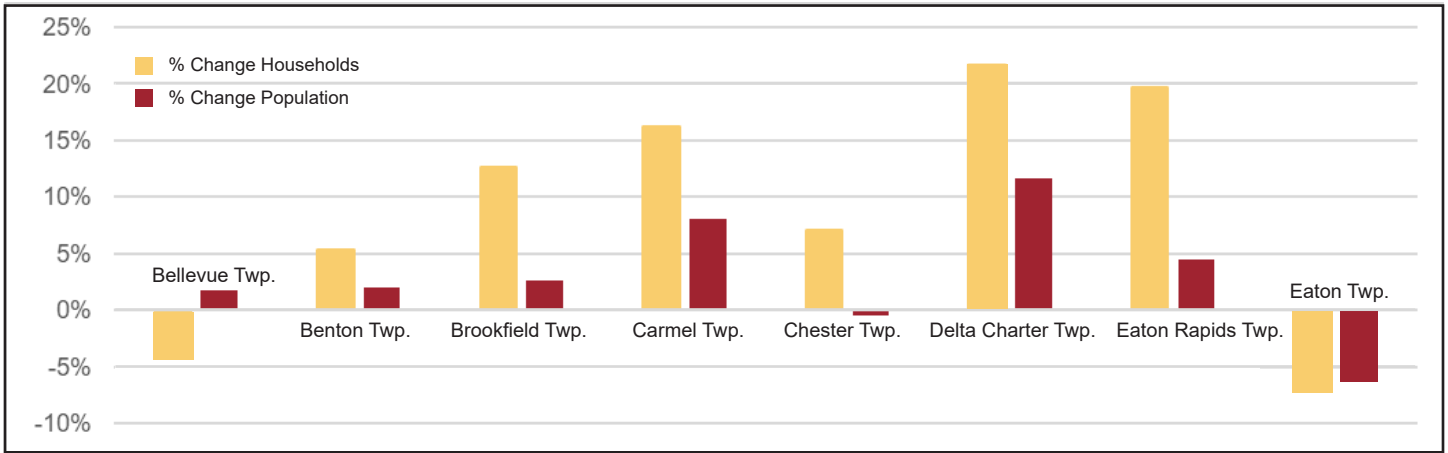


Figure 3-1: *Change in Households and Populations, Townships Only*

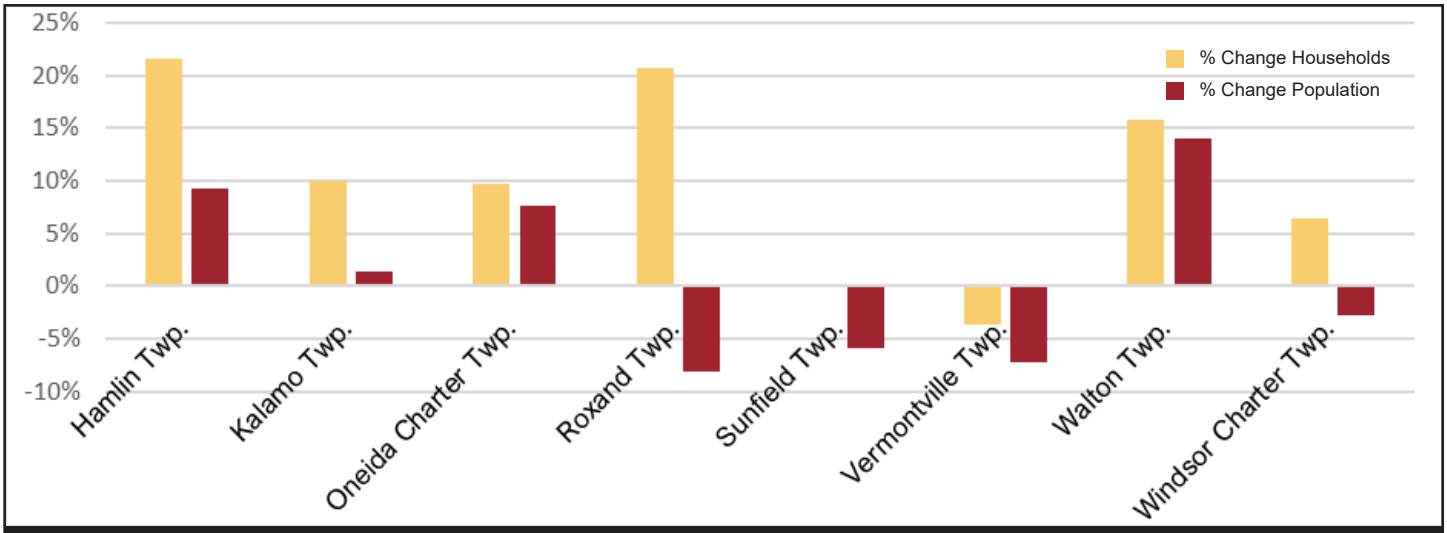


Figure 3-2: *Change in Households and Population, Townships Only*

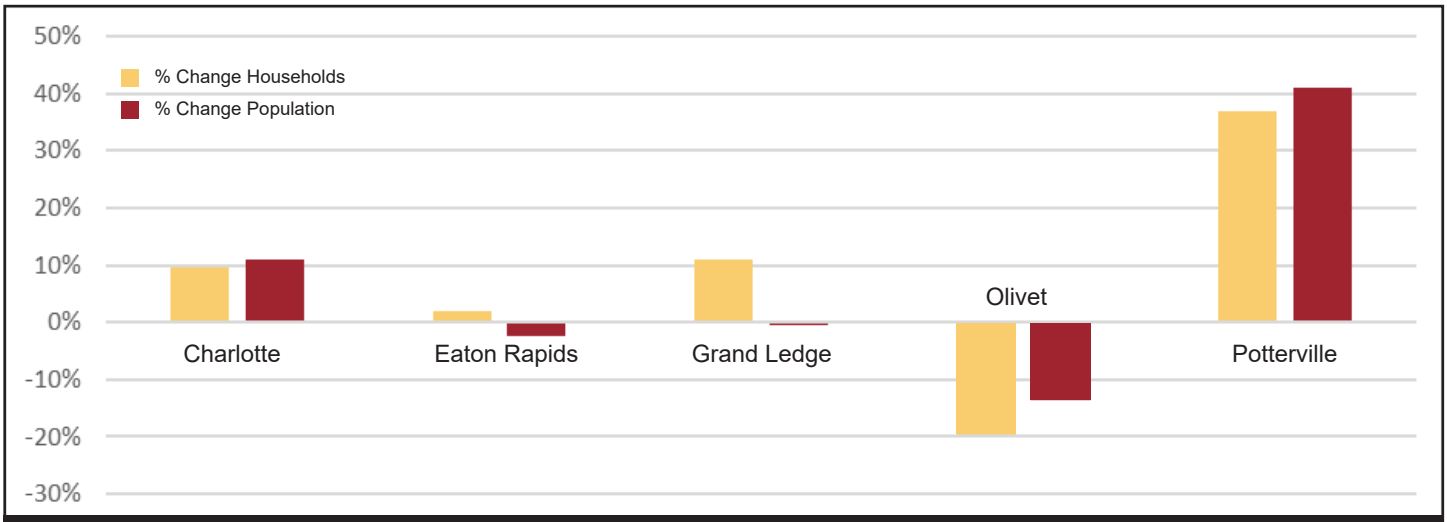


Figure 3-3: *Change in Households and Populations, Cities Only*

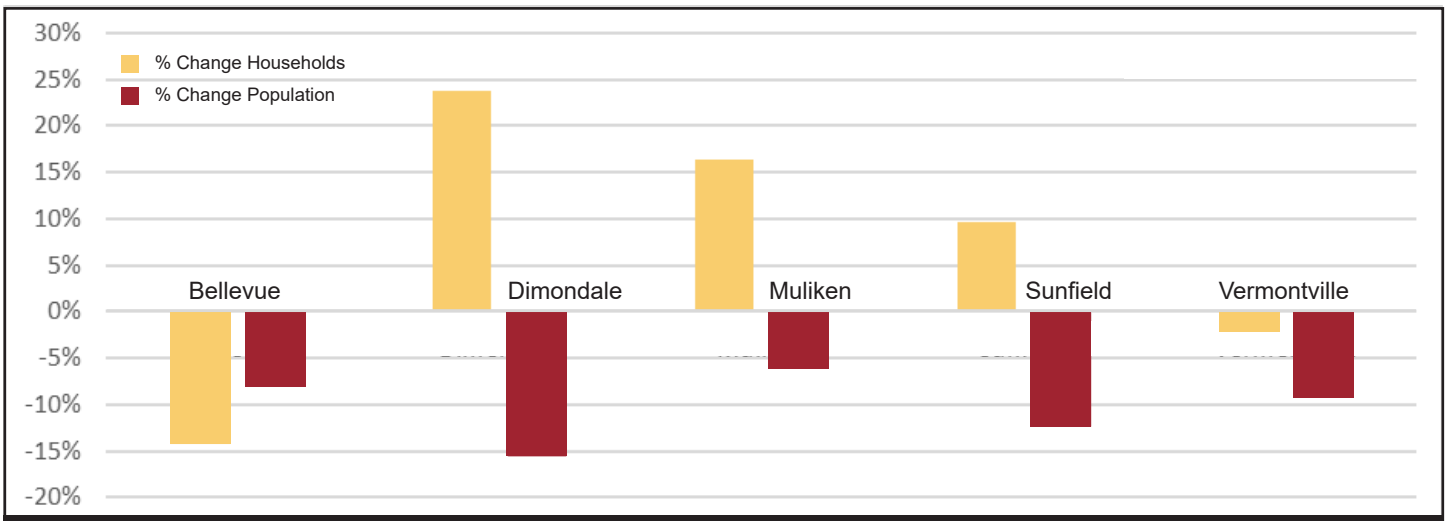


Figure 3-4: *Change in Households and Population, Villages Only*

Map 3-3: *Percent Change in Population 2000 – 2020 (Source 2000 & 2020 Decennial Census)*



Map 3-4: *Percent Change in Total Households 2000 – 2020 (Source 2000 and 2020 Decennial Census)*



Age

Like most of Michigan, Eaton County's population is aging. Since 2000, the median age in the county has increased from 36.4 years to 41.1 years, an increase of nearly 5 years. This is consistent with statewide and national trends; in Michigan during the same time period, the median age increased from 35.6 to 39.8, an increase of approximately 4 years. Median age across Eaton County has not increased similar for each community. The City of Olivet actually saw median age decrease over the 20-year period, while Chester Township saw an increase of over 10 years. In some communities, there are unique drivers for the change in age, for example, in Olivet the influence of Olivet College is likely driving the decrease in age.

Table 3-4
(Source: 2000 Decennial Census & 2016-2020 American Community Survey)

Community*	Median Age 2000	Median Age 2020	Change
Bellevue Township	36.9	38.6	1.7
Benton Township	39.4	43.7	4.3
Brookfield Township	38.8	46.5	7.7
Carmel Township	38.5	47.1	8.6
Chester Township	39.2	49.7	10.5
City of Charlotte	34.0	35.8	1.8
City of Grand Ledge	35.2	42.4	7.2
City of Olivet	21.7	20.8	-0.9
City of Potterville	29.2	30.3	1.1
Delta Charter Township	38.4	42.7	4.3
Eaton Rapids	31.9	38.5	6.6
Eaton Rapids Township	37.6	41.9	4.3
Eaton Township	37.5	42.0	4.5
Hamlin Township	36.8	44.4	7.6
Kalamo Township	36.9	40.1	3.2
Oneida Charter Township	40.5	49.1	8.6
Roxand Township	37.2	46.0	8.8
Sunfield Township	36.7	40.5	3.8
Vermontville Township	35.8	43.5	7.7
Village of Bellevue	35.1	36.8	1.7
Village of Diamondale	37.8	39.3	1.5
Village of Muliken	35.0	39.3	4.3
Village of Sunfield	31.9	40.4	8.5
Village of Vermontville	33.0	36.2	3.2
Walton Township	36.4	39.4	3.0
Windsor Charter Township	42.0	48.3	6.3

**Note, villages are included within townships by the U.S. Census Bureau, so township information reflects the characteristics of villages located within each township.*

As median age has generally increased across Eaton County communities, the distribution of population between age groups has changed as well. **Table 3-5** and **Figure 3-5** display the change in the percentage of the county's population accounted for by various age groups. Eaton County and the State of Michigan as a whole have seen a significant decrease in the percentage of the population between the ages of 35 and 54 and a subsequent increase in the 55 to 74 age group. In Eaton County, the percentage of the population between 35 and 54 decreased from 31.6 percent in 2000 to 24.7 percent in 2020.

Table 3-5: Percent Change in Age Distribution (Source: 2000 Decennial Census & 2016-2020 American Community Survey)						
	Eaton County			State of Michigan		
Age Group	2000	2020	Change	2000	2020	Change
Under 5 years	6.4%	5.5%	-0.9%	6.8%	5.7%	-1.1%
5 to 19 years	22.7%	17.9%	-4.8%	22.2%	18.7%	-3.5%
20 to 34 years	18.7%	19.0%	0.3%	20.2%	19.8%	-0.4%
35 to 54 years	31.6%	24.7%	-6.9%	29.9%	24.7%	-5.2%
55 to 74 years	15.3%	25.6%	10.3%	15.2%	24.1%	8.9%
75 and over	5.3%	7.3%	2.0%	5.8%	7.0%	1.2%

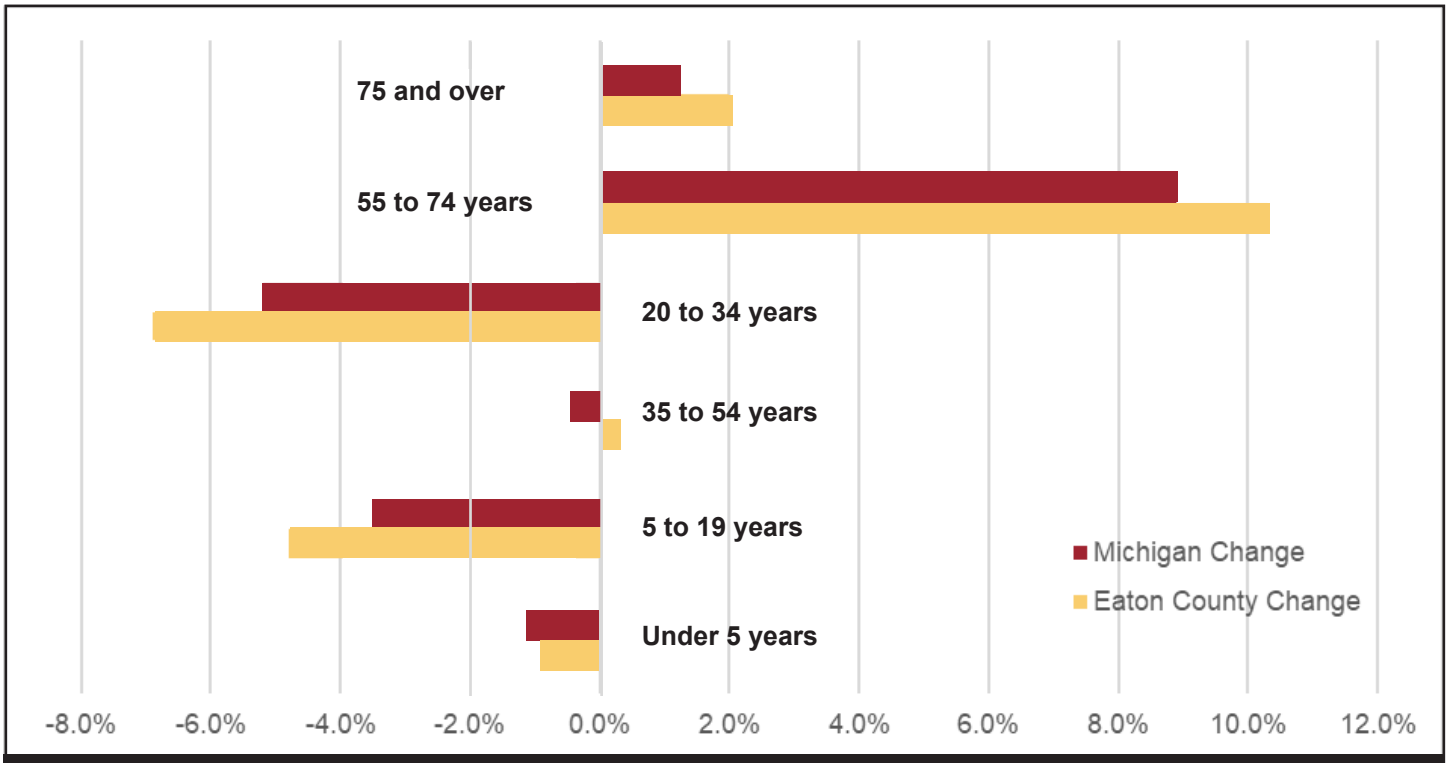


Figure 3-5: *Percent Change in Age Distribution 2000-2020*

Education

Compared to surrounding counties, Eaton County has a fairly even distribution in educational attainment. As **Table 3-6** and **Figure 3-6** show, Eaton County has a nearly equal proportion of its population with a high school diploma, some college, or a bachelor's degree or higher, similar to the State of Michigan as a whole. In contrast, many of the surrounding counties have very different characteristics, with a large proportion of the population with a high school diploma (Barry, Calhoun, Ionia) or a bachelor's degree or higher (Ingham).

Table 3-6: Education (Source: 2016-2020 American Community Survey)				
	Eaton County	**Barry County**	**Calhoun County**	**Clinton County**
Less than High School	6%	7%	9%	6%
High School Graduate	28%	38%	36%	27%
Some College	28%	24%	25%	25%
Associate's Degree	11%	11%	9%	11%
Bachelor's Degree or Higher	27%	20%	21%	31%
	Ingham County	**Ionia County**	**Jackson County**	**Michigan**
Less than High School	7%	10%	9%	9%
High School Graduate	22%	40%	33%	29%
Some College	24%	25%	26%	23%
Associate's Degree	9%	10%	10%	9%
Bachelor's Degree or Higher	38%	16%	21%	29%

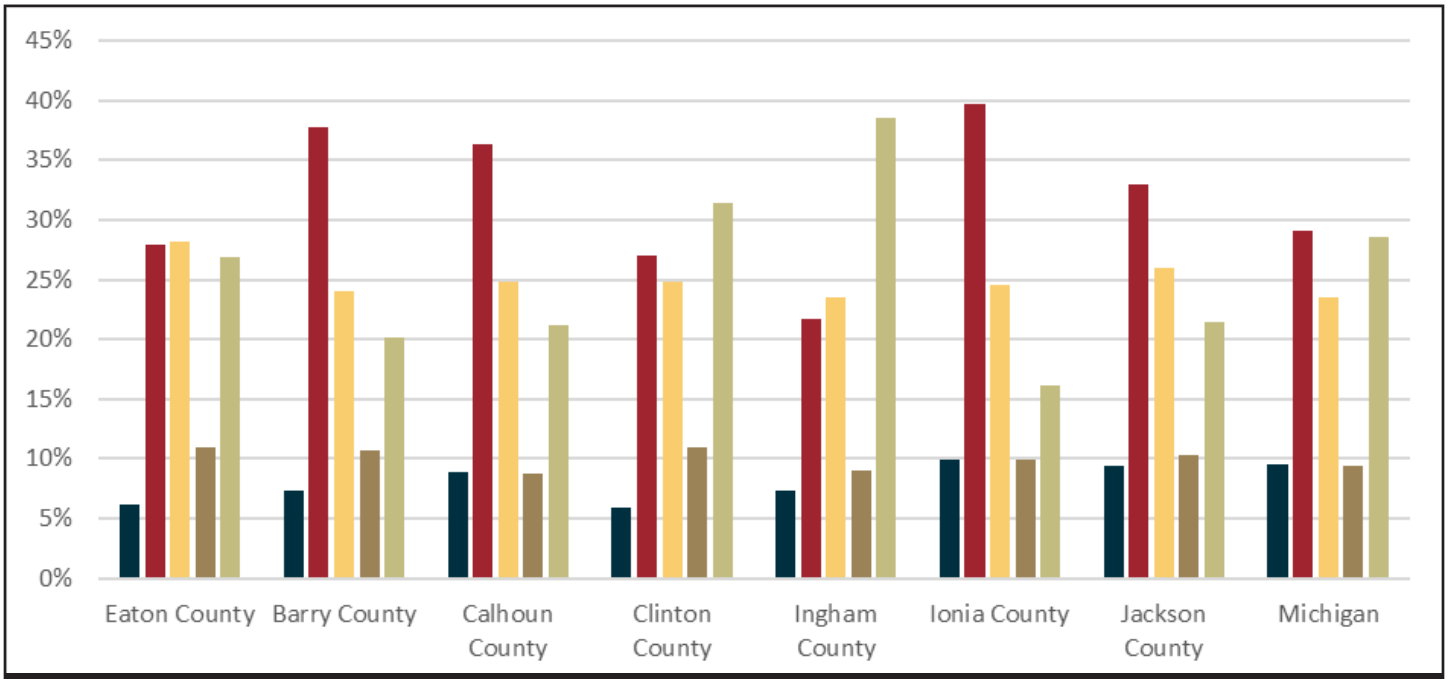


Figure 3-6: *Education*

Race

Eaton County is relatively homogenous in terms of race, with nearly 80 percent of the county identifying as white alone. The next largest racial group in the county is people identifying as Black or African American, followed by people identifying as Hispanic or Latino. Compared to surrounding counties, Eaton County is more diverse than Barry, Ionia, and Clinton Counties, less diverse that Calhoun and Ingham, and similar to Jackson County.

Table 3-7: Race (Source: 2020 Decennial Census)				
	Eaton County	**Barry County**	**Calhoun County**	**Clinton County**
Hispanic or Latino	5.98%	3.43%	5.53%	4.98%
White alone	79.87%	90.96%	74.74%	85.83%
Black or African American alone	6.84%	0.47%	10.63%	2.07%
American Indian and Alaska Native alone	0.28%	0.35%	0.51%	0.30%
Asian alone	2.24%	0.39%	2.77%	2.36%
Native Hawaiian and Other Pacific Islander alone	0.01%	0.02%	0.02%	0.03%
Some Other Race alone	0.32%	0.32%	0.41%	0.30%
Population of two or more races:	4.47%	4.05%	5.39%	4.13%
	Ingham County	**Ionia County**	**Jackson County**	**Michigan**
Hispanic or Latino	8.57%	5.04%	3.86%	5.60%
White alone	67.23%	86.25%	81.75%	72.40%
Black or African American alone	12.09%	4.81%	7.72%	13.48%
American Indian and Alaska Native alone	0.33%	0.37%	0.32%	0.47%
Asian alone	5.76%	0.34%	0.92%	3.30%
Native Hawaiian and Other Pacific Islander alone	0.04%	0.01%	0.02%	0.03%
Some Other Race alone	0.51%	0.18%	0.29%	0.37%
Population of two or more races:	5.46%	3.01%	5.12%	4.36%

CHAPTER 4

HOUSING

Chapter 4 | Housing

Adjusting for changes in demand for housing and the needs among the county's population for quality, affordable housing is a critical role for the planning and development process. This is especially true for Eaton County, as the Community Development department also administers several housing programs for the county that dovetail with land use policies.

Eaton County Housing Characteristics

Housing information changes rapidly with shifts in the state, national, and global economy; as such, the source and purpose of housing data is important. This section includes information from the National Association of Realtors that compares price and sales data for real estate in Eaton County to surrounding counties. This information is timely, accurate, and should reflect the housing market as people in Eaton County are experiencing it in late 2022, the time this chapter was drafted.

Unfortunately, sales data from the National Association of Realtors is not available for local units of government, rather information is provided by the U.S. Census Bureau. Compared to information from the National Association of Realtors, the Census data is significantly less timely (it represents an average over a 5-year period) and it reflects values as reported by households. As such, Census data is utilized to report on the types of housing available in the county, and owner/renter households, rather than home value.

Lastly, change in taxable value is utilized to report on general trends in property values throughout the county.

County-Wide Housing Market Information

Like the rest of the United States, Eaton County saw significant increases in home prices between 2021 and 2022. According to the National Association of Realtors, the price of a mortgage increased by 33 percent between Q1 2021 and Q1 2022 in the county, while median home value increased by 18 percent. Eaton was generally in the middle of the surrounding counties in terms of change in mortgage cost and home value, with Calhoun County seeing the largest increases, and Clinton County seeing the smallest increases. **Table 4-1** displays the change in mortgage costs between Q1 of 2021 and Q2 of 2022, with **Figure 4-1** illustrating the percent change for each county.

Table 4-1: Change in Mortgage Cost
(Source: National Association of Realtors)

County	Q1 2021	Q1 2022	% Change
Eaton County	$690	$915	33%
Barry County	$652	$910	40%
Calhoun County	$480	$824	72%
Clinton County	$782	$915	17%
Ingham County	$596	$786	32%
Ionia County	$542	$746	38%
Jackson County	$583	$741	27%

Table 4-2 displays the change in home value between 2021 and 2022, with **Figure 4-2** displaying the percent change for each county.

Table 4-2: Change in Home Value (Source: National Association of Realtors)			
County	**Q1 2021**	**Q1 2022**	**% Change**
Eaton County	$183,526	$216,656	18%
Barry County	$173,258	$215,516	24%
Calhoun County	$127,538	$195,160	53%
Clinton County	$207,831	$216,656	4%
Ingham County	$158,358	$185,952	17%
Ionia County	$144,163	$176,628	23%
Jackson County	$155,118	$175,349	13%

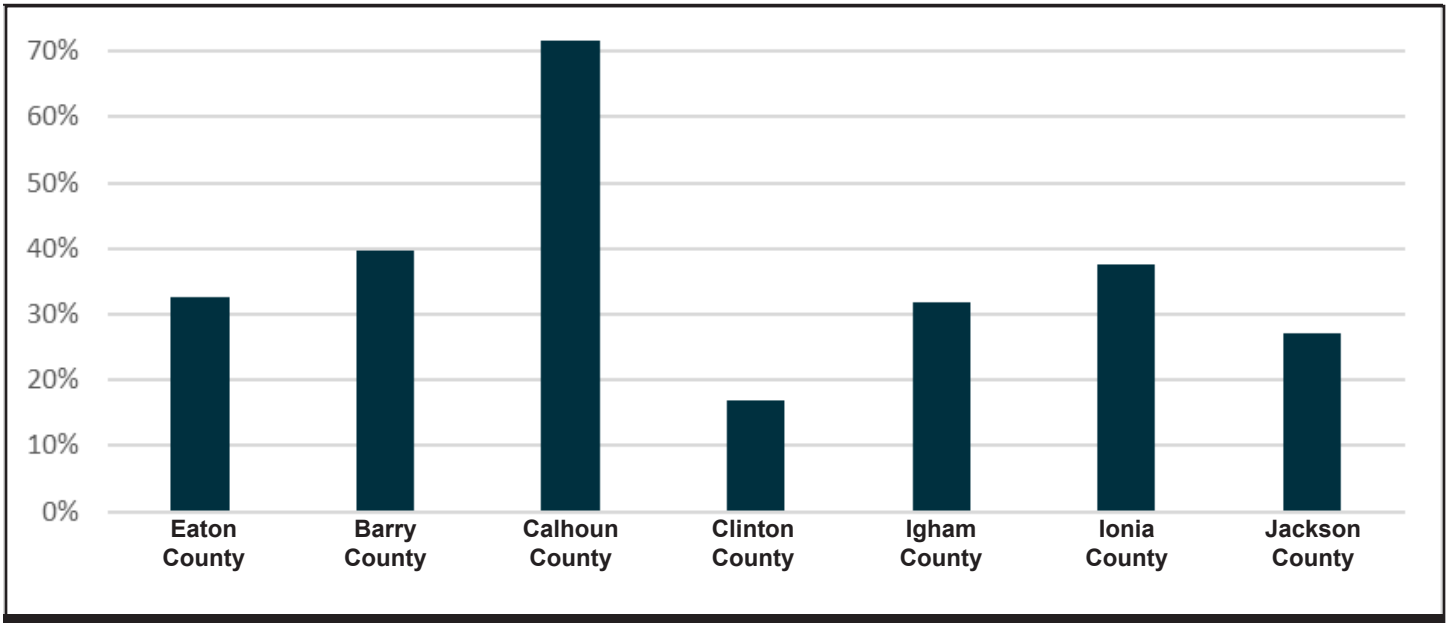


Figure 4-1: *Change in Mortgage Cost Q1 2021 - Q1 2022 (Source: National Association of Realtors)*

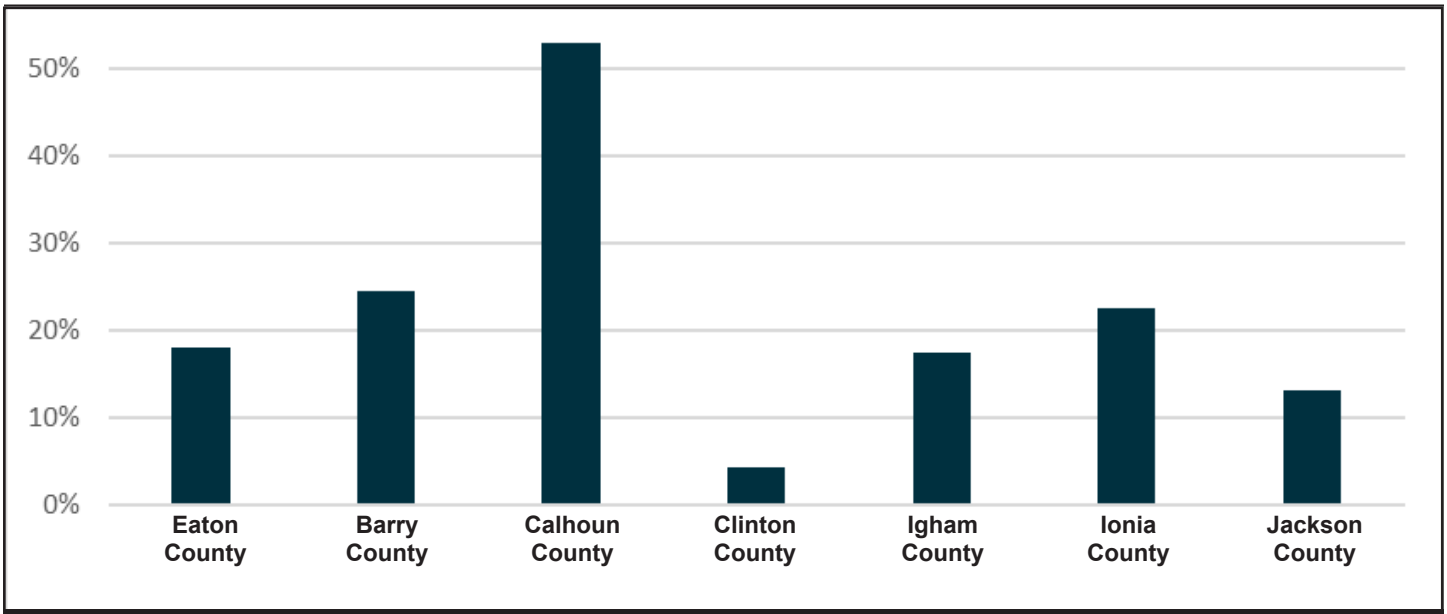


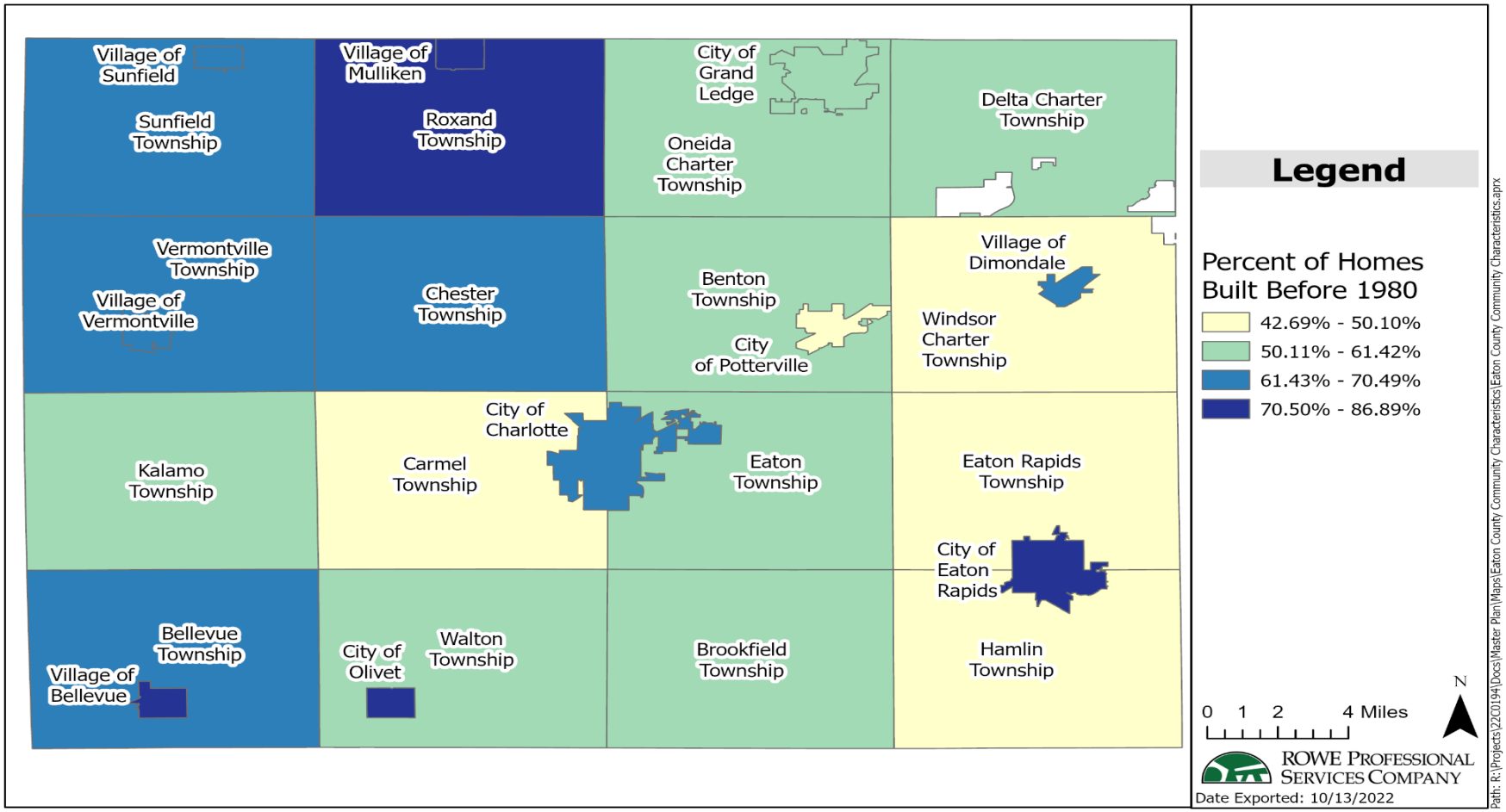
Figure 4-2: *Change in Home Value Q1 2021 - Q1 2022 (Source: National Association of Realtors)*

Year Housing Unit Built

The time of development for housing units throughout Eaton County varies widely, with some units of government having no new housing units built since 2010, while others have seen significant new housing added. In general, as one moves eastward in the county, the percentage of homes built before 1979 decreases (see **Map 4-1**).

Table 4-3: Year Housing Unit Built (Source: 2020 American Community Survey)			
	1979 or earlier	1980 to 2009	2010 or later
Bellevue Township	65.92%	31.27%	2.81%
Benton Township	54.70%	44.11%	1.19%
Brookfield Township	60.69%	37.89%	1.42%
Carmel Township	45.45%	54.04%	0.51%
Chester Township	63.79%	34.79%	1.41%
City of Charlotte	70.48%	29.31%	0.21%
City of Eaton Rapids	76.75%	22.39%	0.86%
City of Grand Ledge	60.84%	37.05%	2.11%
City of Lansing	63.10%	31.88%	5.01%
City of Olivet	85.34%	14.66%	0.00%
City of Potterville	48.79%	39.80%	11.41%
Delta Charter Township	53.95%	43.25%	2.80%
Eaton Rapids Township	46.90%	52.54%	0.56%
Eaton Township	57.48%	42.52%	0.00%
Hamlin Township	42.69%	56.74%	0.57%
Kalamo Township	53.03%	40.03%	6.94%
Oneida Charter Township	61.43%	36.59%	1.98%
Roxand Township	79.37%	19.54%	1.09%
Sunfield Township	68.02%	29.24%	2.74%
Vermontville Township	63.04%	35.19%	1.77%
Village of Bellevue	86.89%	11.19%	1.92%
Village of Dimondale	63.86%	36.14%	0.00%
Village of Mulliken	77.53%	22.47%	0.00%
Village of Sunfield	70.49%	27.46%	2.05%
Village of Vermontville	67.41%	32.59%	0.00%
Walton Township	55.06%	40.39%	4.55%
Windsor Charter Township	50.10%	44.89%	5.01%

Map 4-1: *Percent of Housing Units Built Before 1980 (Source: 2020 American Community Survey)*



Housing Tenure

The term “tenure” refers to whether housing units are owner- or renter-occupied. Between 2000 and 2020, the total number of owner-occupied households increased by nearly 3,000 in Eaton County, but as a percentage of all households, owner-occupied houses accounted for 1.54 percent less of all households. Again, this dynamic varies widely by unit of government in the county over the same time period, with the City of Olivet, Village of Vermontville, Vermontville Township, and Village of Bellevue all seeing declines of over 10 percent, while Eaton Rapids Township, Hamlin Township, Roxand Township, and the Village of Dimondale all saw an increase over 20 percent. This change is illustrated in **Table 4-4** and **Map 4-2**.

Table 4-4: Housing Tenure

(Source: 2000 and 2020 Decennial Census)

	2000		2020		
	Owner Occ.	Renter Occ.	Owner Occ.	Renter Occ.	Change in Owner Occ. Housing
Eaton County	29,770	10,397	32,687	12,350	-1.54%
Bellevue Township	1,001	160	954	159	-4.70%
Benton Township	906	85	950	94	4.86%
Brookfield Township	484	54	563	43	16.32%
Carmel Township	852	71	1,010	63	18.54%
Chester Township	581	67	656	38	12.91%
City of Charlotte	2,164	1,049	2,169	1,356	0.23%
City of Eaton Rapids	1,410	651	1,339	765	-5.04%
City of Grand Ledge	2,163	1,104	2,420	1,209	11.88%
City of Olivet	216	266	179	209	-17.13%
City of Potterville	601	205	677	426	12.65%
Delta Charter Township	8,071	4,488	9,634	5,648	19.37%
Eaton Rapids Township	1,220	108	1,499	91	22.87%
Eaton Township	1,432	99	1,329	92	-7.19%
Hamlin Township	967	78	1,180	91	22.03%
Kalamo Township	576	46	622	62	7.99%
Oneida Charter Township	1,208	144	1,396	87	15.56%
Roxand Township	592	66	731	63	23.48%
Sunfield Township	667	110	635	144	-4.80%
Vermontville Township	656	93	584	138	-10.98%
Village of Bellevue	403	123	322	129	-20.10%
Village of Dimondale	413	60	509	76	23.24%
Village of Mulliken	175	15	205	16	17.14%
Village of Sunfield	167	50	155	83	-7.19%
Village of Vermontville	228	54	176	100	-22.81%
Walton Township	618	81	723	86	16.99%
Windsor Charter Township	2,596	185	2,663	297	2.58%

Map 4-2: *Percent Change in the Number of Owner Occupied Housing Units 2000-2020 (Source 2000 Decennial Census & 2020 American)*



Change in Assessed Value

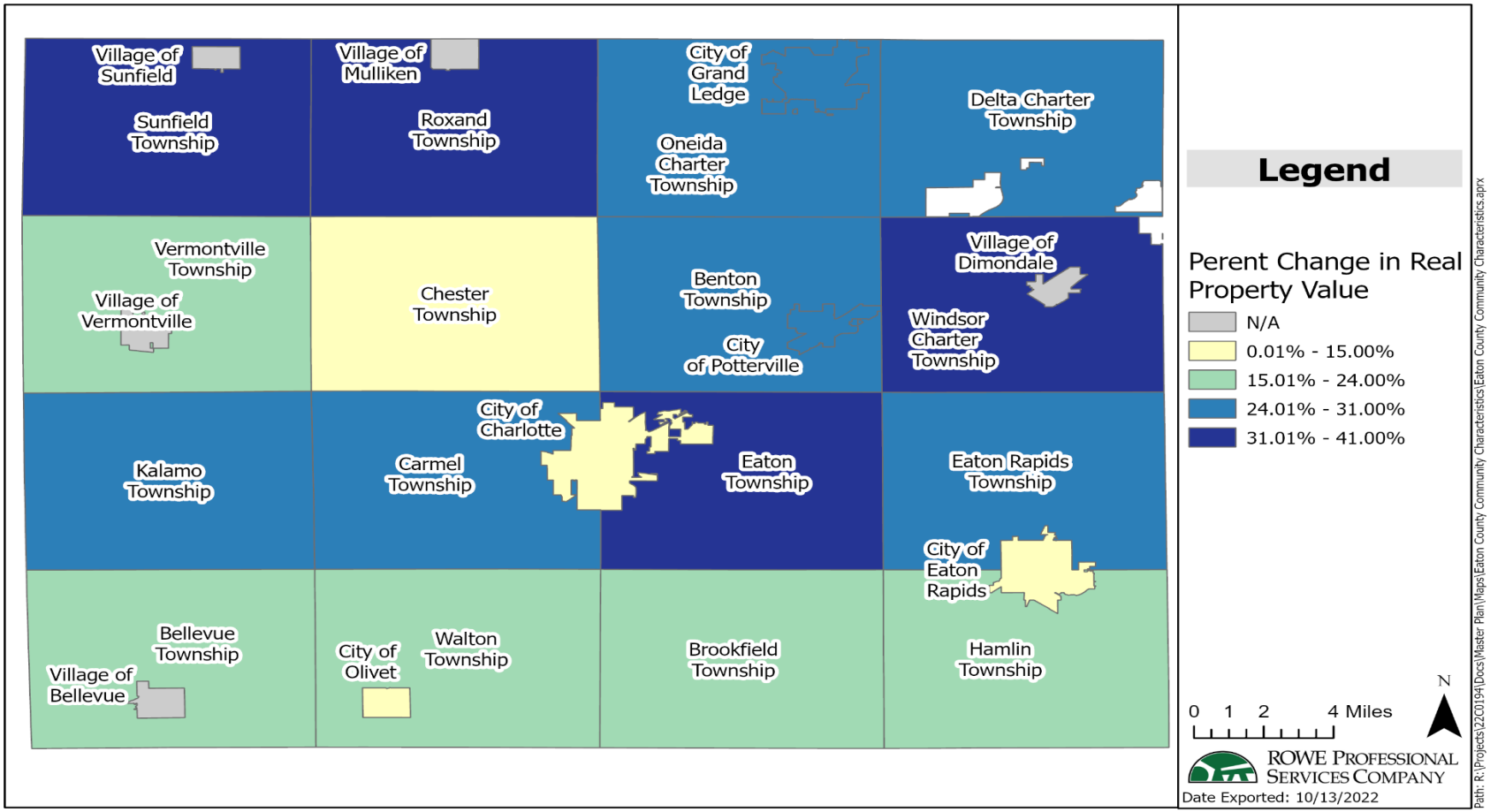
The Michigan Department of Treasury reports assessed value is the total value for all townships and cities in each county through the state. This information provides a general understanding of recent private investments and increases in the value of property within each unit of government. It is important to note, this is not the value of total taxes assessed, but rather the total value of all property.

Table 4-5 displays the change in assessed value for real property (real estate) and personal property (commercial equipment) throughout Eaton County. Overall, each unit of government has seen increases in real property, with Roxand Township seeing the largest increase (41 percent) and the City of Olivet experiencing the smallest increase (8 percent). The value of personal property is quite different, with most townships seeing increases in assessed value, led by Bellevue Township with a 234 percent increase, while the City of Eaton Rapids saw a 71 percent decline.

Table 4-5: Change in Property Values (Source: Michigan Treasury)

Unit of Government	2010		2021		% Change Real Property	% Change Personal Property
	Real Property	Personal Property	Real Property	Personal Property		
Bellevue Township	94,238,588	3,111,190	114,492,533	10,402,467	21%	234%
Benton Township	110,044,600	6,179,900	140,926,052	9,613,400	28%	56%
Brookfield Township	68,164,301	1,506,418	83,385,573	2,051,783	22%	36%
Carmel Township	103,718,703	2,161,640	135,935,900	4,983,620	31%	131%
Chester Township	79,405,900	2,516,300	91,389,700	4,316,000	15%	72%
City of Charlotte	236,781,305	26,624,998	269,202,283	15,372,000	14%	-42%
City of Eaton Rapids	121,560,900	13,322,100	137,760,950	3,825,000	13%	-71%
City of Grand Ledge	220,882,900	10,429,800	278,506,400	10,938,900	26%	5%
City of Olivet	19,294,791	1,358,279	20,925,969	806,142	8%	-41%
City of Potterville	48,074,900	5,041,300	62,287,700	4,679,300	30%	-7%
Delta Township	1,265,604,300	112,300,600	1,623,382,400	188,037,300	28%	67%
Eaton Rapids Township	141,872,700	4,609,100	186,507,100	5,982,600	31%	30%
Eaton Township	130,684,900	5,865,942	175,904,160	10,401,250	35%	77%
Hamlin Township	120,991,950	3,353,100	148,715,600	4,078,900	23%	22%
Kalamo Township	66,835,000	1,127,100	84,863,600	1,678,300	27%	49%
Oneida Township	165,668,498	7,155,700	211,616,900	10,416,200	28%	46%
Roxand Township	76,036,000	1,471,900	107,546,300	1,997,600	41%	36%
Sunfield Township	81,545,050	3,430,500	108,196,800	3,188,750	33%	-7%
Vermontville Township	74,776,885	3,706,450	91,884,600	3,970,000	23%	7%
Walton Township	78,760,879	3,338,870	97,448,452	5,019,457	24%	50%
Windsor Township	248,716,318	11,392,100	332,238,100	15,610,300	34%	37%

Map 4-3: *Change in Value of Real Property 2010-2021 (Source: Michigan Department of Treasurey)*



Eaton County Housing Programs

The Eaton County Community Development Department seeks to improve access to housing options and support residents in maintaining their homes through a combination of code enforcement and management of grant programs and other resources. While the department continues to maintain an emergency housing repair program, funds are extremely limited, and demand far exceeds resources each year. As an alternative, Eaton County focuses on partnering with other local and state agencies that have access to additional funds and resources to support the development of new housing as well as assisting existing residents and homeowners.

Emergency Repair Program

The Emergency Repair Program assists with repairs to single-family, owner-occupied homes of very low to low income households in the county when the problem is causing an immediate health and safety risk to the occupants and the structure of the home. These projects include the repair or replacement of leaking roofs, non-working furnaces, wells, and septic systems. Structural damage to the home may also be addressed and repaired. A deferred mortgage is recorded against the property for the amount invested into the home. Available funds vary by year, and funds are provided on a first come, first served basis.

Eaton County Housing and Shelter Continuum of Care Committee

The Continuum of Care Committee's (CoC) purpose is to assist, identify, and provide for the creation of a continuum of the care and assistance provided for short- and long-term housing and shelter needs for the households of limited resources in Eaton County. The CoC is a community-based association of organizations, agencies, and individuals concerned with housing and shelter needs in Eaton County.

The CoC integrates and evaluates the overall delivery of housing and shelter services and facilitates efforts to address housing and shelter issues for limited resource households. Their planning activities address all elements of a strategic and comprehensive approach to homelessness prevention, outreach, emergency shelter, transitional housing, essential services, and permanent supportive housing for households of limited resources.

Where unmet needs are identified by the CoC, the committee is responsible for assisting in the development of new services and for fostering collaborative responses between existing service providers. Where funding is available from state, local, or other agencies that require the evaluation of service provisions, consideration, or coordination of services, the CoC purpose is to facilitate the flow of that funding to serve the needs of households with limited resources in Eaton County. The CoC is committed to maintaining its own credibility as a collaborative organization and to establish trust among its members. The CoC may offer recommendations regarding funding applications and letters of support to its members who are applying for funding.

Housing Services

Eaton County is fortunate to have a number of housing services available through Housing Services Mid Michigan (HSMM). HSMM is a non-profit, grant-funded agency that provides a range of housing services, including homelessness assistance/prevention, housing vouchers, homebuyer education, supportive housing, and foreclosure prevention services.

Subsidized Housing

HSMM provides a listing of subsidized (income-based) apartment rentals, low-rent apartments, and senior housing complexes within both Eaton and Clinton Counties. In addition, HSMM prints weekly housing guides that list apartments available for immediate or near immediate occupancy.

Mainstream Voucher Program

The U.S. Department of Housing and Urban Development oversees the distribution of Section 8 Mainstream

Vouchers to public housing agencies throughout the country. This program enables families of a disabled person to lease affordable private housing of their choice.

Housing Services for Eaton County (HSEC) has been awarded 212 vouchers to serve disabled persons and their families within Eaton and Clinton Counties.

Participants of this program pay 30 percent of their income toward rent and utility payments. The voucher pays the difference directly to the landlord based on fair market rent and rent reasonableness. HSEC provides full case management to the program participants and supports participating landlords.

Foreclosure Prevention/Homelessness Prevention Programs

HSMM offers counseling services and advice for those facing foreclosure, eviction, and homelessness. The U.S. Department of Housing and Urban Development Continuum of Care Homeless Assistance Program indicated that in 2019, approximately 114 persons within Eaton County were homeless. These persons were either sheltered – living in emergency or transitional housing – or were unsheltered.

In addition to housing services, preservation of historic homes and resources has been a longstanding priority within Eaton County.

SIREN / Eaton Shelter

SIREN / Eaton Shelter serves survivors of domestic violence and homeless families in Eaton County. Their mission is to promote the elimination of domestic violence and homelessness by providing temporary housing, support, advocacy, education, and information to the community.

SIREN / Eaton Shelter provides the following services: confidential 24-hour domestic violence crisis line, emergency shelter and transitional housing, supportive counseling for residents and nonresidents, and weekly support/education group for adults and children who have experienced family violence. They also provide information and referrals to needed resources.

SIREN / Eaton Shelter houses more than 100 people (25 to 28 families) on a typical night. Close to two thirds (2/3) of those housed are young children seeking shelter with their parents. Approximately 40 percent of the people housed at SIREN are women and children who are homeless because they are fleeing family violence.

Senior Housing

Eaton County is home to over a dozen senior housing facilities. Depending on the facility, the minimum age of admittance is either 55 or 62 years. These facilities are generally located within cities or villages with access to public utilities, and clustered around Charlotte and the eastern half of the county.

With people between the ages of 55 and 74 accounting for over 25 percent of the population, supply and location of senior housing will be critical to allow residents to “age in place” and stay within their communities as they transition into new housing options that are designed for aging.

Historic Preservation

Historic preservation focuses on irreplaceable treasures and provides programs for protecting them. Historic resources enliven our surroundings and enrich our quality of life by maintaining a unique sense of place. Rehabilitating historic resources, preserving architectural details and materials that would be costly to replicate, and recycling and adapting old buildings creates economic, environmental, psychological, and social benefits.

Eaton County has an abundance of unique historic resources that bestow a sense of legacy. These valuable historic resources include buildings, structures, sites, objects, and open space that tell the story of our past and inform future generations about our founding values.

The Eaton County Historical Commission (ECHC) was created in 1976 to advance public knowledge of the history of Eaton County. Its mission is to foster public awareness of the county's rich and varied historical heritage; to encourage restoration and preservation of historic sites, structures, and artifacts; and to document and display them for the education and enjoyment of all Eaton County residents.

The ECHC has an annual grant program funding projects that promote, restore, or preserve the heritage of Eaton County. In addition, the ECHC recognizes organizations and/or individuals who have made outstanding contributions to the heritage of Eaton County through its Heritage Award each year.

The Tri-County Regional Planning Commission has developed maps of Eaton County's historical sites. The designations of the various sites range from sites listed on the National Register of Historic Places and the Michigan State Register of Historic Places. These historic sites are located in Delta, Chester, Eaton Rapids, Eaton, and Hamlin Townships; the Cities of Grand Ledge, Eaton Rapids, Potterville, and Charlotte; and the Villages of Sunfield, Vermontville, and Dimondale.

CHAPTER 5

ECONOMY AND AGRICULTURE

Chapter 5 | Economy and Agriculture

Eaton County, like most of Michigan, has a history of employment in manufacturing industries, many of which are related to the automotive industry. In addition to manufacturing history, Eaton County also has historically had a strong agricultural economy, primarily focused on production of field crops. Of the 370,545 acres in the county, as of 2017, over 210,120 acres (57 percent) is dedicated to agriculture according to the 2017 Agricultural Census.

Because agriculture accounts for such a large portion of Eaton County's land use, this chapter focuses on both traditional economic development regarding industry sectors that are large sources of employment, as well as the agricultural economy, which accounts for a much smaller share of overall employment, but has a disproportionate impact on land use compared to other industries. **Figure 5-1** displays the soils in Eaton County classified as Prime Farmland as the areas in dark green. As the map shows, the vast majority of the county is classified as Prime Farmland.

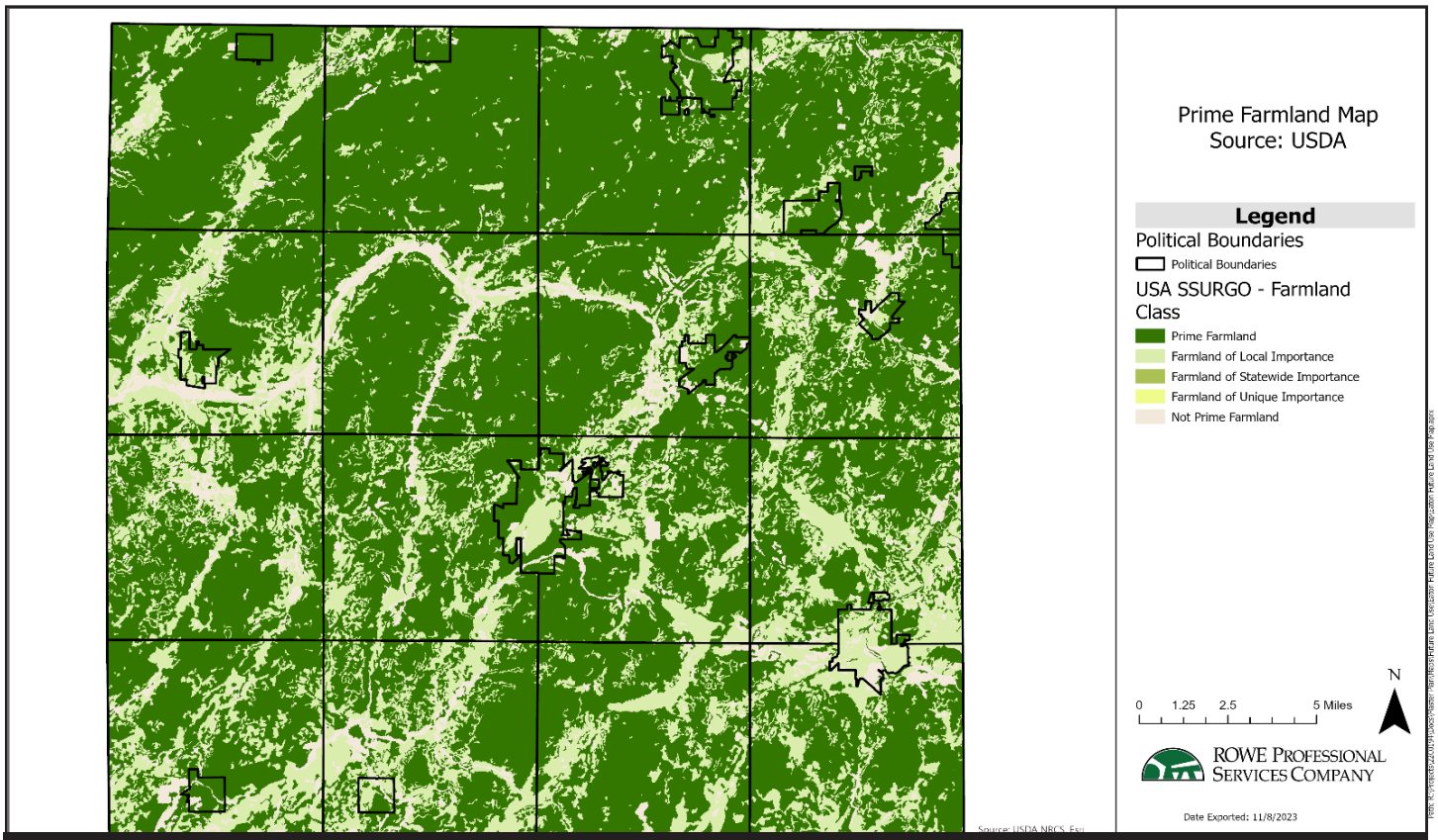


Figure 5-1: *Prime Farmland Map*

Employment Mix

The mix of employment across industries illustrates whether a local economy is consistent with state and national trends, or whether there are unique factors at play within a local economy that may provide unique opportunities or present challenges that need to be addressed.

According to the U.S. Bureau of Economic Analysis (BEA), in 2021 Eaton County had a significantly larger share of total employment accounted for in the Transportation and Warehousing, Finance and Insurance, and Retail Trade industries than the State of Michigan, while the county has significantly less employment accounted for by the Healthcare and Social Assistance industry. Table 51 displays the percentage of total employment accounted for by each industry, while **Figure 5-2** displays the same information. Note, industries that account for less than 1 percent of employment are not displayed in **Figure 5-2**.

Table 5-1: Michigan and Eaton County Employment Mix (Source: BEA)

NAICS Code	Industry	Michigan	Eaton County
70	Farm employment	1.08%	1.83%
80	Nonfarm employment	98.92%	98.17%
90	Private nonfarm employment	88.41%	88.01%
100	Forestry, fishing, and related activities	0.30%	0.25%
200	Mining, quarrying, and oil and gas extraction	0.20%	0.13%
300	Utilities	0.38%	-
400	Construction	5.28%	5.13%
500	Manufacturing	10.98%	11.59%
600	Wholesale trade	3.26%	-
700	Retail trade	9.96%	12.26%
800	Transportation and warehousing	4.38%	8.38%
900	Information	1.18%	1.73%
1000	Finance and insurance	5.14%	11.93%
1100	Real estate and rental and leasing	4.87%	3.40%
1200	Professional, scientific, and technical services	7.52%	-
1300	Management of companies and enterprises	1.43%	-
1400	Administrative and support and waste management and remediation servi	6.27%	4.48%
1500	Educational services	1.69%	1.54%
1600	Health care and social assistance	11.86%	5.83%
1700	Arts, entertainment, and recreation	1.75%	1.22%
1800	Accommodation and food services	6.30%	6.35%
1900	Other services (except government and government enterprises)	5.65%	6.04%
2000	Government and government enterprises	10.51%	10.16%
2001	Federal civilian	0.95%	0.34%
2002	Military	0.32%	0.36%
2010	State and local	9.24%	9.46%
2011	State government	3.13%	3.66%
2012	Local government	6.11%	5.79%

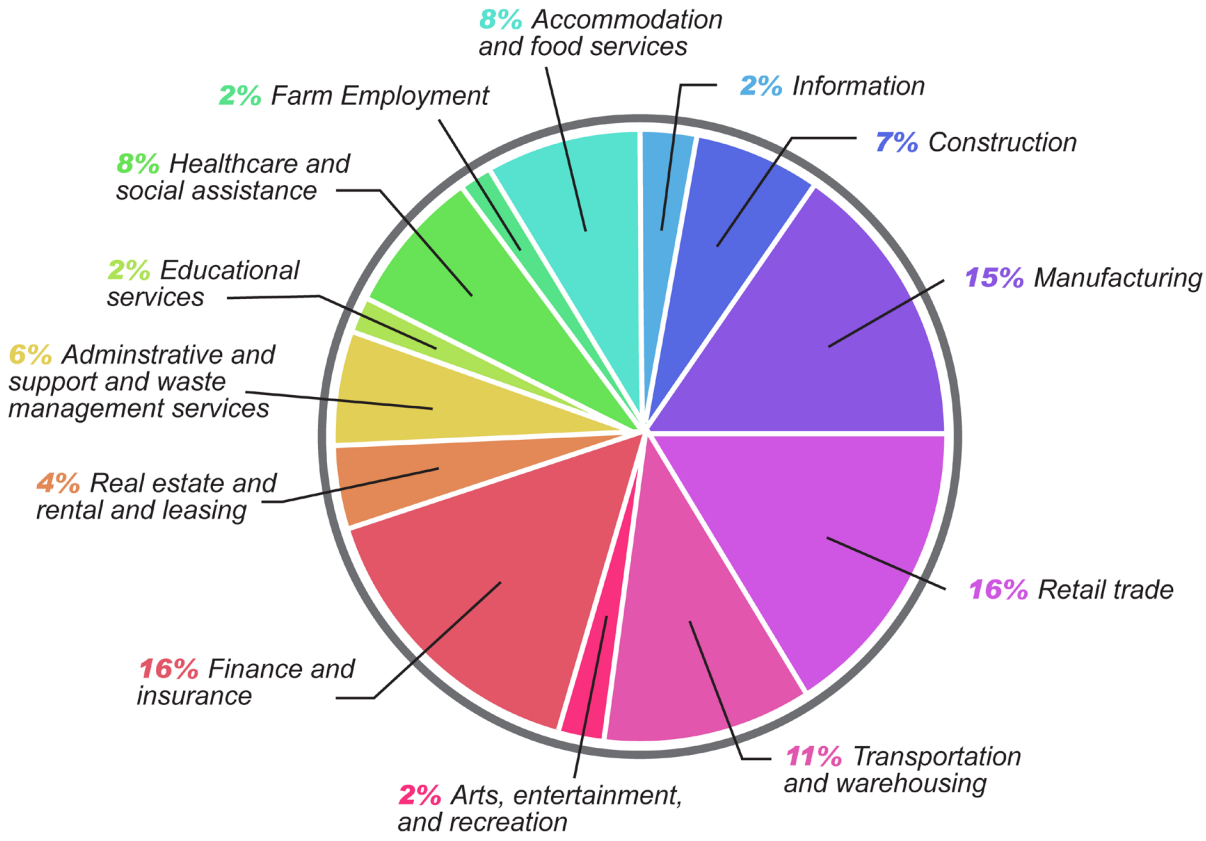


Figure 5-2: *Eaton County Employment Mix, 2021 (Source: BEA)*

Employment Trends

The employment mix of a local economy evolves over time. Sometimes this mix changes based on national or statewide trends, or other local factors may be at work. Evaluating the change in employment mix over time indicates where a local economy may have a unique competitive advantage, or where there may be vulnerabilities.

Eaton County is home to over 109,000 people and over 55,000 jobs. The total number of jobs in the county has significantly increased since 2011, growing by over 8,742 jobs and 19 percent. This is the largest percentage growth of any surrounding county other than Clinton County, and more than double the percentage increase for Michigan over the same time period. **Table 5-2** displays the change in total jobs in surrounding counties and Michigan, while **Figure 5-3** displays the percent change.

Table 5-2: Change in Total Employment (Source: BEA)

	2011	2016	2021	% Change 2011-2021
Michigan	5,165,348	5,575,782	5,579,513	8%
Eaton County	47,238	55,696	55,980	19%
Ingham County	189,792	188,406	182,586	-4%
Barry County	18,121	19,925	20,948	16%
Calhoun County	69,084	71,222	66,226	-4%
Clinton County	23,465	27,201	28,119	20%
Ionia County	26,254	26,572	25,616	-2%
Jackson County	72,195	75,586	74,093	3%

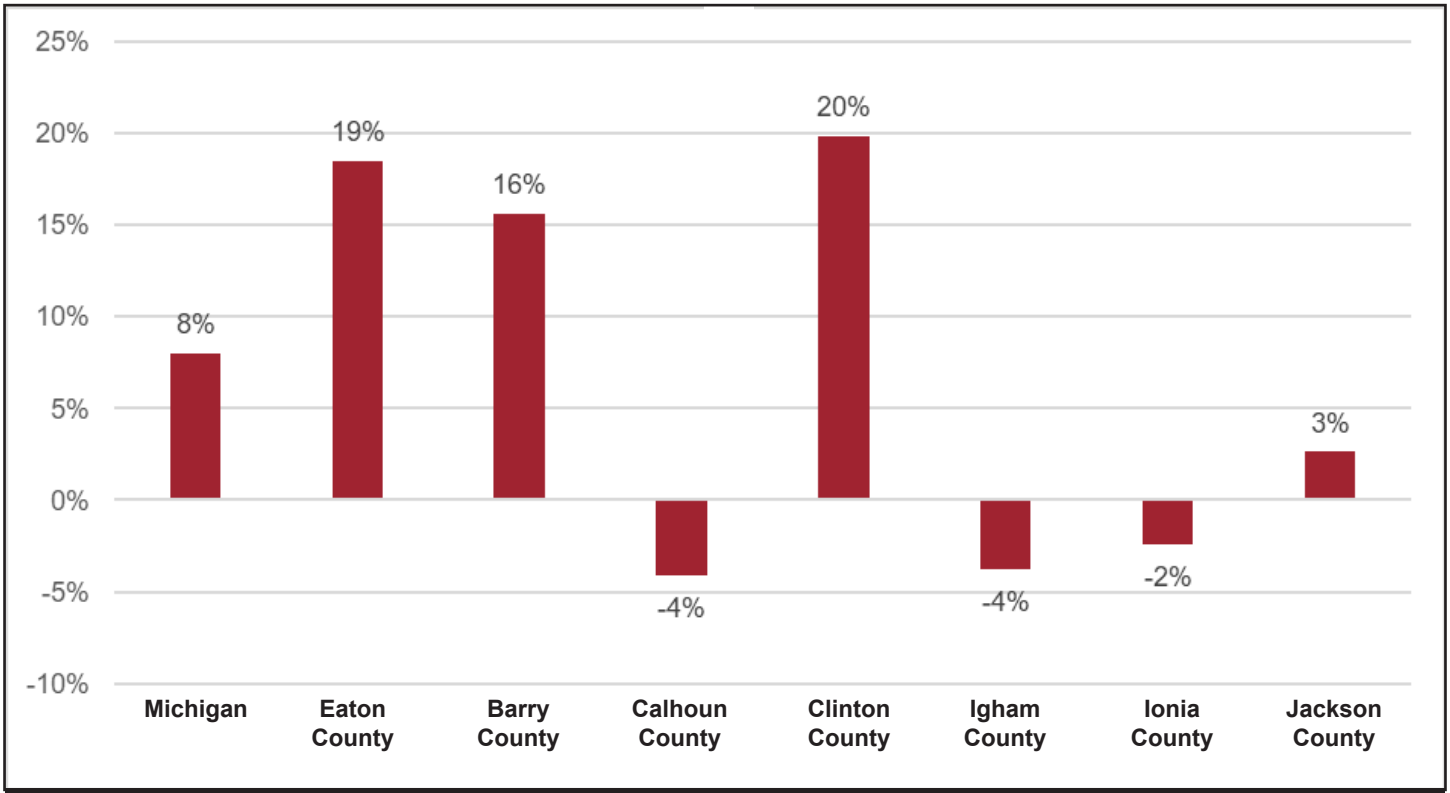


Figure 5-3: *Percent Change in Total Employment (Source: BEA)*

On the following pages, Table 53 displays employment across industry sectors in Michigan and Eaton County in 2011 and 2021, and change in each industry sector over the 10-year period. **Figure 5-4** compares the percent change in each industry between Eaton County and Michigan, while **Figure 5-5** displays total change in employment for all industry sectors in Eaton County.

During this time period, the change in employment was not equal across all industries. Eaton County saw significant increases in employment in Transportation and Warehousing; Information; Finance and Insurance; and Retail Trade. Each of these sectors also saw significant gains in terms of the actual number of employees as well.

Compared to Michigan as a whole, Eaton County saw much larger increases in Retail Trade and Food Service and Accommodations. There were several industries for which data was not available for Eaton County from the BEA, including Utilities; Wholesale Trade; Professional, Scientific, and Technical Services; and Management of Companies and Enterprises due to potential disclosure of confidential information. Combined, these industries for which no data is available account for approximately 10 percent of all employment in the county in 2021.

Table 5-3: Industry Mix and Change 2011-2021 (Source: BEA)

NAICS Code	Industry	Michigan			Eaton County			
		2011	2021	% Change Michigan	2011	2021	Total Change	% Change Eaton County
70	Farm employment	70,015	60,528	-14%	1,173	1,022	(151)	-13%
80	Nonfarm employment	5,095,333	5,518,985	8%	46,065	54,958	8,893	19%
90	Private nonfarm employment	4,464,001	4,932,619	10%	40,168	49,269	9,101	23%
100	Forestry, fishing, and related activities	15,417	16,965	10%	152	139	(13)	-9%
200	Mining, quarrying, and oil and gas extraction	17,040	11,175	-34%	118	73	(45)	-38%
300	Utilities	19,745	21,432	9%	-	-	-	-
400	Construction	222,628	294,806	32%	2,402	2,870	468	19%
500	Manufacturing	527,684	612,499	16%	6,020	6,490	470	8%
600	Wholesale trade	172,287	181,694	5%	-	-	-	-
700	Retail trade	544,484	555,828	2%	5,165	6,864	1,699	33%
800	Transportation and warehousing	134,217	244,523	82%	1,892	4,693	2,801	148%
900	Information	69,751	65,642	-6%	610	968	358	59%
1000	Finance and insurance	235,906	286,876	22%	5,195	6,677	1,482	29%
1100	Real estate and rental and leasing	229,902	271,524	18%	1,760	1,906	146	8%
1200	Professional, scientific, and technical services	355,566	419,471	18%	-	-	-	-
1300	Management of companies and enterprises	54,390	79,575	46%	-	-	-	-
1400	Administrative and support and waste management and remediation servi	358,122	349,850	-2%	3,298	2,510	(788)	-24%
1500	Educational services	102,841	94,438	-8%	806	861	55	7%
1600	Health care and social assistance	643,032	661,466	3%	3,018	3,262	244	8%
1700	Arts, entertainment, and recreation	99,000	97,668	-1%	654	685	31	5%
1800	Accommodation and food services	355,405	351,731	-1%	2,829	3,557	728	26%
1900	Other services (except government and government enterprises)	306,584	315,456	3%	2,999	3,382	383	13%
2000	Government and government enterprises	631,332	586,366	-7%	5,897	5,689	(208)	-4%
2001	Federal civilian	53,368	53,101	-1%	197	192	(5)	-3%
2002	Military	20,482	17,910	-13%	218	203	(15)	-7%
2010	State and local	557,482	515,355	-8%	5,482	5,294	(188)	-3%
2011	State government	176,640	174,601	-1%	1,934	2,051	117	6%
2012	Local government	380,842	340,754	-11%	3,548	3,243	(305)	-9%

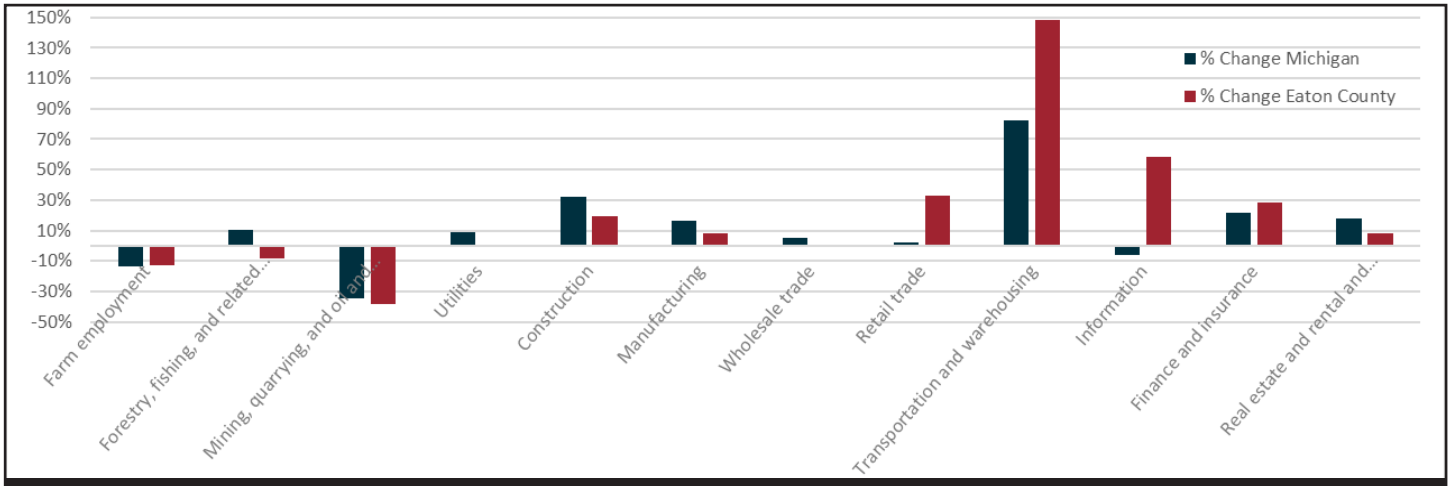


Figure 5-4: *Percent Change Industry Sectors, Michigan and Eaton County (Source: BEA)*

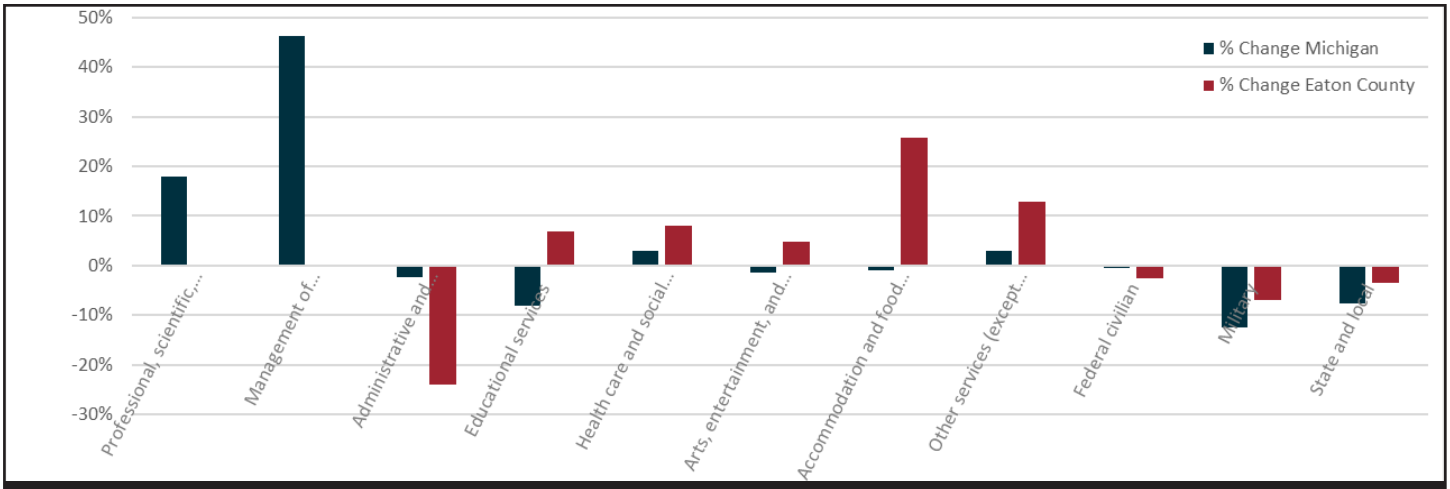


Figure 5-4: *Percent Change Industry Sectors, Michigan and Eaton County (Source: BEA)*

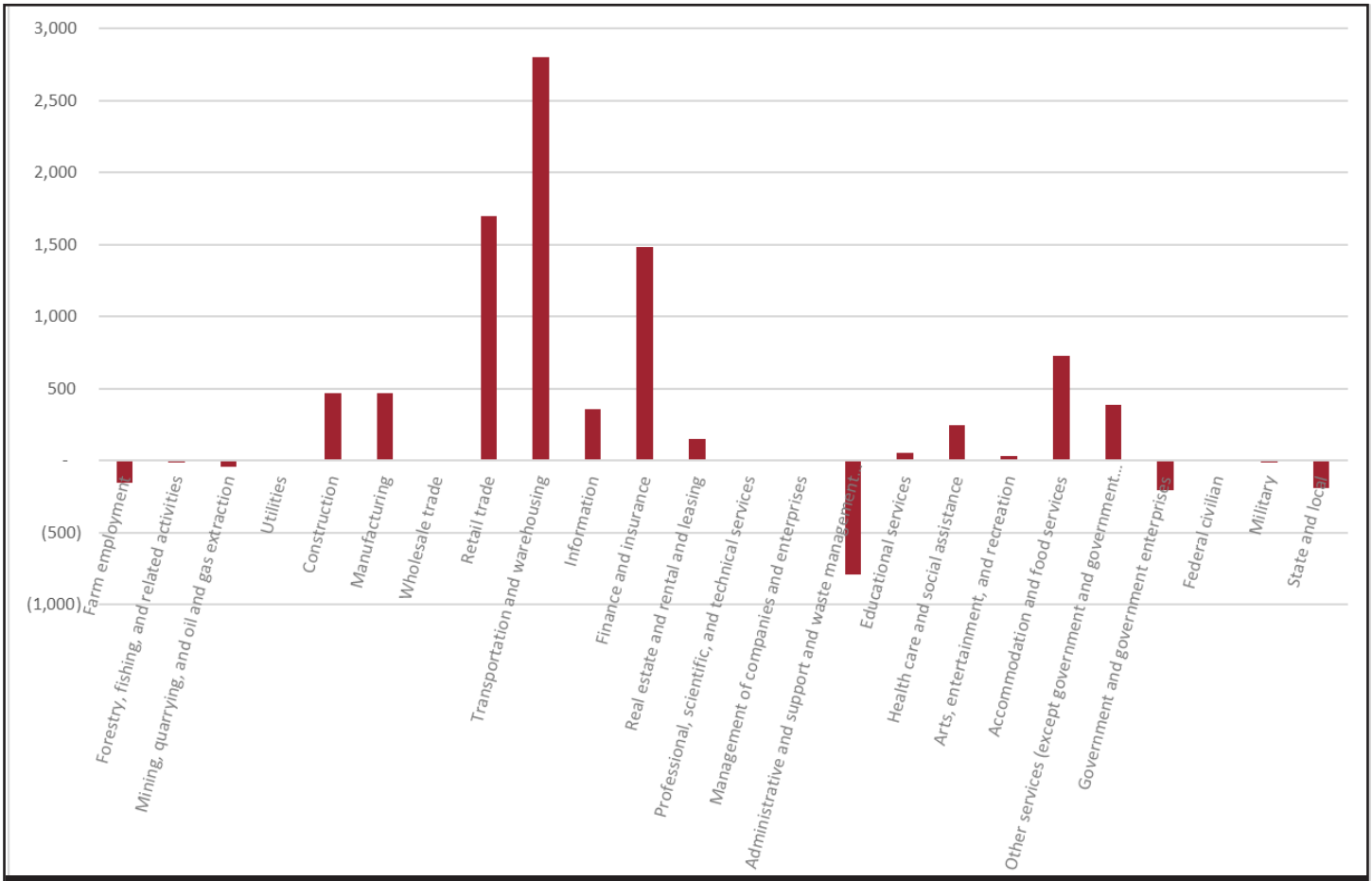


Figure 5-5: *Total Change in Employment, Eaton County (Source: BEA)*

Income

Income is an important measure of a local economy because it demonstrates whether residents are experiencing greater financial security and keeping up with national and statewide changes in income, or are falling behind. Generally, income is one of the most straightforward measures of the health of a local economy.

Table 5-4 displays the distribution of income among all households in Eaton County and the State of Michigan. Overall, Eaton County's median income is over $8,000 more than the State of Michigan as a whole, and this is reflected with a larger percentage of the population in most of the higher income levels. Although notably Michigan has a larger percentage of households with income over $200,000, even though median income is less.

Table 5-4: Household Income Distribution (Source 2020 American Community Survey)

	Eaton County	Michigan
Total	45,037	3,980,408
Less than $10,000	3.60%	6.40%
$10,000 to $14,999	3.00%	4.10%
$15,000 to $24,999	7.00%	9.20%
$25,000 to $34,999	8.30%	9.60%
$35,000 to $49,999	13.50%	13.30%
$50,000 to $74,999	20.60%	18.20%
$75,000 to $99,999	17.30%	12.90%
$100,000 to $149,999	16.90%	14.60%
$150,000 to $199,999	6.00%	5.90%
$200,000 or more	3.90%	5.70%
Median income (dollars)	67,440	59,234
Mean income (dollars)	82,176	80,803

While recent changes in income and inflation in 2021 and 2022 are not reflected in the information contained in this section, the median income in Eaton County and Michigan as a whole increased by 22 and 23 percent, respectively between 2010 and 2020 (see **Table 5-5**). While this increase is significant, it is less than the increase for the United States as a whole, where median income increased by 25 percent in the same time period. Importantly, income is just one reflection of household stability. The other is the cost of living. Between 2010 and 2020, the consumer price index increased by 18.94 percent, meaning that households in Eaton County experienced increased spending power during this time period.

Table 5-5: Change in Median Income (Source: American Community Survey)

	2010 Median Income	2020 Median Income	% Change
Michigan	$48,432	$59,234	22%
Eaton County	$54,885	$67,440	23%
Barry County	$51,869	$65,557	26%
Calhoun County	$42,568	$50,219	18%
Clinton County	$58,016	$72,490	25%
Ingham County	$45,808	$55,253	21%
Ionia County	$46,454	$60,139	29%
Jackson County	$46,117	$54,511	18%

Commuting Patterns and Workplace

According to the U.S. Census Bureau, as of 2019, very nearly the same number of people commute to Eaton County for work as leave the county. As Figure 56 shows, 26,723 workers commute to the county for work, while 27,279 commute outside the county and 10,513 people both live and work within the county. This distribution reflects Eaton County's status as being located adjacent to a major employment center in the Lansing Metro area.

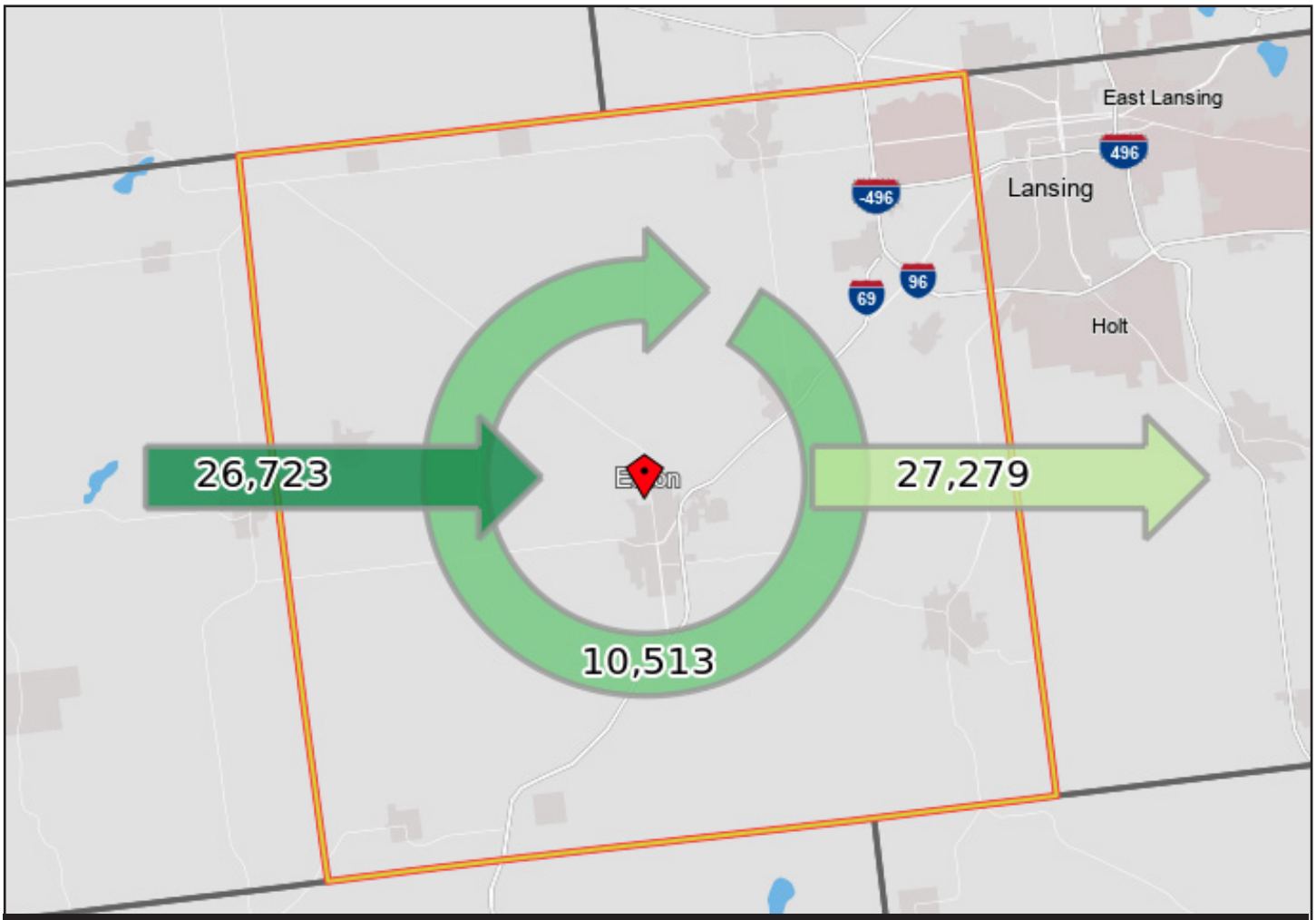


Figure 5-6: *Worker Inflow and Outflow (Source: 2019 Local Employer and Household Dynamics Survey)*

Places of employment in Eaton County are centralized around urban areas and locations with the necessary infrastructure to support industry. As **Figure 5-7** shows, employment is focused in the northeastern portion of the county and around the cities of Charlotte, Grand Ledge, and Eaton Rapids, with smaller employment centers in villages in the southwest and northwest quadrants of the county.

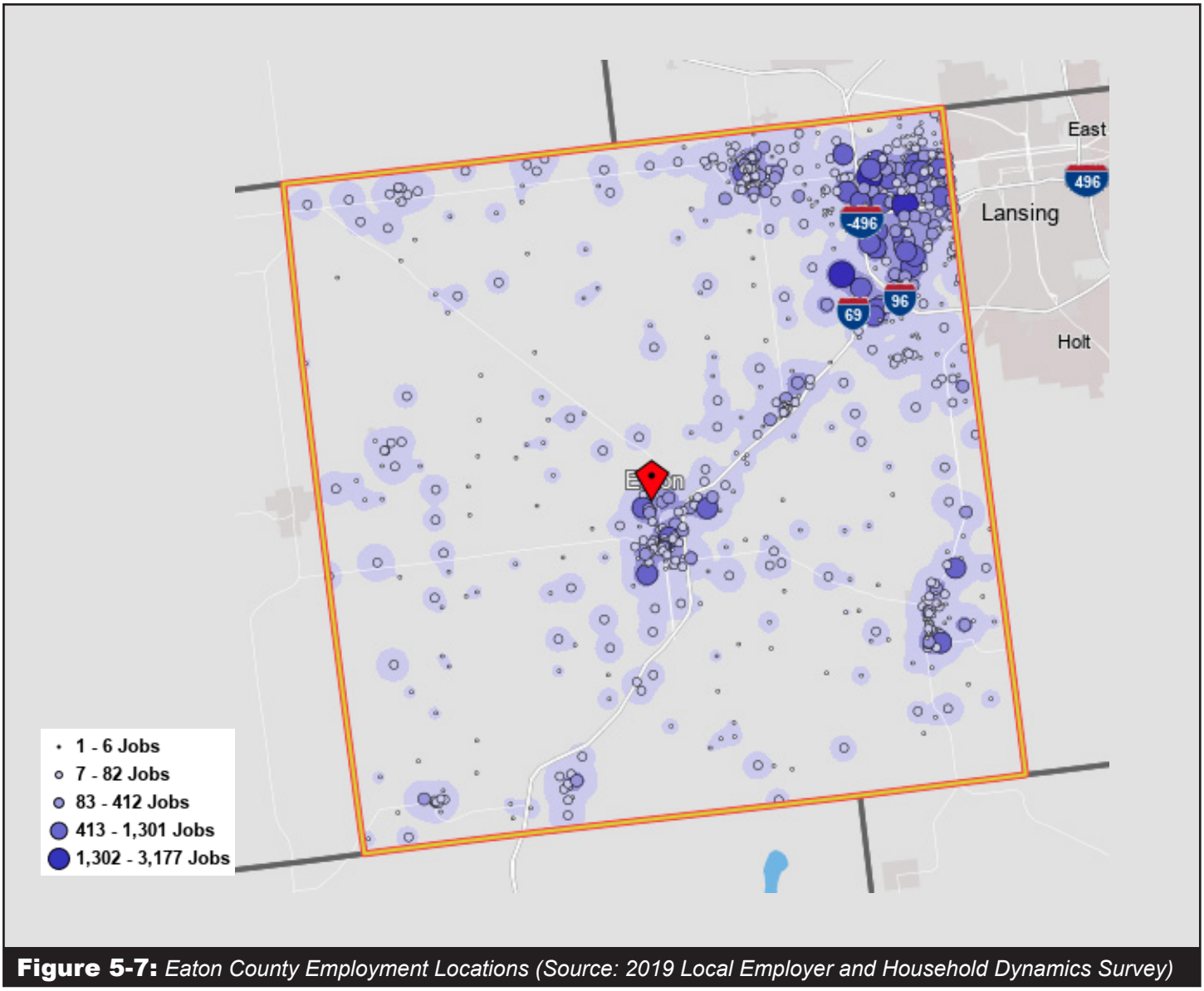


Figure 5-7: *Eaton County Employment Locations (Source: 2019 Local Employer and Household Dynamics Survey)*

Agriculture

While it accounts for just 2 percent of total employment in the county, agriculture has a major impact on Eaton County's land use decisions. The U.S. Department of Agriculture conducts a Census of Agriculture every five years, with the most recently available data from 2017. Agricultural Census data for 2022 will likely be available sometime in late 2023 or 2024. According to the 2017 Agricultural Census, Eaton County is home to 962 farm operations, with an average size of 218 acres. Of the 962 operations, 826 (86 percent) were cropland operations.

The number and average size of agricultural operations in Eaton County reflects a significant change over time. In 2007, there were 1,231 operations in the county with an average size of 181 acres. The biggest declines have been in the number of operations between 10 and 179 acres, while the number of operations between 180 and 499 acres and 500 to 999 acres has increased slightly (see **Figure 5-8**).

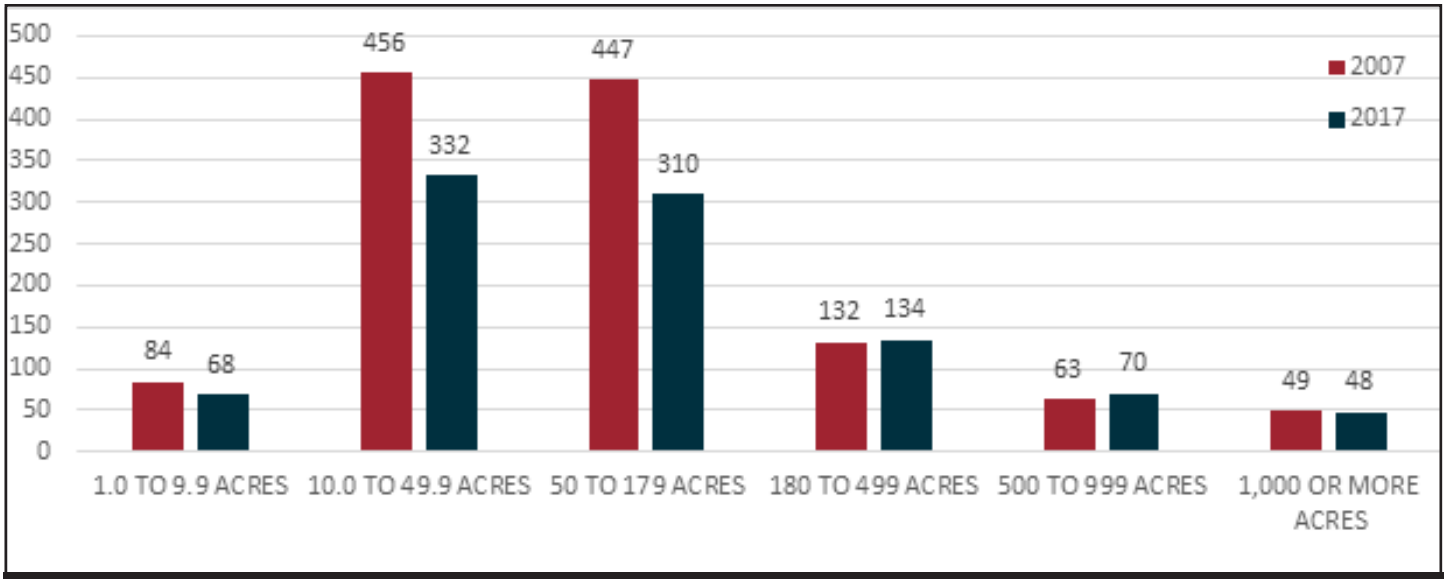


Figure 5-8: *Farm Operations by Size 2007 and 2017 (Source: Agricultural Census)*

Over time, the number of acres in farms in Eaton County has also declined, while agriculture accounted for 210,120 acres in 2017 according to the Agricultural Census, this was a substantial decline from previous years. In 1992, agriculture accounted for 233,921 acres, a decrease of over 23,000 acres over the 25-year period (see **Figure 4-9**).

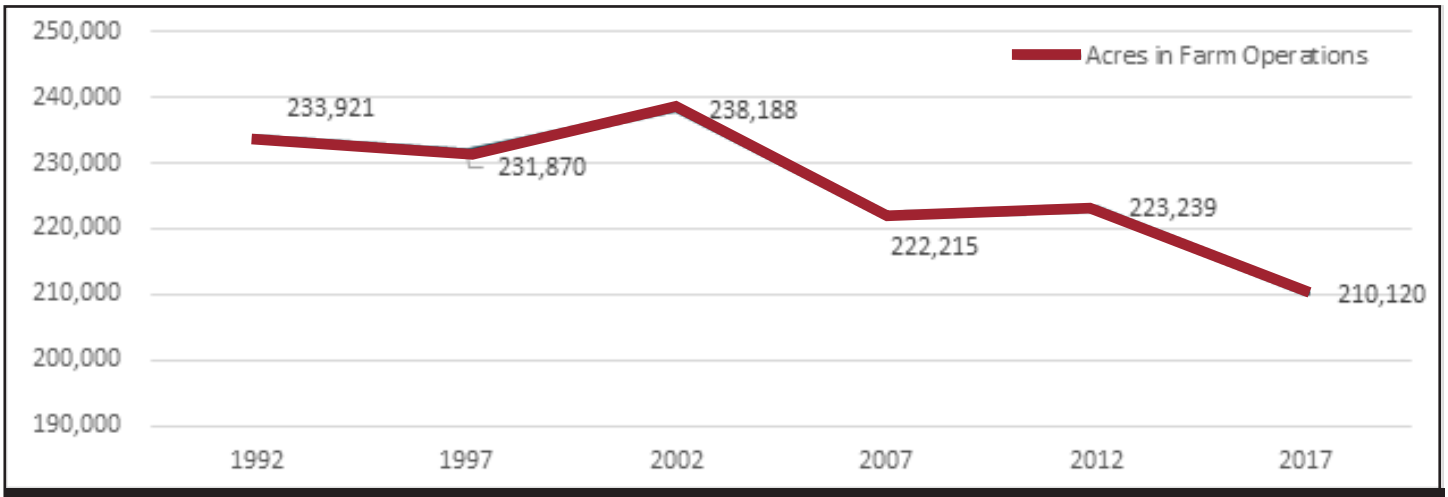


Figure 5-9: *Acres in Farms (Source Agricultural Census)*

While the number of agricultural operations and total acres in farms have both declined in Eaton County, the acres harvested has increased. In 1992, 160,758 acres were harvested and in 2017 168,296 acres were harvested, an increase of over 7,500 acres. Additionally, the market value of sales of agricultural products has increased significantly. In 1992, the average market value of sales for agricultural operations in Eaton County was $44,170 and in 2017, the value was $86,595, an increase of 96 percent. Over the same period of time, the consumer price index increased by 76 percent.

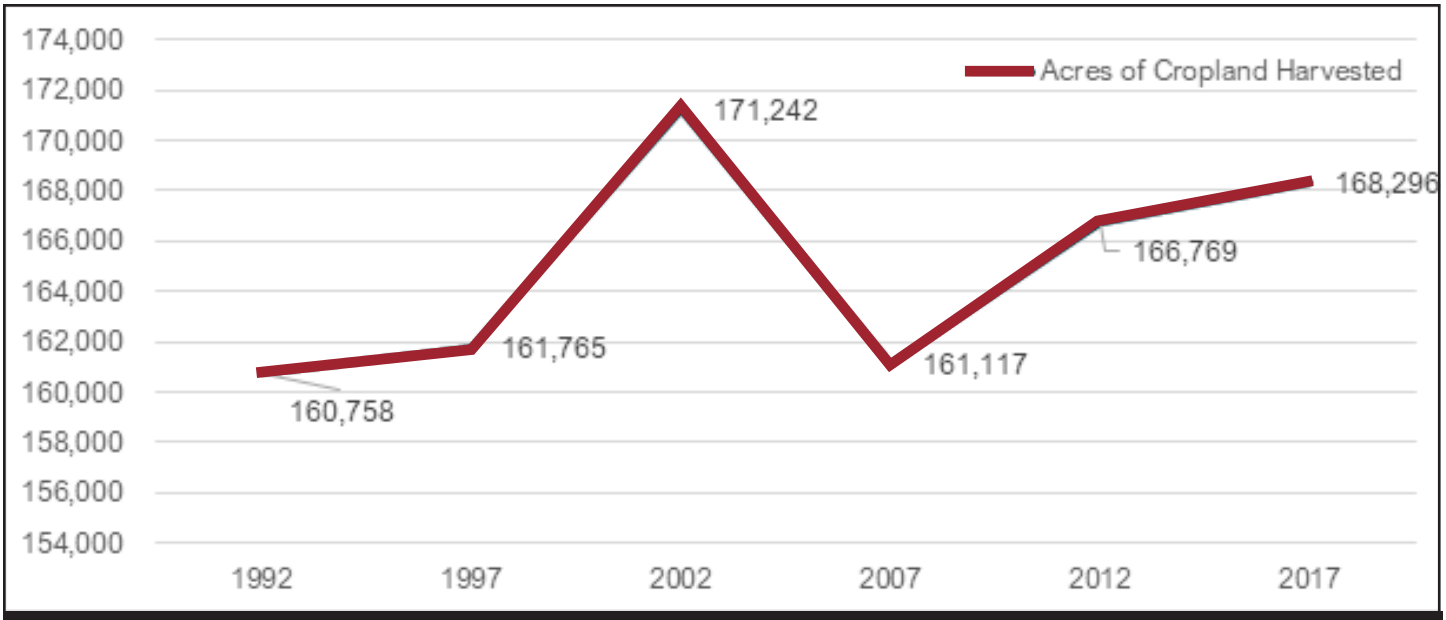


Figure 5-10: *Acres of Cropland Harvested (Source: Agricultural Census)*

Between 2007 and 2017, the number of agricultural operations with less than $49,999 in sales generally decreased, while the number of operations with more than $50,000 in sales increased. This reflects the general trend of increasing size of farms and agricultural operations and a decline of small farms. During the same time period, the average size of an operation increased from 181 acres in 2007 to 218 acres in 2017. This is similar to the average size of agricultural operations in the 1990s (See **Figure 5-12**).

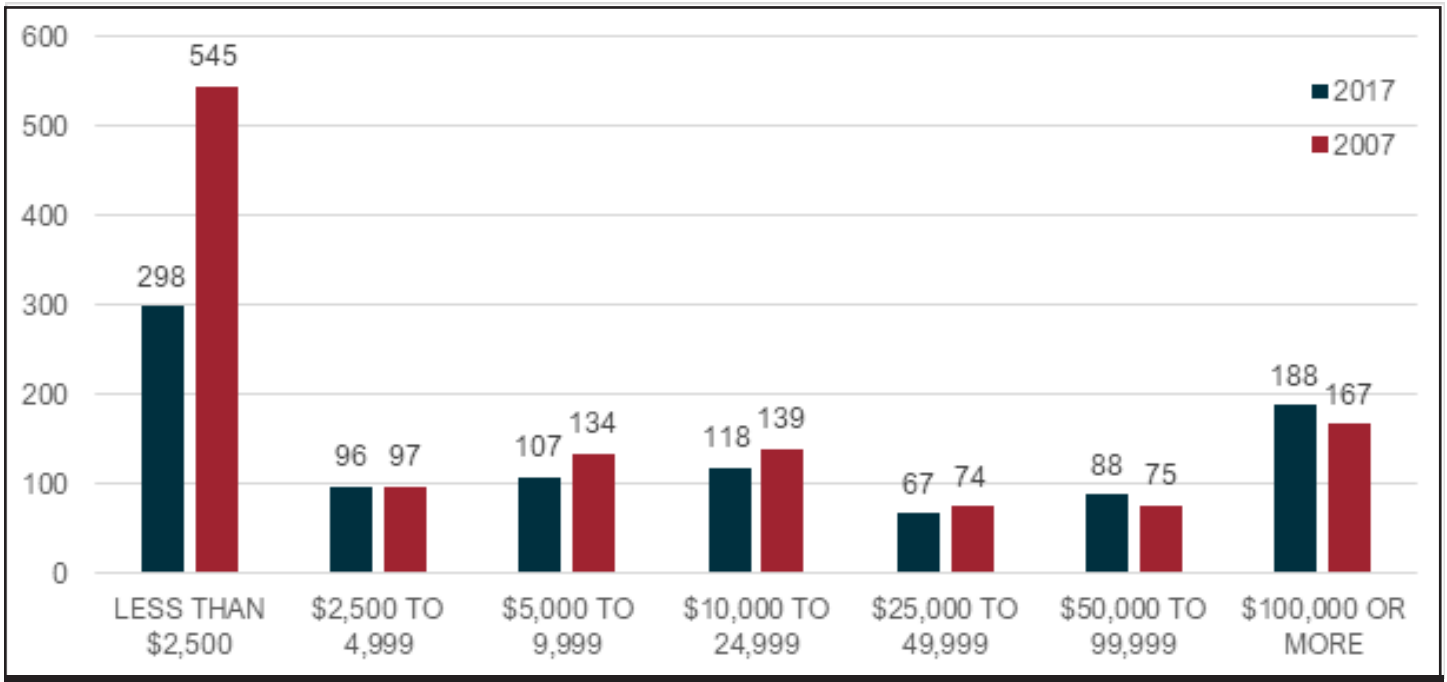


Figure 5-11: *Value of Sales for Agricultural Operations (Source: Agricultural Census)*

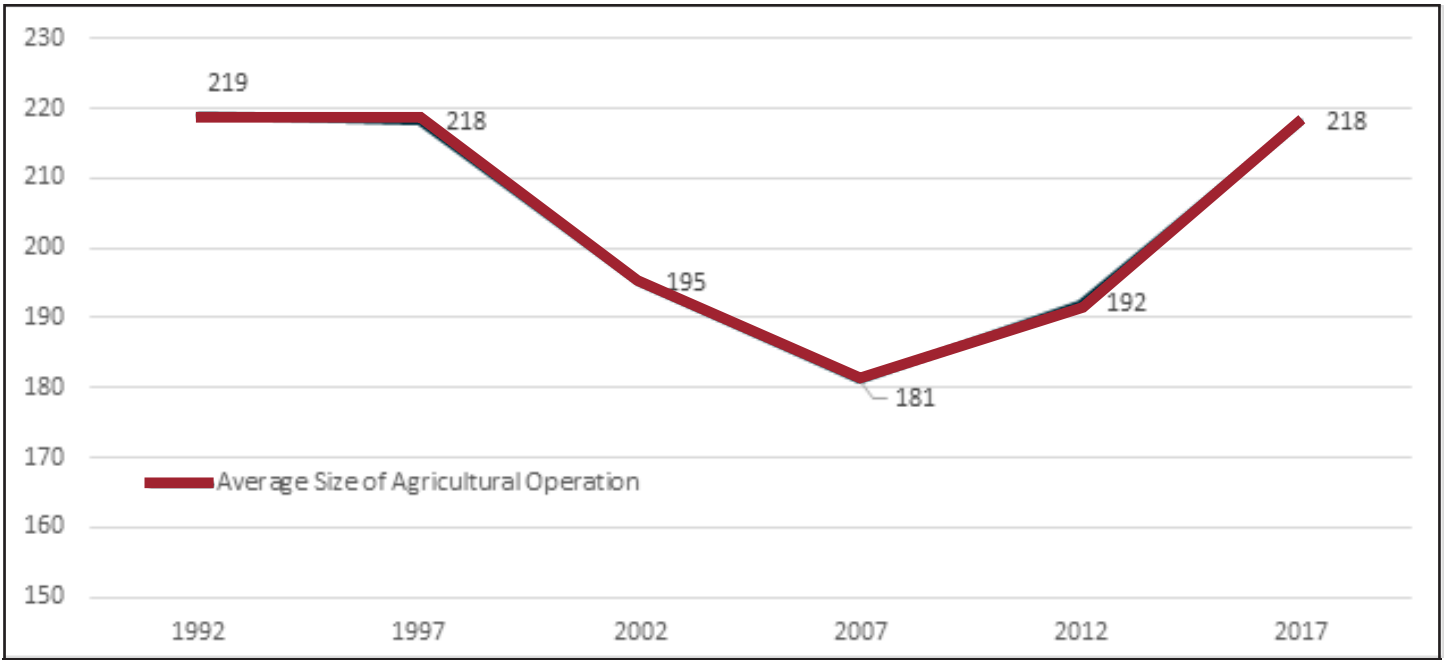


Figure 5-12: *Average Size of Agricultural Operations (Source: Agricultural Census)*

Economic Development Activities

A healthy economy is needed to provide jobs for residents and raise the standard of living for lower income citizens. A healthy economy also provides the necessary tax base needed to provide public services. When integrated with land use, transportation, and utility components of a master plan, economic development policies can promote an efficient pattern of growth.

In this section of the master plan, we focus on identifying economic development opportunities that will enhance, compliment, and diversify the large agricultural segment and established industries within the Eaton County economy.

Economic Development Partnerships

Economic development is a collaborative effort. It requires collaboration with a wide range of partners and stakeholders, **including:**

- Elected and appointed officials and staff in local units of government
- Other county agencies like the road commission, drain commission, and sheriff's department
- Regional agencies like the Lansing Economic Area Partnership (LEAP), Capital Area Michigan Works, and Tri-County Regional Planning Commission
- State of Michigan agencies, particularly the Michigan Economic Development Corporation
- Local educational institutions, including K-12 schools, community colleges, trade schools, and colleges and universities

Each of these stakeholders plays a critical role in economic development activities, and many maintain their own economic development plans or strategies that guide their work.

Eaton County Economic Development Role

The role of the Eaton County Community Development is to serve as a resource for local units of government seeking to access regional and county resources, and to act as a point of contact with agencies like LEAP that are pursuing new business opportunities for the county. The department also operates local programs that

support economic development, like the Brownfield Redevelopment Authority (BRA). The primary purpose of the BRA is to encourage the re-use of industrial and commercial property by offering economic incentives for redevelopment. Encouraging developers to reuse land protects green space and farmlands that would have otherwise been developed.

Economic Development Opportunities

Cooperative Agri-Business Planning Efforts

Eaton County is cooperating with various local groups / agencies to encourage and attract agriculture-related business development to the area. This includes a strong collaboration with LEAP to implement the Agricultural Economic Development Plan

Workforce Development

In addition to the aforementioned focus areas, workforce development requires the collaborative, coordinated efforts of many different organizations with similar goals and objectives. A quality workforce development program is needed for a community to stay competitive, to keep existing businesses strong, to keep young people in the community, and to raise residents' standard of living.

Workforce development strategies include developing approaches to enhance the skills of workers so that all residents can become contributing members of the local economy. These strategies involve partnerships with educational institutions, employers, unions, and state and local workforce development agencies and organizations. Key partners for the county in encouraging workforce development are Capital Area Michigan Works, Lansing Community College, and local school districts.

CHAPTER 6

NATURAL FEATURES AND RESOURCES

Chapter 6 | Natural Features and Resources

When asked what Eaton County's best assets are, the most common response among stakeholders and survey respondents is natural features and the environment. These assets provide increased quality of life, protect against natural disasters, and provide for important economic opportunities. This chapter of the master plan details the extent and condition of the County's natural resources and identifies concerns and threats that are addressed in the Plan.

Geology

The bedrock of the entire Southern Peninsula of Michigan is characterized by sedimentary rock that was deposited as marine sediments. This rock was laid down over a period of 370 million years and is approximately 14,000 feet (over 2.5 miles) thick. This rock forms a huge regional structure called the Michigan Basin. Overlain on the bedrock are gravels, sands, and clays that were deposited during four major glacial periods, the most recent of which is the Wisconsinan which ended approximately 10,000 years ago.

The glaciers, or ice sheets, left the Charlotte Morainic System in Eaton County. This system makes up the County's hills, valleys, and major river corridors, as well as a few areas of exposed bedrock.

One such feature is a unique ledge complex of sedimentary rock along the Grand River in the City of Grand Ledge. These ledges rise up approximately 60 feet and appear for almost a mile in the City. This outcropping is one of the largest rock outcrops in central Michigan, and the seventh largest in the State.

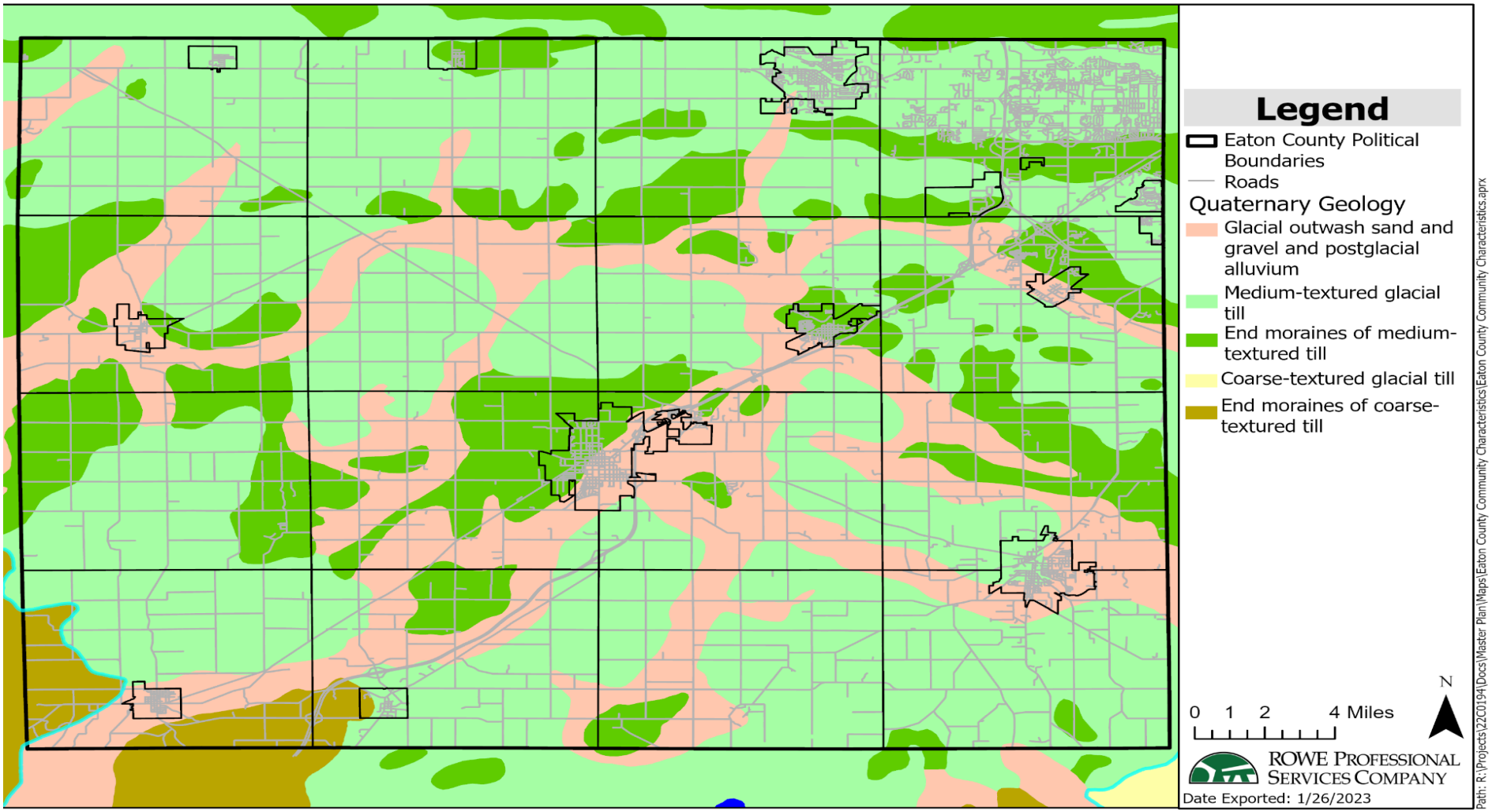


Figure 6-1: *Ledges along the Grand River in Grand Ledge*

The main categories of glacial deposits (or till) present in the County are shown on the map "Quaternary Geology" on the following page. The glacial deposits that cover more than half of the county (55%) are classified as "medium" textured and made up of sand and smaller-sized gravel. Glacial outwash (put down by running water from melting glaciers), makes up 23% of the county, and is found in association with today's streams and rivers. Medium texture end moraine material makes up another 20% of the County. Till that is deposited at the edges or ends of a glacier when it stalls in one position for some time is identified as "end moraine" material. Lastly, coarse-textured end moraine till is found in the southwest corner of the County, making up the remaining 2% of the County's land area.

> *This information is pertinent because glacial tills make up the parent materialthat today's soils are formed from. According to the Soil Survey of Eaton County, Michigan, "Parent material determines most of the limits of the chemical and mineralogical composition of the soil."*

Figure 6-2: *Eaton County Geology (Source: Michigan Department of Natural Resources)*



Topography

The relief, or topography, across the County was also created by movement of the glaciers. They left the Charlotte Morainic System, which consists of three ridges that begin in Kent County and continue southeasterly across Eaton County into Ingham County, where they diminish. The elevation of the County ranges from 775 feet to nearly 1,000 feet and averages about 900 feet, which is approximately 325 feet above the elevation of Lake Michigan. The local topography is described as ranging from nearly level to steep. However, the majority of the County is level to gently rolling slopes of 10% or less. Most of the steeper slopes occur in relation to surface mining activities or the sandstone formations along the Grand River at Grand Ledge.

Soils

Soils in the County are a product of many influences: existing mineral parent material lain down by the glaciers; pre-settlement forest vegetation that grew in the County before it was logged and cleared; surface and groundwater action; wind; and in most recent times, human influences on soils caused by agriculture and development.

Soils within the County are one of its most valuable natural resources. Agricultural land uses represent over 50 percent of the county's total land area and significant economic value. While half of the County contains well and moderately drained soils (43% or 160,000 acres), 48% of the County contains somewhat poorly drained and poorly drained mineral soils. The map on the following page identifies where these soil categories are located. This plan also discusses "Prime Farmland" which are the most desirable agricultural soils, and where areas, if drained, would create prime farmland. Prime farmland and farmland of local importance makes up approximately 51% of the County, while prime farmland if drained makes up 43%. Areas that are not considered prime farmland are primarily in urban areas, or directly adjacent to rivers and other waterways.

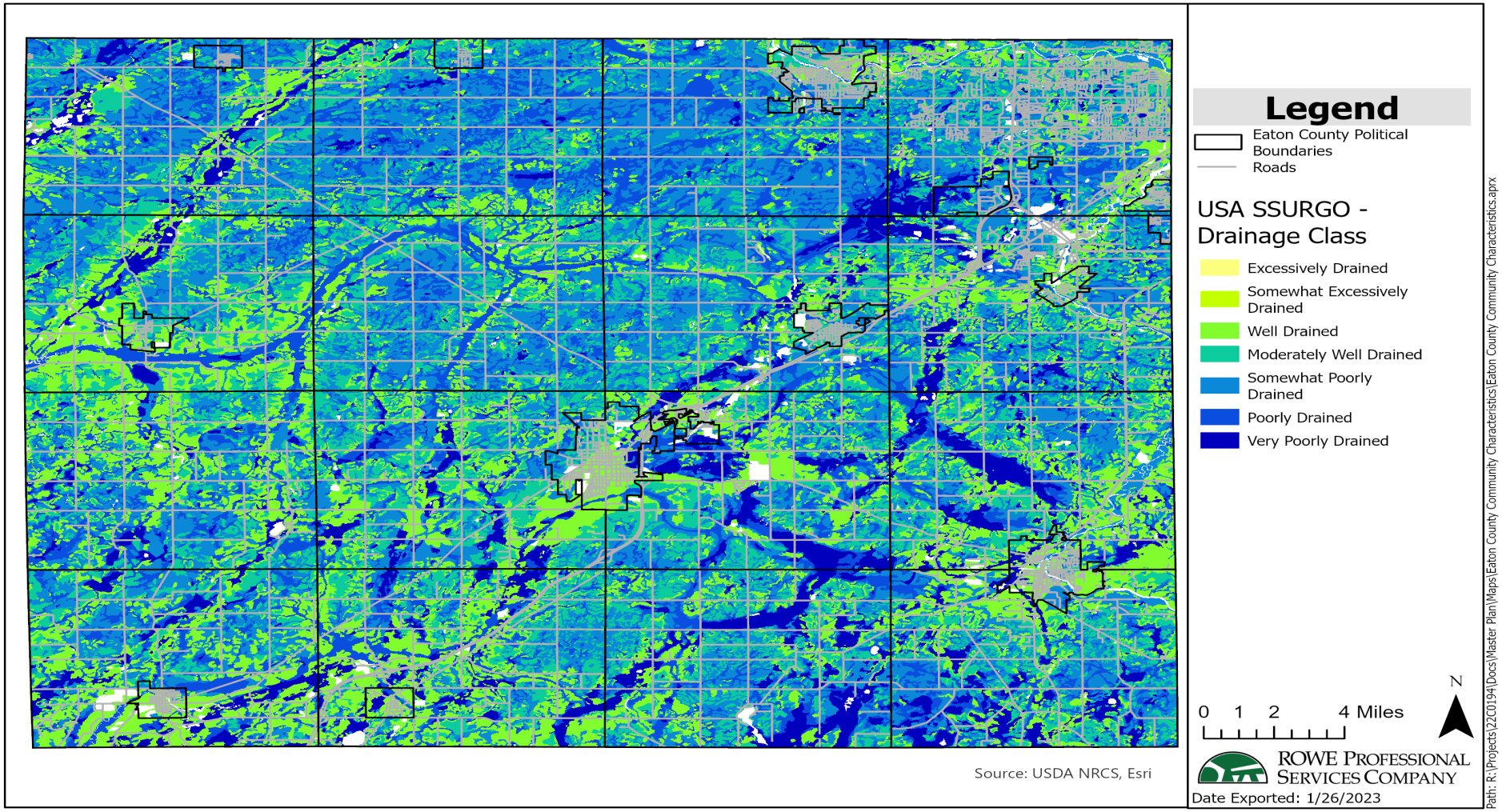
Soils not only support human populations through food production, soils that are relatively impermeable create wetlands that store floodwaters, and help filter pollutants from stormwater runoff before it reaches rivers and streams. Soils also infiltrate precipitation and recharge underground aquifers, which are the County's main source of drinking water. Soils also support woodland ecosystems that create important wildlife habitat, timber production opportunities, microclimates for energy conservation in buildings, and sequester a significant amount of carbon annually.

The climate of Eaton County is characterized as "continental," in that it is not very near features, such as an ocean, that would significantly impact temperatures, precipitation, and the like. Weather patterns are controlled largely by the movement of pressure systems across the nation. The inland location of the County limits Lake Michigan's influence on the County's weather. The Lake's most noticeable impact on the climate in the County is increased cloudiness, which helps to moderate minimum temperatures during late fall and early winter.

The average annual high temperature for the Lansing Area according to the National Weather Service is 59.2° Fahrenheit, and the average low temperature is 40.5° Fahrenheit. The National Weather Service also reports that while the region is generally warming, it is not warming at the same rate across seasons. Again, according to the National Weather Service, "warming has been concentrated in winter and spring, while summers have not warmed substantially, a feature characteristic of much of the Midwest. A lack of summer warming is reflected in a below average number of hot days since 1990 and no overall trend in warm nights. The winter warming trend is reflected in a below average number of very cold nights since 1990."

Precipitation averages 35.29" annually in the County. While past years have shown a general trend for higher average precipitation (1940-1990), this trend has generally leveled off since 1990. The average annual snowfall in the County is 48" and has generally declined as a consequence of warming winter temperatures.

Figure 6-3: *Eaton County Soils (Source: USDA)*

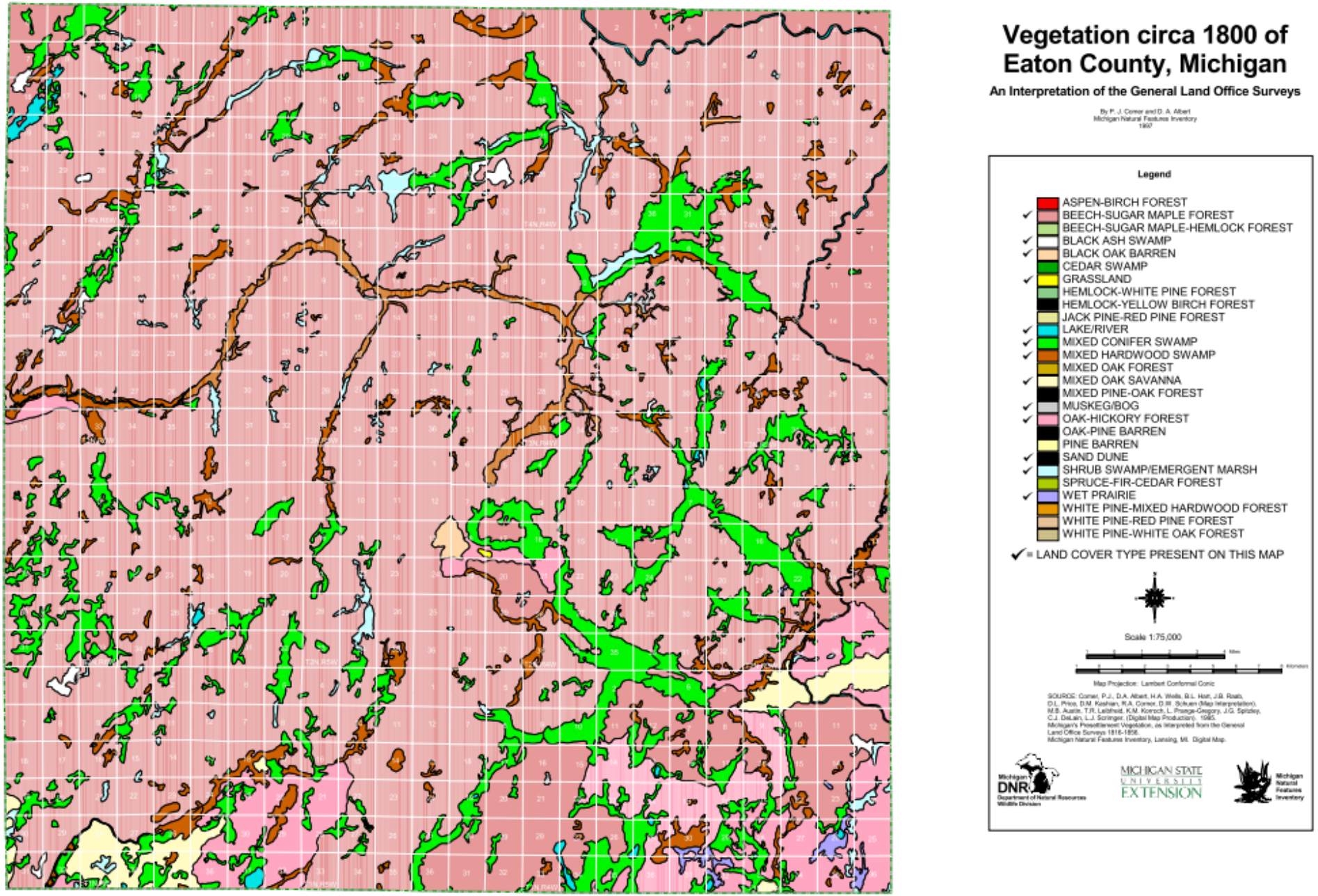


Pre-Settlement Vegetation

The vegetation that existed in Eaton County before it was settled and farmed provides guidance for conservation efforts of the remaining natural environment today. As Michigan was being settled, vegetation surveys were conducted in the 1830's to guide pioneers to areas with good farming and lumbering opportunities. The kinds of plants that grow in an area indicate the site's soil type, and potential for growing crops.

Pre-settlement vegetation types are shown on **Figure 6-4**. Most of the County was covered by two types of hardwood forest communities: Beech-Sugar Maple (76%) and Oak-Hickory (6%). Forested wetlands covered 14% of the County, which included Black Ash swamps, mixed conifer swamps, and mixed hardwood swamps. (Note that the term "swamp" is used for forested wetlands; "marsh" for wetlands vegetated with herbaceous plants such as cattails; and "scrub-shrub" for wetlands vegetated with woody shrubs such as buttonbush or Michigan holly). Other wetland types covered slightly more than one percent (1%) of the County. Grassland communities covered slightly more than one (1%) of the County.

Figure 6-4: *Pre-Settlement Vegetation (Source: Michigan State University)*



Current Landcover

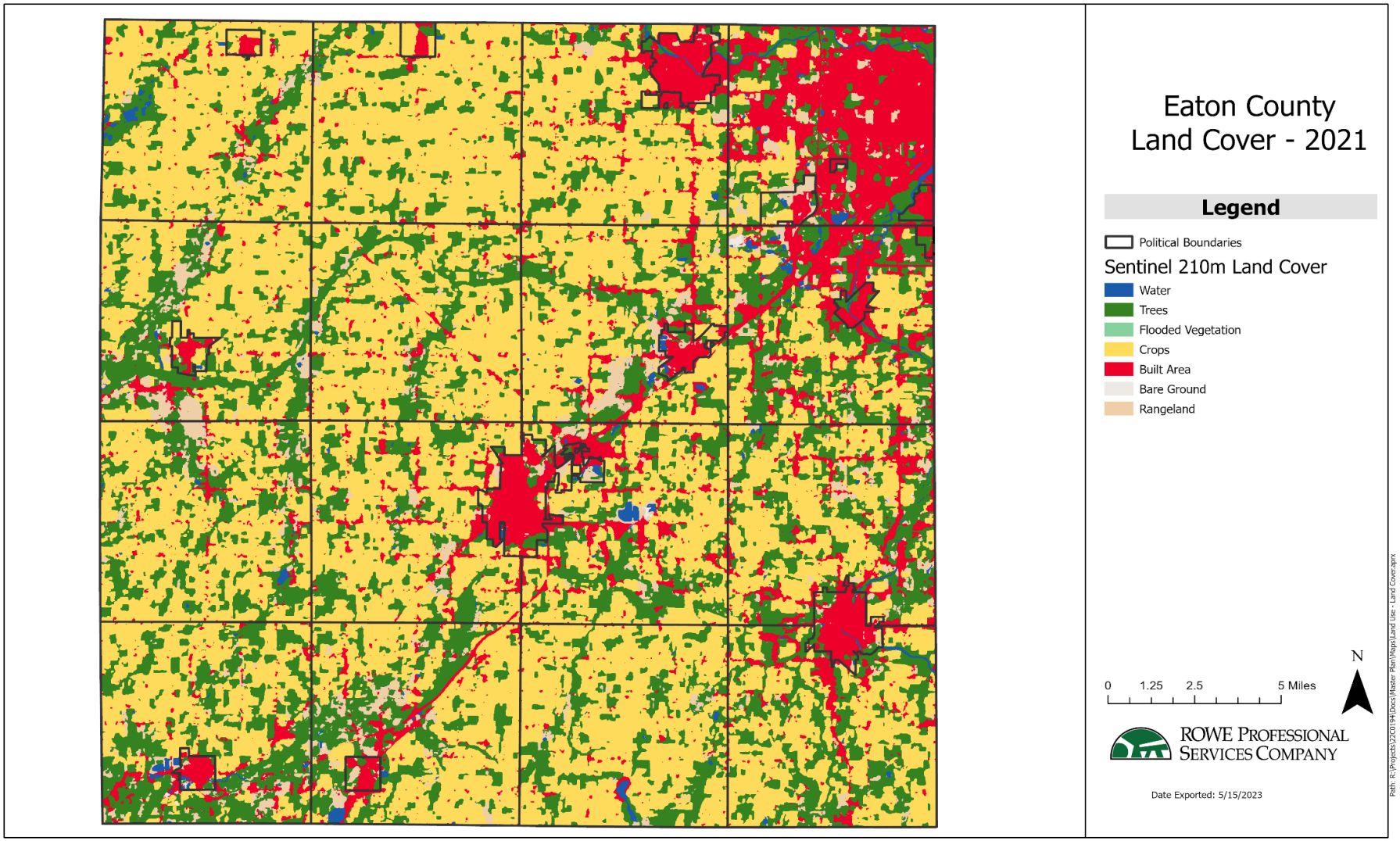
According to the most recent survey land use and land cover from ESA Sentinal-2 imagery, a satellite imagery-based system, Eaton County's land cover has changed dramatically since the pre-settlement survey on the previous page. It is important to note that land cover analysis is very different from land use. In this case, the entire county is divided into 10 square-meter areas and assigned a value. In other words, land use applies a single value to each parcle, whereas land cover can assign multiple values to a single parcel because it is based strictly on imagery, not parcel lines. **Figure 6-5** displays land cover for Eaton County as of 2021.

Land Cover	Percent of County
Crops	53.88%
Trees	26.72%
Built Area	14.03%
Rangeland	4.36%
Water	0.95%
Bare Ground	0.05%
Flooded Vegetation	0.01%

Figure 6-5: *Eaton County Land Cover, 2021 (Source ESA Sentinal-2, ESRI)*

As the map on the next page shows. The Northeastern portion of the county is largely developed, with pockets of development in smaller cities and villages, but the vast majority of the county is agricultural or covered by wooded areas. In total 80.6 percent of the county is covered by crops or trees.

Figure 6-6: *Land Cover (Source: ESA Sentinal-2; ESRI)*



Water Resources

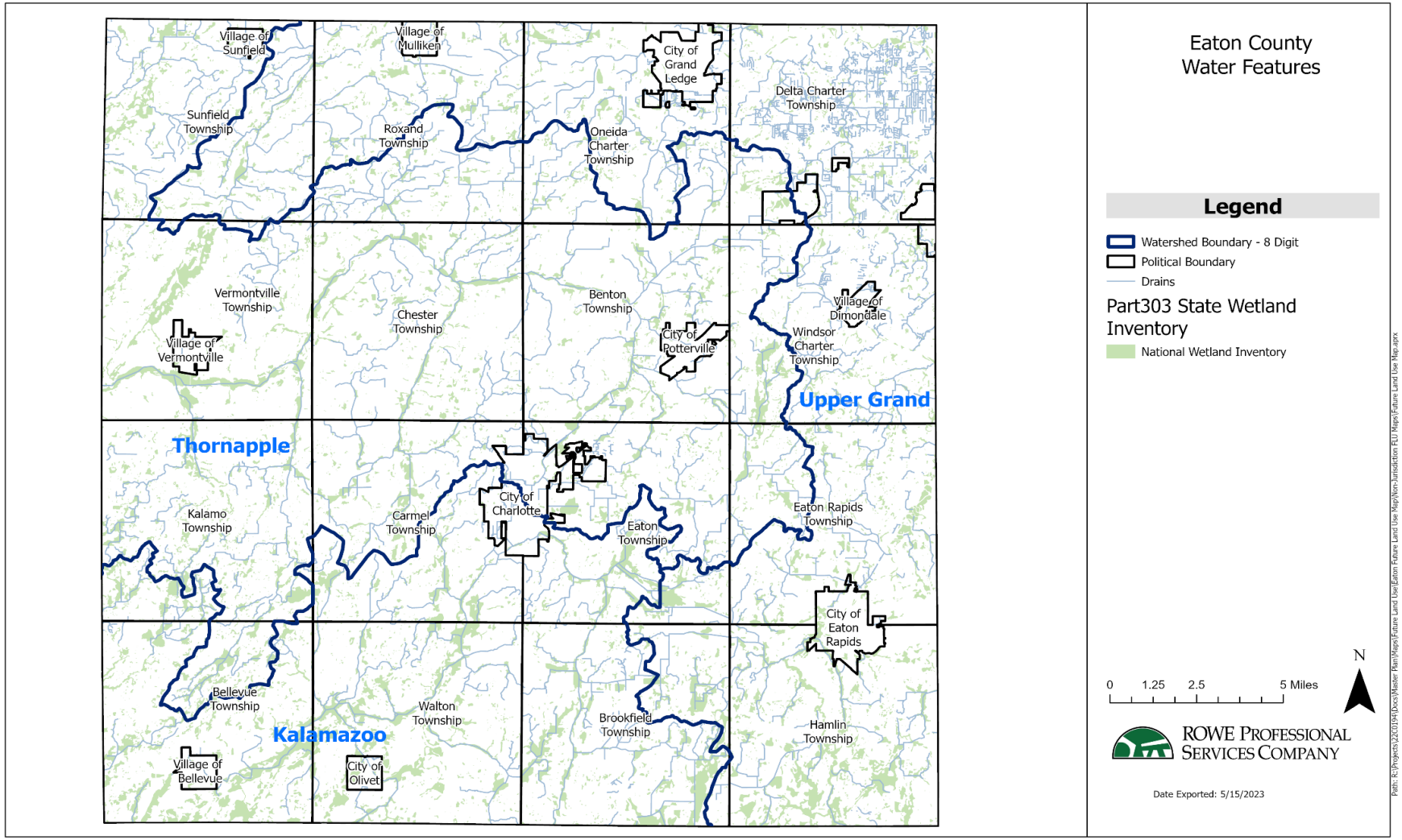
A watershed is an area of land that drains to a common drainage channel or lake. Eaton County is part of three watersheds: the Upper Grand River watershed, covering approximately 34% (or 128,000 acres) of the County; the Thornapple River watershed (a sub-watershed of the Lower Grand River watershed), covering approximately 44% (or 163,000 acres) of the County; and the Battle Creek watershed (a sub-watershed of the Kalamazoo River watershed), which covers approximately 21% (or 79,000 acres) of the County. **Figure 5-7** illustrates where these watersheds are located in the County.

Since 1999, the County has participated in several watershed planning efforts, in conjunction with applying for and receiving a stormwater permit from the state through the Phase II Stormwater National Pollutant Discharge Elimination System (NPEDS). The Eaton County Drain Commissioner's office has spearheaded these efforts in the County. Stormwater permits are required of government entities that contain urban areas of a specified density, and who own and operate municipal stormwater systems.

Watershed management plans were developed for the Upper Grand River, the Lower Grand River (which includes the Thornapple River sub-watershed), and the Battle Creek River, a part of the Kalamazoo River watershed. These plans describe the current condition of each watershed, and identify significant pollutants that need to be addressed in each watershed.

Note that the following section includes a summary of watershed management plans completed for each of the three major watershed areas within Eaton County. None of these plans have been updated since the last Master Plan update in 2011.

Figure 6-7: *Eaton County Watersheds and Water Features (Source: EGLE; Michigan DNR; Eaton County)*



Upper Grand River Watershed Plan

The Grand River drains the eastern and northern parts of the County. Willow Creek and Springbrook Creek are important tributaries of the Grand River to the east, and Sebewa Creek, Sandstone Creek and Carrier Creek are the main tributaries that drain the northern part of the watershed in the County.

This watershed is made up of both rural and urban areas. Urban land uses are mostly located within the City of Lansing, City of Grand Ledge, and Delta Township, while the less developed and rural areas of the watershed make up the remainder. Based on demographic projections and master plans and zoning information from the participating communities, the *Grand River Watershed Management Plan* states that residential, industrial, and commercial land uses will expand in those areas currently seeing such land uses. This includes most of the watershed except for the southwestern area, which is projected to be dominated by agricultural use. However, as a result of changes in land use, agricultural land uses are expected to decrease by 15% across the watershed.

Water quality of the Grand River, and its tributaries, was also studied in preparation of the *Watershed Plan*. Existing data was used to determine the existing pollutants and other water quality and quantity impairments. The main impairments include sediments from activities including agriculture, construction sites, and stream bank erosion; flow variability due to stormwater management methods; low dissolved oxygen due to high levels of nutrients from fertilizers, animal waste, poorly maintained septic systems, and combined sewer overflows; bacteria from human and animal wastes; and PCBs and/or mercury.

The watershed plan used three methods to prioritize the issues uncovered:

1) Public opinion was solicited to identify existing and perceived problems with the Grand River and its tributaries;
2) the Michigan Department of Environmental Quality's list of "designated uses" was used to compare the ability of people and wildlife to use the waterways for nine identified uses, such as public water supply, cold-water fisheries, and partial body contact; and
3) the municipal watershed partners determined the "desired uses" of the waterways, and whether or not the resources could accommodate these uses.

All of the information was evaluated, and the following goals were established for the Grand River watershed:

1) Educate the public about the importance of protecting and managing the watershed.
2) Provide a sustainable and equitable funding source.
3) Encourage water quality friendly development.
4) Restore and enhance recreational uses through development of a watershed recreation plan.
5) Protect and enhance habitat for wildlife and aquatic animals through development of a watershed habitat plan.
6) Protect and increase wetlands through development of a watershed habitat plan.
7) Provide pollution prevention / good housekeeping practices for municipal operations.
8) Strive to eliminate pathogens to meet total and partial body contact for recreational uses.
9) Encourage water quality friendly agricultural practices.
10) Develop Watershed Management Plan updates.

As part of their NPDES permit, each municipal partner has committed to implementing the actions identified in the Watershed Plan within a certain time frame. The GLRC members have organized subcommittees in the areas of administration (through Executive Committee), public education, illicit discharge elimination, habitat and recreation, funding, and ordinances and best management practices.

Thornapple River (Lower Grand River) Watershed Plan

The Thornapple River is a sub-watershed of the larger Grand River watershed. The Thornapple valley is a significant landscape feature in Eaton County at almost a mile wide and 100 feet below the adjoining moraines in the western part of the County. The main tributaries of this river include Scipio Creek, Mud Creek, Hager Creek, Thompson Creek, Shanty Brook, Lacey Creek and the Little Thornapple River.

This sub-watershed was addressed in a watershed plan for the Lower Grand River that was drafted in 2005. As shown on the map in this document, this watershed drains the middle section of the County. Land use within this watershed is impacted by growth of residential areas out of the central urban cores, and into the surrounding agricultural areas. As indicated in the Watershed Plan, the result of this type of population growth has been an overall reduction in population density. As communities expand away from the urban centers, it tends to produce large lot residential areas, large shopping centers, and new roads, parking lots, roof tops, and driveways that increase the watershed's imperviousness. Imperviousness is bad for a watershed because it forces stormwater overland, where it picks up pollutants and heats up, and deposits large amounts of polluted stormwater directly to streams and lakes. Water bodies evolved to receive most of their water from groundwater, which was cleaned and cooled as precipitation infiltrated the ground. Changes made by imperviousness degrade water quality, scour stream banks, and minimize or eliminate the stream's ability to support wildlife.

The Lower Grand River Watershed Management Plan states that this river is moderately impaired by agricultural run off and channel modification. While these impairments are evident, the Michigan Department of Environmental Quality (MDEQ) has rated the overall habitat and water quality of this subwatershed as "good."

Even with this rating, the Lower Grand River Management Plan identified the following water quality goals:

1) Restore and maintain the chemical, physical, and biological integrity of the waters of the Great Lakes Basin Ecosystem by enhancing river environments in their natural states for present and future generations.
2) Maintain and improve water quality by promoting sound land management decisions.
3) Assess relationships between water quality and stormwater runoff by developing guidelines for stormwater management to reduce impacts of urbanization.
4) Preserve, restore cold water fisheries and reintroduce indigenous game fish species where possible.
5) Provide for flood protection, minimize risk of flooding, and assess necessity of flood control improvements.
6) Ensure public safety in recreational opportunities in surface waters.
7) Protect healthy habitats for native aquatic life and wildlife.

In addition to these goals, the Watershed Plan identifies five locations within Eaton County that rank as "sensitive" due to five factors:

1) adjacent land use types (urban and agriculture);
2) large areas of impervious surfaces,
3) large in-stream temperature fluctuations;
4) receiving large amount of stormwater runoff; and
5) high population density.

The areas listed in **Table 11** below show stream segments that are considered "critical" areas that require intervention to minimize water quality degradation.

In addition to the Watershed Management Plan for the Lower Grand River, several interactive tools and two guidebooks were created to assist subwatersheds in their individual planning efforts. A Lower Grand River

Watershed provisional organization was formed to provide basin wide oversight, implement regional and watershed-wide initiatives, and prioritize water quality concerns.

Battle Creek River Watershed

The Battle Creek River is a sub-watershed of the larger Kalamazoo River watershed. It drains the southern portion of the County. The river's headwaters begin in Narrow Lake, and its primary tributaries in Eaton County are Indian Creek and Big Creek. A watershed management plan was drafted for the Battle Creek River in 2004 by stakeholders in the County, including the Eaton County Drain Commissioner's office.

The watershed's primary land use is agriculture, although the river does traverse the City of Charlotte and the Village of Bellevue. This river has been identified as one of the leading contributors of phosphorus and sediment to the Kalamazoo River. It is also the "flashiest" gauged tributary in the Kalamazoo River watershed.

Goals of this plan include:

1) Reduce non-point source pollution in the Battle Creek River Watershed.

2) Continue conducting the geomorphic assessment using the Rosgen Methodology, analyze data, and implement a restoration demonstration site on a stretch of the Battle Creek River that maintains drainage, restores stream function, and stream stability utilizing natural channel design. Also, conduct three dam removal projects on the Battle Creek River to provide fish migration upstream, restore the natural hydrologic flow, and reduce safety and maintenance liability. If dams cannot be removed due to financial constraints, historical reasons, or public opposition, install a fish passage structure to allow for migration. The long-term foal is to restore the Battle Creek River into a natural functioning system utilizing the Rosgen Methodology by implementing natural channel design on channelized sections of the river.

3) Protect and enhance critical natural resources within the Battle Creek River watershed by working with private landowners and local governments, and integrating long-term land use planning tools to protect water quality.

4) Increase public awareness, appreciation, utilization, and protection of the Battle Creek River Watershed by providing more public recreational opportunities that are compatible to the goals and objectives of the Battle Creek River Watershed Project at county, township, village and city parks.

5) Implement an information and education program to increase awareness of the Battle Creek River Watershed and non-point source pollution through workshops, newsletters, brochures, classroom presentations, demonstration sites, posters, flyers, and advertisements.

One main source of sediments in this watershed is from stream bank erosion resulting from historic dredging. To address this issue, the Battle Creek River Watershed Project and the Eaton County Conservation District received three grants from various state and national agencies to restore a one-mile reach of the Battle Creek River (Battle Creek Drain) through the City of Charlotte's Bennett Park.

Beginning in 2007, the project has placed several stability and habitat structures, a rock riffle, and removed the dam in this location. The project has also placed more stability and habitat structures, as well as restored the channel to its historic location and natural curving form. The group has also located a rock ramp (similar to a fish ladder) at the downstream end of the lake level control structure at Narrow Lake. This structure has restored the ability of the local fish to migrate into Narrow Lake. Another successful project has been a cost sharing program for agricultural producers. The Calhoun Conservation District and the Gun Lake Tribe of Pottawatomi Indians have joined to provide 75% of the funding for installation of best management practices on farms that reduce soil erosion and the discharge of phosphorus to surface waters.

Lakes

Lakes

Table 6-1: *Lakes*

Lake Name	Size	Watershed
Narrow Lake	160 acres	Battle Creek River
Pine Lake	140 acres	Battle Creek River
Saubee Lake	80 acres	Thornapple River
Lacey Lake	80 acres	Thornapple River

The main lakes in the County are shown in **Table 6-1** below. Most have mucky bottoms, and only a very fewhave sandy bottoms or beaches. There are an additional 20 small natural lakes in the County, with a total land area of less than 1,000 acres. The total land area covered by lakes in the County represents less than one percent (1%) of total land area.

Wetlands

Table 6-2: *Wetland Areas*

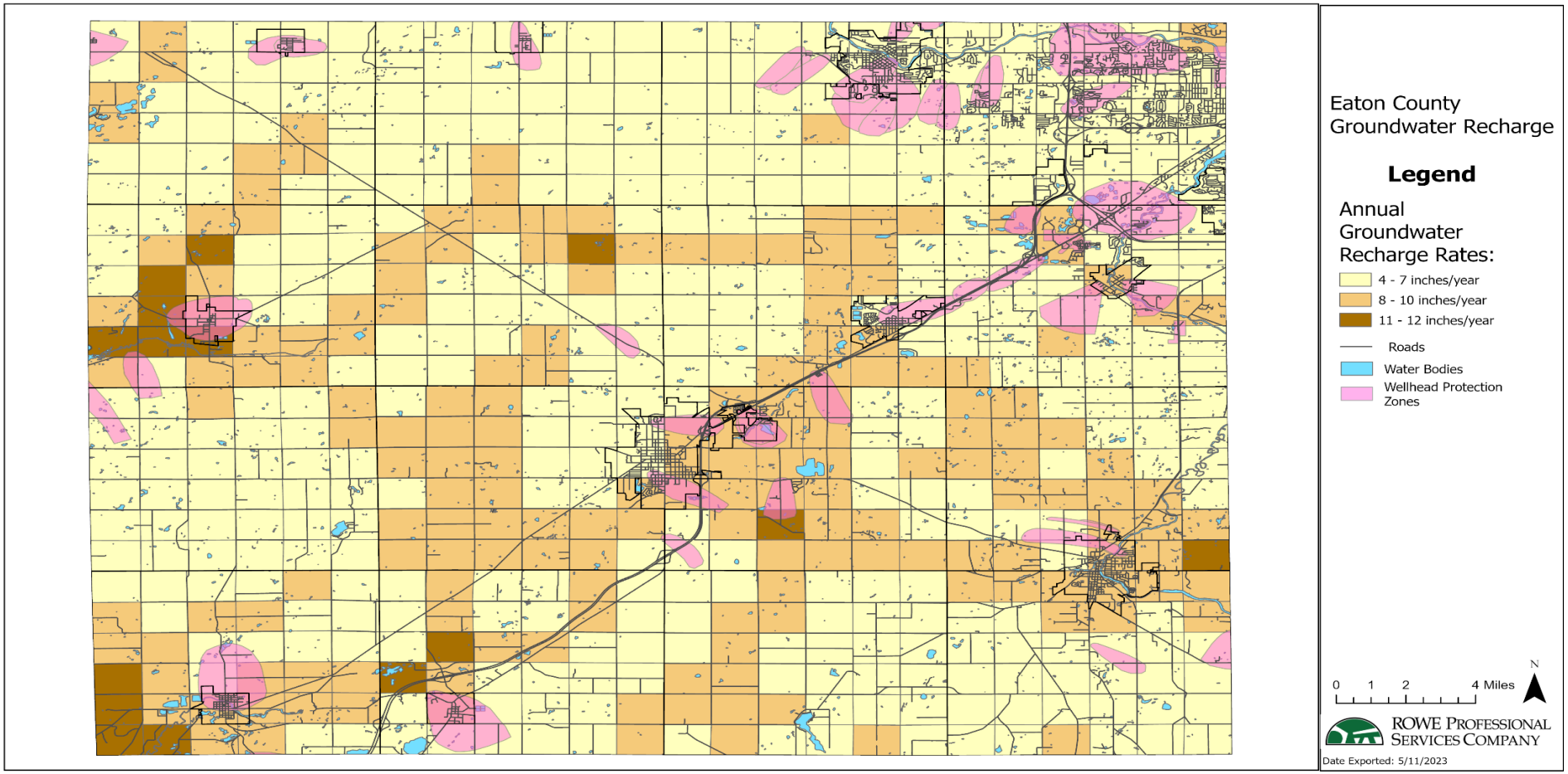
Wetland Delineation	Acres
78 DNR only	15,659
Hydric Soils & 78 DNR	12,129
Hydric Soils & NWI	28,406
Hydric Soils & NWI & 78 DNR	26,240
NWI & 78 DNR	5,049
NWI only	11,539
Hydric Soils only	132,091
Total	**231,113**

While the county does not have many lakes, a significant portion of the county is covered by wetland areas and/or hydric soils. The State of Michigan regulates any wetland areas over 5-acres in size, which significantly reduces the development potential of a site with a wetland area recognized by the state of Michigan. Any wetlands listed on the National Wetland Inventory (NWI) or identified via a 1978 Michigan DNR survey of wetlands are regulated by the state and must receive state approval prior to being impacted by development.

Hydric soils on the other hand are areas that may not be state-identified wetlands, but are likely to present challenges to development due to frequent flooding or other unstable conditions. **Figure 6-8** displays the number of acres accounted for by each wetland type in the county.

Most of the wetlands in the County today exist in association with tributaries and rivers that cross the County. During times of high rain or snow melt, wetlands absorb and hold excess water, and protect lands and property from flooding. By slowing the movement of water, wetlands allow sediments to fall out of the water, cleaning it before it is discharged into the adjacent stream. This process also allows the wetland plants to take up pollutants, such as fertilizers or heavy metals, further cleaning the water. Wetlands are also critical wildlife habitat, providing important nesting and food sources.

Figure 6-8: *Wetland Areas in Eaton County*



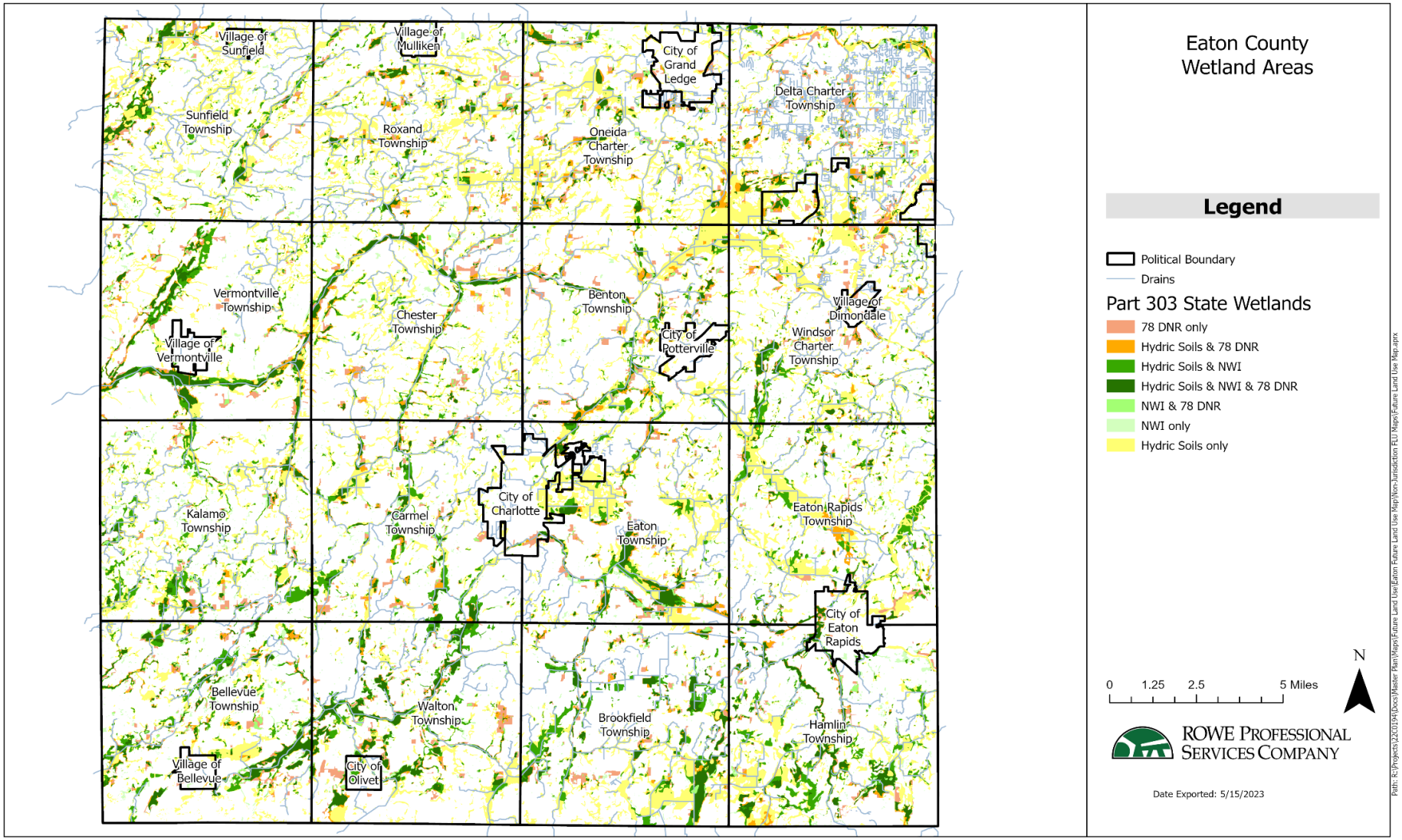
Groundwater Resources

Many water needs of the County – for industry, agriculture, and drinking water – are supplied by wells. One main exception is the use of ponds that are dug for agricultural irrigation and other uses. Groundwater also supplies the "base" flow for streams and creeks throughout the County. Before the land was cleared, precipitation infiltrated the ground rather than running off, and provided a steady flow of clean, cold water to lakes, streams and creeks. Groundwater resources in the County are not abundant except in the southwest, which has moderately abundant groundwater supplies. **Figure 5-9** shows the estimated annual recharge rates of groundwater resources in the County.

County residents receive their drinking water from groundwater wells. The more urban parts of the County, including Grand Ledge, Vermontville, Charlotte, Eaton Rapids, Olivet and Bellevue have municipal wells that serve residents' needs. The remainder of the County is served by private wells. Delta Township discontinued use of its municipal wells in 1995 in favor of purchasing bulk water from the Lansing Board of Water and Light. Communities with municipal wells have instituted several safeguards for their water supply. Each has a Wellhead Protection Program and delineated wellhead protection zones that identify and limit any potential contaminants within the wellhead protection zone. In addition, water from municipal wells is monitored to ensure that it meets purity standards.

The importance of groundwater protection cannot be overstated. To ensure private water wells are properly maintained, the County has instituted "time-of-sale" rules that require a private well to be evaluated before the property can be sold to another party. This ensures problems with private wells are addressed, and not passed on to the next property owner. The time-of-sale rules also apply to private septic systems, to certify the well is not being contaminated by a mal-functioning septic system, or the septic system is not discharging untreated effluent into the environment.

Figure 6-9: *Ground Water Recharge Rates (Source: Tri-County Regional Planning Commission)*



Potential Conservation Areas

Green Infrastructure

In 2008, a study and report was prepared for the Tri-County Regional Planning Commission called *Clinton, Eaton, and Ingham Counties Potential Conservation Areas: Providing Ecological Information for a Green Infrastructure Plan* by the Michigan Natural Features Inventory staff of Michigan State University Extension Services. This study was conducted to identify the most significant natural areas in the region, and to provide the data that will allow focused conservation efforts through sustainable land use planning. The premise is, if natural areas that provide benefits such as water filtration, moderating local climates, and air purification, are conserved, the natural features will offer a better quality of life for residents, and eliminate the need to replace these benefits with human-made systems.

Green infrastructure systems are made up of woodlands, wetlands, and other natural features connected by river and stream corridors, tree rows and other natural passageways. These systems allow plants and animals to disperse throughout their range, creating functioning ecosystems that provide humans with many ecological, environmental, and economic benefits. For example, a well-functioning wetland system, that has maintained its hydrologic connections with adjacent streams and uplands, will continue to store and filter water, absorb pollutants from stormwater through its vegetation, and support wildlife, such as pollinators from nearby agricultural fields, and game species. Wetlands that are disconnected from their water source, or discharge point, will no longer function nor provide the benefits as it had in the past.

To maintain quality of life, and the benefits its green infrastructure provides, a balanced approach to land use planning that accommodates development while also preserving natural features, their connections, and functions needs to be adopted. The Potential Conservation Areas (PCA) shown in Figure 5-10 are defined by the report as places on the landscape dominated by native vegetation that have various levels of potential or harboring high-quality natural areas and unique natural features. In addition, these areas may provide critical ecological services such as maintaining water quality and quantity, soil development and stabilization, pollination of cropland, wildlife travel corridors, stopover sites for migratory birds, sources of genetic diversity, and floodwater retention. The key is to maintain vegetated corridors between the larger features, such as woodlands or wetlands, so as to maintain the system as an interconnected unit.

The method used to identify and prioritize these sites was made up of eight criteria: 1) total size; 2) size of core area; 3) length of stream corridor; 4) landscape connectivity; 5) restorability of surrounding lands; 6) vegetation quality; 7) parcel fragmentation; and 8) bio-rarity score.

Each criterion was split up into several levels, and assigned points. The highest scoring natural areas are considered to be the most significant.

In Eaton County **729** sites, totaling **54,507** acres were identified as potential conservation areas. Total scores ranged from a high of 25 points (out of a possible 45), to a low of 1 point. The average score was 8. The areas identified as PCAs are displayed in **Figure 6-10**.

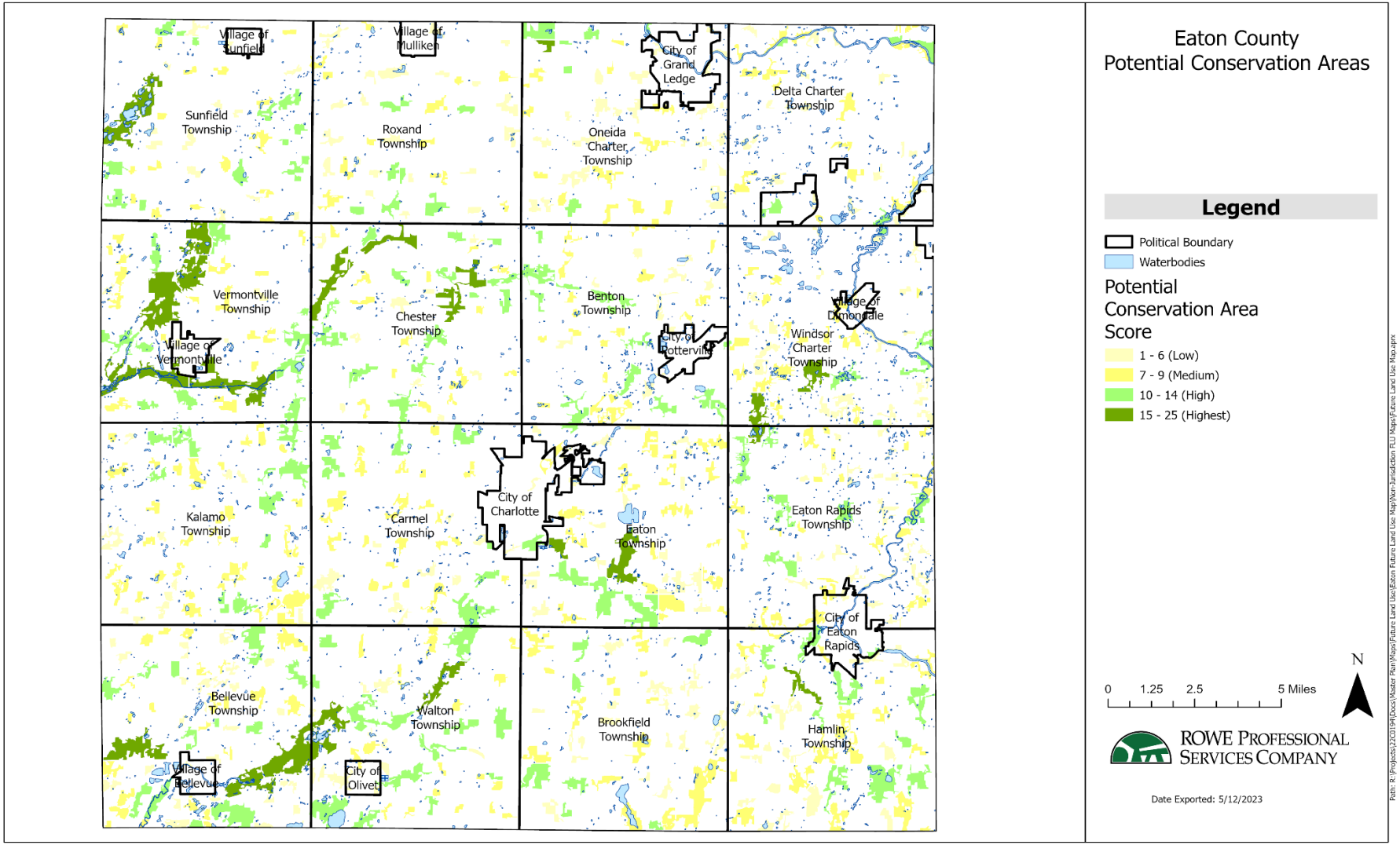
Table 6-3: *Potential Conservation Areas*

PCA Class	PCA Count	% of All PCAs	% of County Acres
Low (1-6)	258	35.4%	3.2%
Med (7-9)	302	41.4%	4.7%
High (10-14)	149	20.4%	4.5%
Highest (15-25)	20	2.7%	2.3%

The report concludes that there are several high-quality natural areas still existing in Eaton County, much like it was before European settlement 200 years ago. With the high rate of development and its associated stresses

on the natural environment, conservation of these remaining areas and their native plant and animal populations are vital to the County's maintaining the benefits this green infrastructure provides, as well as the natural heritage of the area. These areas were identified as important for resource conservation in the previous Master Plan's Future Land Use Map, and are maintained as such in this update.

Figure 6-10: *Potential Conservation Areas*



CHAPTER 7

PARKS AND RECREATION

Chapter 7 | Parks and Recreation

In 2021, Eaton County adopted a five-year Parks and Recreation Plan. The county adopted previous parks and recreation plans in 2016 and 2009. The five-year Parks and Recreation Plan is a tool to help guide recreation planning throughout the county created in line with the Michigan Department of Natural Resources standards to be eligible for grant funding from the Michigan Natural Resources Trust Fund and other sources.

Administration

The county-owned parks and recreation areas are under the jurisdiction of the Parks Committee. The committee consists of seven members that are appointed by the Eaton County Board of Commissioners. The Director of Parks and Recreation acts as a liaison between the Parks Committee and Parks staff. There are several seasonal staff, volunteers, and community service workers that aid in the parks' maintenance duties. In 2021, the county adopted a 5-Year Parks and Recreation Plan that depicts the existing parks and recreation owned by the county as well as identifying goals, objectives, and action items to promote connectivity, extend preservation of land, increase maintenance and operational functions, and increase public participation and programming.

On November 8, 2022, Eaton County residents voted to approve a parks millage of 50 mills, or 50 cents for every one thousand dollars of assessed property value. The millage will address short-term and long-term operational needs related to maintenance and improvements to existing parks, implement capital improvements from the 2021 Parks and Recreation Plan, and will aid in funding improvements to the parks and recreation facilities not owned by the county.

County Parks

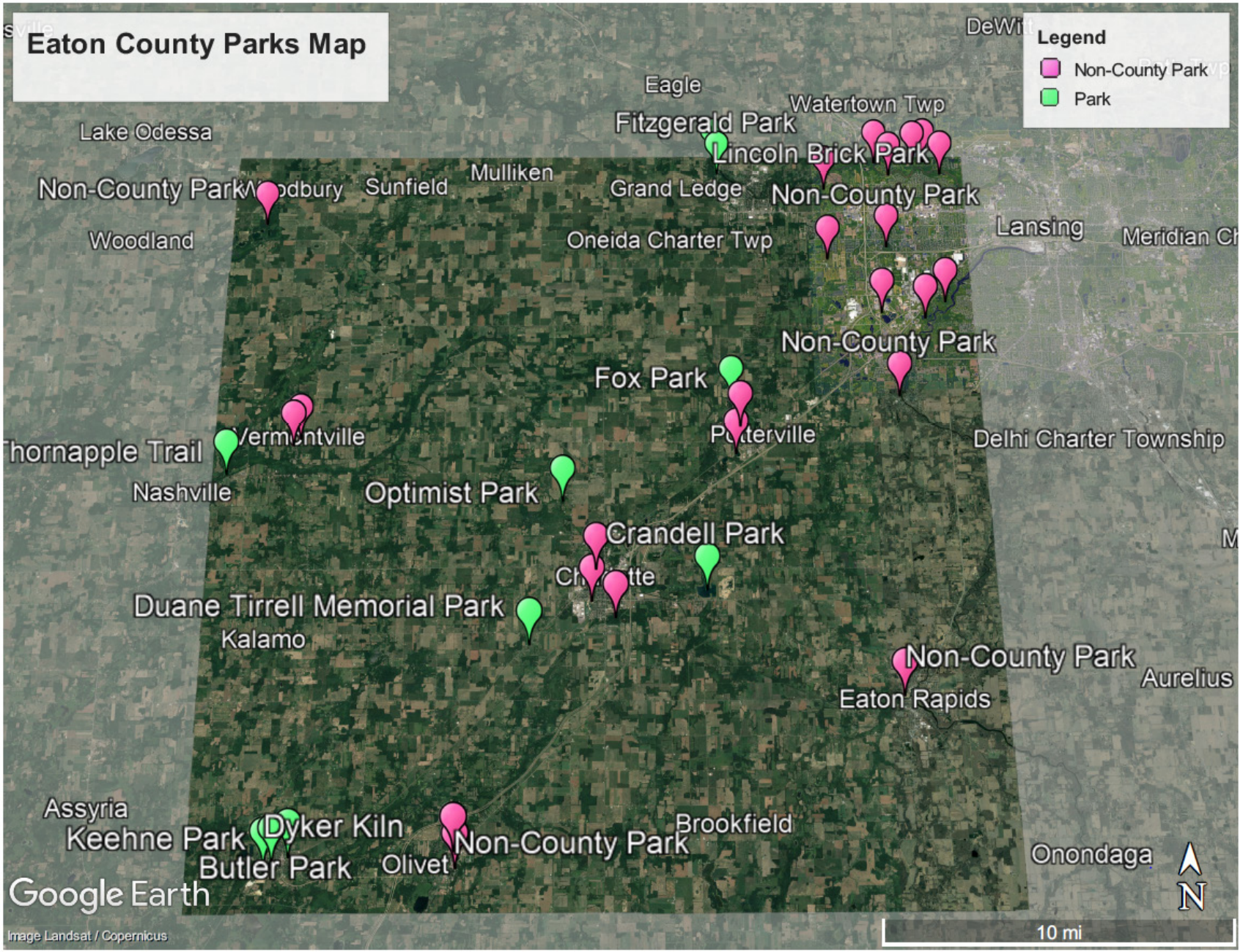
A recreation inventory was conducted in 2020, which consisted of recording infrastructure in the existing parks and gauging infrastructure updates and needs. **Table 7-1** depicts the park name, general description, size in acres, the location of the park and amenities available. **Map 7-1** depicts the locations of the county-owned parks and recreation areas.

Table 7-1: County-Owned Parks and Recreation

Park Name	Park Description	Size	Community Located in	Amenities
Fitzgerald Park	The park is owned by the City of Grand Ledge and leased by the Eaton County Parks and Recreation Commission to serve as the Eaton County Parks administrative offices.	78 acres	City of Grand Ledge	Picnic shelters, playground equipment, ball fields, basketball courts, sand volleyball courts, horse shoe pits, 18-hole disc golf course, portage, boardwalk, trails, and a nature center
Lincoln Brick Park	The park contains nature trails for hiking and cross-country skiing. The park includes woodlands and natural areas for passive recreation. The park has 6,000 feet of river frontage.	90 acres	Oneida Township	Picnic shelters, playground equipment, interpretive center, museum, and trails

Table 7-1: County-Owned Parks and Recreation				
Park Name	**Park Description**	**Size**	**Community Located in**	**Amenities**
Fox Memorial Park	The park was donated by Paul Fox in the late 1970s. Fox Memorial Park is located along a small kidney-shaped lake.	160 acres	Benton Township	Picnic shelters, playground equipment, swimming beach, fishing and viewing docks, observatory, and trails
Duane Tirrell Roadside Park	A roadside park located between Bellevue and Charlotte.	0.5 acres	City of Charlotte	Artesian well, picnic table, and benches
Butler Park Public Access	Public boating access to Battle Creek River.	0.5 acres	City of Bellevue	Boat ramp and picnic tables
Dyer Kiln Historic Site	A historic park located in Bellevue that is home to one of the first limestone kilns in the county.	0.5 acres	City of Bellevue	Historic kiln and picnic tables
Keehne Environmental Area	A nature study area built on an abandoned limestone quarry.	17 acres	City of Bellevue	Picnic shelter, boardwalk system, and trails
Optimist Youth Camp	The camp operates and maintains the county-owned park in cooperation with the Eaton County Parks and Recreation Commission. The camp provides a designated area for youth groups to retreat for overnight camping.	20 acres	Chester Township	Tent camping sites, bunkhouse, picnic shelters, and trails
Crandell Park	A largely undeveloped park that was acquired through a grant funded by MDNR. The area holds a 160-acre lake.	432 acres	Eaton Township	Swimming beach
Paul Henry Thornapple Trail	Greenway trail that runs from Vermontville to Nashville.	2.56 miles	Vermontville Township	Walking/hiking trail

Map 7-1: *County-Owned Parks and Recreation*



Local Parks

The recently passed county parks millage will assist local units of government by providing some funding of park related improvements within locally owned and operated parks. **Table 7-2** can also be found in Chapter 3 Recreation Inventory in the 2021 5-Year Parks and Recreation Plan.

Table 7-2: Local Parks Inventory		
Facilities	**Acres**	**Amenities**
City of Lansing (part of Eaton County)		
Fulton Park	58	River frontage, boat launch, natural area, nature trails and fishing
Woodcreek Park	4	Two tennis courts, soccer field, and a playground
Delta Township		
Anderson Park	151	Undeveloped with access to Grand River
Delta Mills Park	32	Picnic shelter, play areas, softball field, soccer field, basketball court, tennis court, volleyball court, horseshoe pits, river access, canoe launch, and fishing
Erickson Park	17	Concession building, picnic area, softball field, and a playground
Grand Woods Park	128	Picnic area and shelter, playgrounds, a softball field, disk golf course, volleyball court, horseshoe pits, hiking trails, river access, canoe launch, and fishing
Hawk Meadow Park	148	Hiking trails
Hunter's Orchard Park	26	Picnic area, natura area and trails, river access, and fishing
Lake Delta	65	Picnic area and fishing
Lake Iris	2.9	Open space with a trail to Michigan Avenue and a pond
Leland Park	1	Parking areas, picnic area, and play areas
Lootens Park	84	Undeveloped natural area
Mount Hope Park	120	Baseball fields, concession building, restrooms, soccer fields, play equipment, parking, and paved trails
Player's Club Park	80	Parking area, natural areas, and hiking trails
Sharp Park	58	Parking area, concession stand, picnic shelter and area, playgrounds, a softball field, basketball court, tennis court, volleyball court, hiking trails, horseshoe pits, and fishing
West Willow Canoe Launch	5.9	Barrier-free canoe launch and parking area
City of Grand Ledge		
Colonial Park	Approx. 1	Open space
Elaine Dible Memorial Park	Approx. 1	Open space
Fitzgerald Field	3	Baseball field and a field house housing concession area, restrooms, a small park office, and a warming room. The field becomes an ice rink during winter.
Island Park	2	Gazebo, benches, and boat dock
Jaycees Park	5	Volleyball courts, picnic tables, a pavilion, public boat launch and parking, a play structure and playground equipment, and a splash pad
Oak Park	5.58	Picnic area, famous sandstone ledges for recreational climbing, instruction, and rescue training
Village of Sunfield		
Sunfield Village or Van Buren Park	5	Baseball field with concession stand, a picnic shelter, four horseshoe pits, a play structure, and playground equipment

Table 7-2: Local Parks Inventory		
Facilities	**Acres**	**Amenities**
Village Sledding Hill	Approx. 0.5	Includes the old well house
City of Potterville		
Alliance Lake Park	66	Concession building, picnic areas, playgrounds, four lighted softball fields, one baseball field, stocked lake for fishing, beach volleyball court, hiking/biking trails and disc golf course. Overnight camping is also offered.
Potterville City Park	4	A basketball court, a baseball field, restroom facilities, a picnic area and shelter, three horseshoe pits, and playground
Veterans Memorial Park	0.5	Includes a picnic area
Sunset Hills Park	14	Located within Sunset Hill Subdivision and is currently undeveloped
City of Eaton Rapids		
Biggs Park	0.5	Picnic area and playground equipment
Hall Street Park	Approx. 1	Picnic area and horseshoe pits
Howe Memorial Field	30	Five ball fields, two picnic pavilions, two sand volleyball courts, skate ramps, basketball hoops, concession stand, restrooms, community playground, and footbridge
G.A.R. Island Park	2	Footbridges, gazebo for concerts, picnic area, and playground equipment; includes a historical marker and veteran's and fireman's memorial
J.B. Bradley Park	0.3	Small, landscaped area with picnic area and playground equipment
McArthur River Park	1	Accessible boat launch, picnic area, and playground equipment
Memorial Park	0.25	Shuffleboard court with a landscaped area
Scott Munn Riverwalk	N/A	1,050 feet of accessible walk with fishing pier and picnic area
Eaton Rapids Township		
Oak Ridge Park	34.6	Instructional amphitheater and nature trails
Dog Park	0.5	Fenced in dog play area
City of Charlotte		
Bennett Park	117	Two picnic shelters, three playgrounds, a restroom building, six horseshoe pits, hiking, and nature trails
Camp Frances	N/A	A cabin with restrooms, kitchen, and fireplace
Dean Park	3	Grills, benches, memorial stone, a basketball court, play structure, and playground equipment
Gateway Memorial Park	0.2	Landscaped area with a city welcome sign
Lincoln Park	19	Includes a parking area, a multi-use BMX track, open play areas, trails, and a concrete skate park
Oak Park	2	A gazebo, benches, grills, a fountain, skate park, walkways, play structures and playground equipment
Snell Park	0.3	Landscaped area with a city welcome sign
Southridge Park	0.3	Basketball court, gills, benches, and playground equipment
Veterans Memorial Park	N/A	Contains large stone markers and plantings
County Fairgrounds	42	Four softball fields, a football field, running track, grandstand, four tennis courts, exhibits barns, horse stables, racetrack, and miscellaneous structures

Table 7-2: Local Parks Inventory		
Facilities	**Acres**	**Amenities**
Village of Bellevue		
Jefferson Park	2	Village water tower, basketball courts, and a skate park
Washington Park	1	Large picnic pavilion with tables, a playground and play equipment, and several memorials honoring past residents
City of Olivet		
Rotary Park	2	Located within the city
Hamlin Township		
Township Park No. 1	4	Canoe launch, fishing, and picnic area
Township Park No. 2	21	Undeveloped, however, intended to include a picnic pavilion and area, softball, and baseball field
Village of Dimondale		
Lions Community Park	6	Large pavilion, three picnic shelters, grills, restroom facilities, a natural fishing site, horseshoe pits, and a playground
Danford Island Park	8	Canoe launch and fishing pier, picnic tables, and benches

Major Assets in County

There are many assets in the county related to parks and recreation. **The three major assets identified by the Parks and Recreation Stakeholder group and the Director of Parks and Recreation include:**

- The use of the updated 5-Year Parks and Recreation in correlation with the recently passed parks millage,
- The existing partnerships in parks and recreation, and
- The existing programs and events and potential for expansion.

Five-Year Plan and Millage

The recently passed parks millage and the 2021 5-Year Parks and Recreation Plan are extremely important assets to the development of county-owned parks as well as locally-owned parks. The Parks and Recreation Plan sets out the existing inventory, goals, and objectives of county-owned, locally-owned, and school-related parks and recreation within the county. The plan is a guide for how to spend future funding that is collected via the parks millage. The plan also prioritizes action items which include organizational, staffing, programming, public information, and operation and maintenance actions. These prioritized actions will help identify key areas of need for maintenance, reconstruction, or other operational needs. The combination of the parks millage with the parks and recreation plan will help identify key areas that need critical funding and set a course of action for improvement of the existing character of the parks and recreation within the county.

Partnerships

The second asset is the existing symbiotic partnerships between the county and local and regional organizations. Eaton County has many existing partners related to parks and recreation such as:

- Barry Eaton District Health Department,
- Capital Area Health Alliance,
- Michigan Department of Natural Resources (MDNR),
- Eaton Conservation District,
- Fox Park Observatory,
- Friends of Eaton County Parks,
- Grand Ledge District Library,

- Michigan Recreation & Parks Association (mParks),
- Middle Grand River Organization of Watersheds (MGROW),
- Boy Scouts of America Troup 645,
- Mid-Michigan Mountain Biking Association and others.

These organizations help fundraise as well as support parks, for example:

- The Mid-Michigan Mountain Biking Association volunteers to help maintain the existing parks and trails within the county.
- The Friends of Eaton County Parks advocate for awareness, use, enhancement, and preservation of the County Parks.
- The Thornapple Trail Association help monitor, maintain, and promote the Paul Henry Trail.

The Parks and Recreation staff coordinate with local schools for student programming, some include:

- The County Naturalist to conduct on-site school visits as well as providing the Parks staff recreation trailer for school sponsored events.
- The county also partners with the Grand Ledge Chapter of the National Honor Society for student volunteer hours.

Programs and Expansion

The third asset is the existing programming and events held within the parks system as well as the potential for expanding these services. There are several seasonal staff that support the programs offered at various parks.

The Summer Adventure Program is one example of the seasonal programming for youth within and outside of the county that includes leadership programs, camping, and educational aspects related to flora and fauna of Michigan.

An annual car and craft show is hosted at Fitzgerald Park, where participants can view classic cars, craft booths, participate in raffle contests and concessions are provided. Also at Fitzgerald Park, the **Timber Trails 5K Run/Walk** is hosted annually. The trail goes through changing elevation, gravel roads, and wooded trails and is open to all ages.

Other programing includes the local Boys Scout Troup 645 use park space for events and supply labor for a variety of Eagle Scout Projects.

The existing programming and events are tailored toward the summer months, with expansion of these programs and events the county could create year-round attractions to increase visitation to the parks within the winter months as well as the summer months. During stakeholder engagement as part of the master plan, as well as through other Parks planning activities, there is clear demand for more recreational and educational programming within county and local parks systems.

School and College Recreation Opportunities

Eaton County has over 1,170 acres of land in the school districts that include playgrounds and athletic facilities. There are both public and private schools who partner with Eaton County to provide programming to the general public. One challenge to using school facilities is the limited access due to school-sponsored events and extracurricular activities. Table 73 depicts the existing facilities located in the county and can also be found in Chapter 3 Recreation Inventory in the 2021 5-Year Parks and Recreation Plan.

Table 7-3: Public School Recreational Facilities														
School	Softball	Baseball	Soccer	Tennis	Football	Basketball	Gymnasium	Auditorium	Multipur-pose field/	Playground	Pool	Volleyball	Track	Lacrosse
Lakewood High School	4	3	1	6	1	4	1	1						
Lakewood Middle School	2					4	1		1					
Sunfield Elementary School	2	2	2			4	1			1				
Grand Ledge CW Neff Elementary						1	1			1				
Delta Center Elementary						1	1			1				
Grand Ledge High School	2	1	1	8	2		2				1			
Greenwood Elementary School	1					1	1			1				
Kenneth T. Beagle Middle	3	1	1	4		1	1					1	1	
Leon W. Hayes Middle School		2	2				1			1				
Sawdon Administration Building						1								
T.C. Holbrook Elementary						1	1			1				
Wacousta Elementary School						1	1			1				
Willow Ridge Elementary						1	1			1				
Oneida Township School District #3		1								1				
Waverly Colt Elementary	1								1	3				
Waverly Elmwood Elementary	1		1			1				2				
Waverly Middle & High School		1	5	10	1		2						1	4
Winans Elementary School										3				
Holt Dimondale Elementary	3					2				2				
Potterville Public Schools		3	1	4	1					1			1	
Eaton Rapids Middle & Hight	2	1	3	8	1	1	3	1			1		1	

Table 7-3: Public School Recreational Facilities														
School	Softball	Baseball	Soccer	Tennis	Football	Basketball	Gymnasium	Auditorium	Multipur-pose field/	Playground	Pool	Volleyball	Track	Lacrosse
Lockwood Elementary School	1	1				1	1		2	1		1		
Northwestern Elemen-tary	1	1				1	1			1				
Union Street Elemen-tary			1			1	1		1	1				
Charlotte Middle School	1	1	3			6	3				2			
Charlotte High School	3	1			2		1	1					1	
Froebel School						2				1				
Galewood Elementary School		1	1			2	1			1				
Leora Weymough School	1		1			2				1				
Parkview Elementary School	1	1	5			1	1			1				
Washington Elementary School				2			1		1	1				
Maple Valley Jr/Sr High School	2	1	2	3	1		1			1				
Maplewood Elementary School	1													
Bellevue Community Schools	4	1					1		1	3				
Olivet Fern Persons Elementary			1			1				1				
Olivet Middle & high Schools	2	2	1	4			1							
Olivet College	1	1	1	2	1		1							
Great Lakes Bible College			1				1							
Lansing Community College	1	1	2											
Total Facilities	**40**	**27**	**36**	**51**	**10**	**41**	**33**	**3**	**7**	**33**	**4**	**2**	**5**	**4**

2021-2025 Parks and Recreation Plan Goals

Chapter 5, Implementation of the 2021 5-Year Parks and Recreation Plan states eight goals with respective objectives and action items to each goal. Goals 4, 5, and 7 from the plan relate to the feedback from the Parks and Recreation Stakeholder group discussion. These goals are provided in the Master Plan as a reference to the Parks and Recreation Plan, but are not part of the Master Plan goals and objectives.

Goal 1: Infrastructure Improvements

- Provide high quality, safe, clean, accessible, and attractive park areas and facilities throughout the County.

Goal 2: Fiscal Responsibility

- Plan for future growth with programming and capital improvements while maintaining fiscal responsibility.

Goal 3: Public Awareness

- Enhance public awareness about the Parks and Recreation Department through a variety ofcommunication efforts.

Goal 4: Partnerships and Collaboration

- Partner and collaborate with groups and organizations throughout the County to provide parks and recreation opportunities.

Goal 5: Connectivity

- Establish a trail system that connects recreational facilities and amenities throughout the County by land and by water.

Goal 6: Recreational and Interpretive Programming

- Provide a variety of recreation and interpretive/naturalist programs through excellent customer service and operational excellence.

Goal 7: Maintenance and Operations

- Provide facilities that are functional and well maintained throughout the County park system.

Goal 8: Preservation and Conservation

- Expand the County parks and recreation system through preservation and conservation.

Connection between Parks Plan and Master Plan

The master plan is a guiding document to plan for the future of the entire county, while the 5-Year Parks and Recreation Plan is a guiding document for only parks and recreation opportunities in the county explaining how to manage, expand, and continue the use of the various parks and recreational opportunities.

On January 3, 2023, stakeholders from different organizations and the county related to parks and recreation met to discuss strengths, weaknesses, and other topics facing the county's parks and trails. Goals from the Parks and Recreation Plan that have a particular relevance to this plan include:

- **Goal 4** in the Parks and Recreation Plan is related to partnerships and collaboration with groups and organizations within the county to provide parks and recreation opportunities. Other stakeholder groups identified that the county has existing strong connections with various organizations within

  Eaton County. Continuing this goal of communication and collaboration will be a major asset to the county and its ability to run and grow the existing parks and trail systems. This is reflected in the Intergovernmental Cooperation Chapter.

- **Goal 5** is related to connectivity, specifically establishing a trail system that connects recreational facilities and amenities throughout the county by land and water. The Parks and Recreation Stakeholder Group identified difficulties of establishing one large trail system throughout the county. Stakeholders identified that the county was missing out on key points during MDNR reviews for grant funding due to a lack of connectivity of the existing trails. The Director of Parks and Recreation stated that in recent years, especially since the COVID-19 Pandemic, there has been an increase in walking, hiking, and biking of the existing trails and parks in the county. For example, in Fox Park, the county expanded trails due to the increase in activity on the existing trails. The County Planning Commission and Community Development Department can act as facilitators and support implementation of this goal.

CHAPTER 8

TRANSPORTATION

Chapter 8 | Transportation

Improvements to the transportation system are among the most complex and expensive of public works projects undertaken by government. In order to make wise use of scarce public resources, it is critical to carefully plan future improvements to the County's transportation system that not only serve the public efficiently but are not cost prohibitive.

For that reason, as part of the update to Eaton County's Master Plan, the following section provides a revised plan for the transportation system in the County. The transportation element of this master plan serves a variety of purposes, **including:**

- Serving as a reference guide regarding the transportation system within the County;
- Setting a vision for future motorized and non-motorized improvements transportation improvements;
- Promoting a better understanding of the strong relationship between transportation and land development patterns and how planning can be better integrated; and Identifying opportunities for change, including: access management techniques, traffic calming, and creating corridor improvement authorities.

Planning Process

For the purposes of this plan, no detailed, technical analyses were performed regarding existing traffic operations or transit service within the County. Information regarding roadway and transit system deficiencies and improvements was obtained from the Tri-County Regional Planning Commission's Metropolitan Transportation Plan, the Capital Area Transportation Authority, Eaton County Transportation Authority, and the Eaton County Road Commission (ECRC).

Roadway Network

Eaton County enjoys a rural, small-town lifestyle in close proximity to local urban centers such as Lansing, Battle Creek, and Grand Rapids. The major north-south route, I-69, crosses the county and provides access to Lake Michigan ports and Canadian markets. East-west traffic corridors include I-96 and I-496.

Roadway Classification and Responsibility

Roadway classifications are often confusing because planning agencies use the classifications for different purposes. Administrative jurisdictions identify roads in terms of governmental responsibility for construction and maintenance. Roadway classifications are also used to determine eligibility for state funding and federal aid.

Functional classifications are used to group streets and highways into classes, or systems, according to the character of traffic service they are intended to provide.

Administrative Jurisdiction

Act 51 of the Public Acts of 1951, as amended, creates the Michigan Transportation Fund (MTF) into which specific transportation taxes are deposited, sets priorities for the use of transportation revenues, and charges county road commissions with the responsibility of classifying county primary and local roads. The classifications developed by the county road commissions are subject to Michigan Department of Transportation (MDOT) approval. Roads designated as primary roads must be of "the greatest importance". This determination is based on traffic volumes, primary generators of traffic served and other factors. The Michigan Department of Transportation (MDOT), the Eaton County Road Commission (ECRC) and local units of government maintain responsibility for the roads within Eaton County.

National Functional Classification

Figure 8-1 below, proposes the hierarchy of transportation routes based upon the National Functional Classification (NFC) System. NFC is a planning tool which has been used by federal, state and local transportation agencies since the late 1960's. Functional classifications are used to group streets and highways into classes, or systems, according to the character of traffic service they are intended to provide.

The NFC designation also determines whether a road is eligible for federal funds, either as part of the National Highway System (usually limited to principal arterials) or through the Surface Transportation Program. Federal-aid roads are, collectively: all principal arterials, all minor arterials, all urban collectors and all rural major collectors. (Source: MDOT)

Interstates

Interstates are the highest classification of Arterials and were designed and constructed with mobility and long-distance travel in mind. Roadways in this functional classification category are officially designated as Interstates by the Secretary of Transportation, and all routes that comprise the Dwight D. Eisenhower National System of Interstate and Defense Highways belong to the Interstate functional classification category and are considered Principal Arterials.

Principal Arterials

These roadways serve major centers of metropolitan areas, provide a high degree of mobility and can also provide mobility through rural areas. Unlike their access-controlled counterparts, abutting land uses can be served directly. Forms of access for Other Principal Arterial roadways include driveways to specific parcels and at-grade intersections with other roadways.

Minor Arterials

Minor Arterials provide service for trips of moderate length, serve geographic areas that are smaller than their higher Arterial counterparts and offer connectivity to the higher Arterial system. In an urban context, they interconnect and augment the higher Arterial system, provide intra-community continuity and may carry local bus routes.

Major & Minor Collectors

Collectors serve a critical role in the roadway network by gathering traffic from Local Roads and funneling them to the Arterial network. Within the context of functional classification, Collectors are broken down into two categories: Major Collectors and Minor Collectors. Until recently, this division was considered only in the rural environment. Currently, all Collectors, regardless of whether they are within a rural area or an urban area, may be sub-stratified into major and minor categories. The determination of whether a given Collector is a Major or a Minor Collector is frequently one of the biggest challenges in functionally classifying a roadway network.

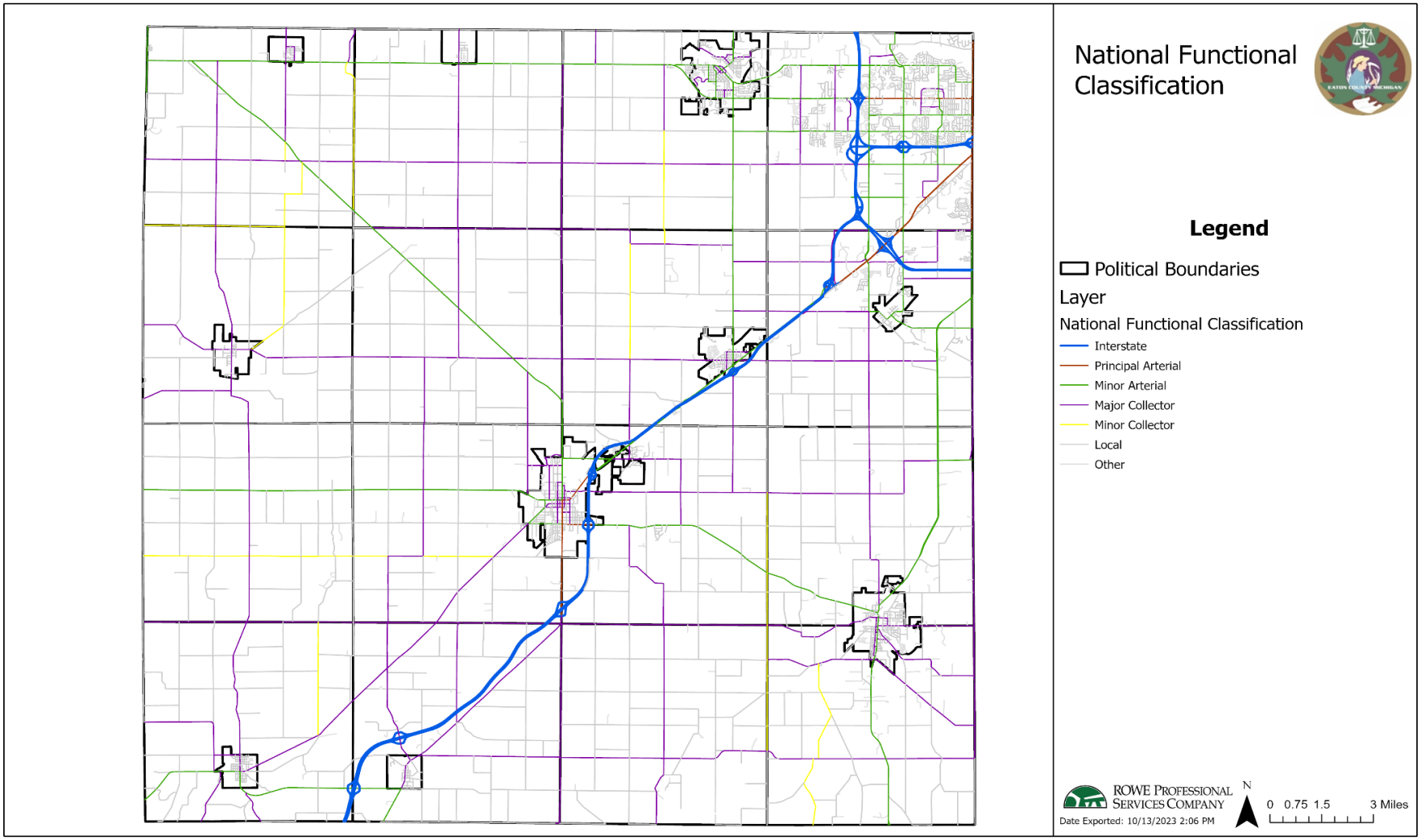
Local Roads

Locally classified roads account for the largest percentage of all roadways in terms of mileage. They are not intended for use in long distance travel, except at the origin or destination end of the trip, due to their provision of direct access to abutting land. Bus routes generally do not run on Local Roads. They are often designed to discourage through traffic. As public roads, they should be accessible for public use throughout the year.

Private Roads

Private roads are found in every township within Eaton County. They are found primarily adjacent to the I-69 corridor. However, Delta, Eaton Rapids and Hamlin Townships also have a considerable number within their limits. Eaton County regulates private roads by ordinance for the Townships within the county's zoning jurisdiction.

Figure 8-1: *National Functional Classification*



Status of Roadways

Based on data from the Eaton County Road Commission (ECRC), the status of road mileage within Eaton County Townships was as follows as of January 1, 2023:

TOWNSHIP	PRIMARY ROADS		TOTAL MILES PRIMARY	LOCAL ROADS		PLATTED STREETS		TOTAL MILES LOCAL	TOTAL MILES IN TWP	TOTAL MILES PAVED	TOTAL PERCENT PAVED	TOTAL MILES GRAVEL
	PAVED	GRAVEL		PAVED	GRAVEL	PAVED	GRAVEL					
Bellevue	18.40	-	18.40	3.55	44.89	0.23	-	48.67	67.07	22.18	33.07%	44.89
Benton	28.13	-	28.13	7.02	26.60	-	-	33.62	61.75	35.15	56.92%	26.60
Brookfield	18.33	-	18.33	9.19	44.78	-	-	53.97	72.30	27.52	38.06%	44.78
Carmel	23.36	-	23.36	8.05	33.87	0.33	-	42.25	65.61	31.74	48.38%	33.87
Chester	13.70	-	13.70	4.52	43.97	-	0.13	48.62	62.32	18.22	29.24%	44.10
Delta	55.85	-	55.85	6.63	6.94	98.57	0.93	113.07	168.92	161.05	95.34%	7.87
Eaton	25.99	-	25.99	19.22	18.54	4.22	-	41.98	67.97	49.43	72.72%	18.54
Eaton Rapids	24.09	-	24.09	7.59	35.70	-	-	43.29	67.38	31.68	47.02%	35.70
Hamlin	26.30	-	26.30	13.00	31.72	-	0.10	44.82	71.12	39.30	55.26%	31.82
Kalamo	18.30	-	18.30	8.28	39.08	0.26	-	47.62	65.92	26.84	40.72%	39.08
Oneida	23.51	-	23.51	16.01	14.55	9.60	0.19	40.35	63.86	49.12	76.92%	14.74
Roxand	20.72	-	20.72	10.07	34.52	-	-	44.59	65.31	30.79	47.14%	34.52
Sunfield	22.80	-	22.80	12.95	23.74	0.72	-	37.41	60.21	36.47	60.57%	23.74
Vermontville	17.51	-	17.51	3.56	38.57	-	-	42.13	59.64	21.07	35.33%	38.57
Walton	23.09	-	23.09	11.82	35.61	-	-	47.43	70.52	34.91	49.50%	35.61
Windsor	31.54	-	31.54	14.82	27.17	10.81	0.30	53.10	84.64	57.17	67.54%	27.47
TOTAL	391.62	-	391.62	156.28	500.25	124.74	1.65	782.92	1,174.54	672.64	57.27%	501.90

Figure 8-2: *Road Mileage*

Rights-of-Ways

The Eaton County Road Commission (ECRC) is responsible for over 1,150 miles of county roads. The ECRC maintains right-of-way plans for the incorporated and unincorporated areas within the county. The right-of-way plans consist of a map that indicates the existing or desired right-of-way widths for county roads. The right-of-way plan is an important planning document because setbacks and other development standards should be established in relationship to the existing and/or future right-of-way width.

Roadway Deficiencies

The Tri-County Regional Planning Commission, as part of the Tri-County Travel Demand Model Update, utilized a sophisticated model to identify year 2015 and future year (2040) capacity deficiencies for roadway links within the County. Roadway facilities were identified as deficient or near deficient based on a traffic volume to capacity (V/C) ratio.

A V/C ratio gives an indication whether a roadway link has sufficient capacity to handle the traffic assigned to it. If a link had a V/C ratio 1.0 or greater, it is considered deficient. A V/C ratio less than 1.0 indicates that capacity has not yet been reached. For the year 2015, no deficient links were identified within Eaton County. However, the following locations were identified as “near” deficient. Near deficient roads require monitoring and preventative treatments to assure changes in development will not cause them to become deficient.

Near Deficient

- Lansing Rd. (Potterville Main St to I-69 Exit 70)

- Vermontville Hwy (Folk to Hartel) (AM Peak Hour Only)

The Travel Demand Model projects that by the year 2040, the same road segments will nearly exceed capacity, however the Vermontville Hwy segment is expected to exceed capacity during the PM Peak Hour as well as the AM Peak Hour by 2040. The model assumes a “wise growth” land use scenario and is based on projected 2040 population, employment and other data. The following locations are considered near deficient by 2040:

Pavement Conditions

As required by Public Act 499 of 2002, the State Asset Management Council surveys and reports on the condition of roads and bridges by functional classification categories for State and Regional Planning areas. **Map 13** indicates the State Asset Management Council Pavement Condition Data using PASER rankings (PR) for 2022 for Eaton County. Note, PASER ratings between 1 and 4 are considered poor to fair, 5-7 are fair to good, and 8-10 are good to excellent.

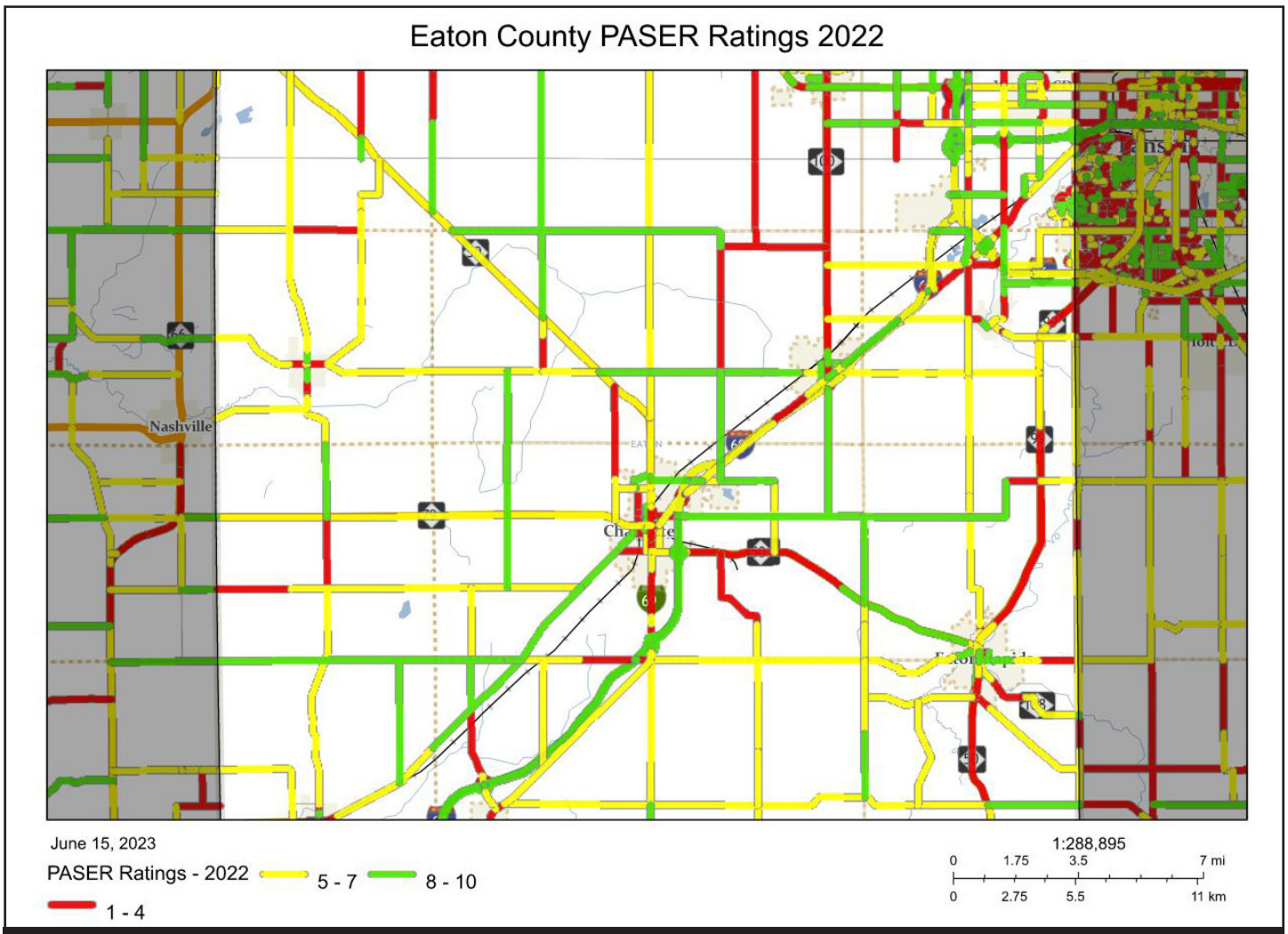


Figure 8-3: *PASER Ratings*

Proposed Improvements

The following roadway improvements found in **Table 16** below and on the following page, are planned for Eaton County through 2026 to address capacity, roadway function or condition and have received federal approval. The current Transportation Improvement Program (TIP) is always available on the Tri-County Regional Planning Commission’s website.

Figure 8-4: *TIP Projects in Eaton County*

Agency	Construction Length	Route Name	Location	Year	Work Description
City of Charlotte	0.55	Hall St	McClure, Washington, Hall - Lansing Rd (BL69) to Cochran (M-50)	2023	Reconstruction
City of Eaton Rapids	0.26	E Knight St	Main St to East St	2023	Reconstruction
City of Grand Ledge	0.13	Green St Reconstruction	Seminary St to W South St	2023	Road Rehabilitation
Eaton County Road Commission	1.005	Nixon Rd	Mt. Hope Hwy to St Joe Hwy	2023	Nonmotorized
Eaton County Road Commission	1	Nixon Rd	Mt. Hope Hwy to St. Joe Hwy	2023	Road Rehabilitation
Eaton County Road Commission	2	Oneida Rd	St. Joe Hwy to M-43	2023	Road Rehabilitation
Eaton County Road Commission	1.74	E Five Point Hwy	Canfield to Eaton Rapids City Limits	2023	Road Rehabilitation
EATRAN	0	Transit Capital	Areawide	2023	1110-Bus Rolling Stock
EATRAN	0	Transit Operating	Areawide	2023	3000-Operating Assistance
MDOT	0	I-69 BL	Over Battle Creek River	2023	Bridge Replacement
MDOT	0	I-96 EB & WB	Over Billwood Highway. Grand River & Creyts	2023	Bridge Replacement
Eaton County Road Commission	0.5	Canal Rd	Kingsland Hwy to Wilbur Hwy	2024	Road Rehabilitation
EATRAN	0	Transit Operating	Areawide	2024	3000-Operating Assistance
EATRAN	0	Transit Operating	Areawide	2024	3000-Operating Assistance
EATRAN	0	Transit Capital	Areawide	2024	1110-Bus Rolling Stock
MDOT	0.24	I-69	At Lansing Rd	2024	New carpool lot
Eaton County Road Commission	1	Five Point Hwy	Maurer Rd to Matthews Rd	2025	Road Rehabilitation
Eaton County Road Commission	2.08	Holt Hwy	Dimondale VL to Waverly Rd	2025	Road Rehabilitation
Eaton County Road Commission	1.08	Mall-Ivan-Elmwood Connector Pathway	Saginaw Hwy (M-43) to Michigan Ave	2025	Non-Motorized
EATRAN	0	Transit Capital	Areawide	2025	SP1302-bus shelter improvements
EATRAN	0	Transit Operating	Areawide	2025	3000-Operating Assistance
EATRAN	0	Transit Capital	Areawide	2025	SP1302-bus shelter improvements
EATRAN	0	Transit Capital	Areawide	2025	1110-Bus Rolling Stock
MDOT	1.22	M-78	550' south of Sharkey Street to the Battle Creek River	2025	Reconstruction
MDOT	0.799	Lansing Rd	At Millett Highway	2025	Traffic Safety
Potterville	0.66	Main St	Dunbar St Lansing Rd	2025	Road Rehabilitation
City of Eaton Rapids	0.73	Creyts Rd	East Rd North to Village Limits	2026	Road Rehabilitation
Eaton County Road Commission	1.09	Billwood Hwy	Canal Rd to Creyts Rd	2026	Road Rehabilitation
Eaton County Road Commission	1	Five Point Hwy	Matthews Rd to Cochran Rd	2026	Road Rehabilitation
Eaton County Road Commission	1	Five Point Hwy (ACC)	Maurer Rd to Matthews Rd	2026	Road Rehabilitation
EATRAN	0	Transit Operating	Areawide	2026	1110-Bus Rolling Stock
EATRAN	0	Transit Capital	Areawide	2026	SP1401-bus equipment
EATRAN	0	Transit Operating	Areawide	2026	3000-Operating Assistance

Rail Lines

A number of active rail lines cross the county carrying cargo and passengers to various destinations. The rail lines of CSX-T connecting Detroit and Grand Rapids runs through the northern parts of the County, including Grand Ledge, Mulliken, and Sunfield. Rail lines for CN, a parent company of Grand Trunk Railroad Company, connect Port Huron, Detroit, Toledo and Chicago. In addition, AMTRAK operates one passenger train daily in each direction between Chicago and Port Huron, stopping at depots in East Lansing and Battle Creek.

Airports

Six (6) airports are located within or immediately adjacent to Eaton County. Capital City Airport, located in Clinton County is the closest airport offering commercial passenger service to Eaton County residents. The others listed provide general aviation service to the Eaton County Community. The presence of these airports provides a wide spectrum of value to the County from airline transportation, business applications, economic development activity, emergency use, fire and police applications, military staging and training, and general aviation and personal use.

In addition to regulations established by Eaton County, these State licensed airports are required to conform to standards adopted by both the State of Michigan Department of Aeronautics and the Federal Aviation Administration. These regulations and required documentation specifies the areas near airports where aircraft are permitted to fly departure and arrival patterns close to the ground in preparation for take off of landing in a safe and appropriate manner; where tall structures, towers trees, and other potential hazards are restricted; and where minimum building density is established for safety reasons and noise abatement purposes to minimize conflicts between airport users, and neighbors.

The six (6) airports located within Eaton County are as follows:

- **Abrams:** This publicly owned facility is located one mile north of the City of Grand Ledge. This facility has a specified National Guard area, and has extensive helicopter activity.
- **Capital City:** Nearest full service public airport located in Clinton County just outside the city limits of Lansing.
- **Fitch Beach:** Located just outside the northeast city limits of Charlotte, in close proximity of both I-69 and U.S. 27, this is a general utility municipal airport.
- **Hiram Cure**: A basic utility airport located in Sunfield Township at the intersection of Eaton Highway and Dow Rd. Skyway: A basic utility airport located four (4) miles north of Eaton Rapids and west of M-99.
- **Wend Valley**: Located west of the City of Charlotte off of Valley Highway, this is a basic utility airport.

Public Transportation

Both the Eaton County Transit System (EATRAN) and the Capital Area Transportation Authority (CATA) provide public transportation service in Eaton County. Descriptions of their existing services and service improvements needed to meet future demand for transit service are discussed below.

Eaton County Transit System (EATRAN)

Eaton County Transit System (EATRAN) is the public transportation provider for Eaton County and has been in operation since 1980. EATRAN operates a demand response service throughout the county. Under a cross boundary agreement with Capital Area Transportation Authority (CATA), EATRAN operates an express bus to downtown Lansing. Out-of-county medical trips are available on weekdays for senior citizens and persons with disabilities during limited hours. The majority of the trips are within Eaton County, but a significant number are outside of the County as well. The system currently operates from 6AM to 6PM Monday through Friday.

In 2021 EATRAN reported a total of 61,657 trips on the system. This was a slight decrease from the 75,520 trips reported in 2020. The COVD-19 pandemic drastically impacted transit ridership nationwide.

Capital Area Transportation Authority (CATA)

CATA provides several different types of public transportation services for residents of the greater Lansing urban area.

CATA operates 24 urban fixed routes, and nine 9 MSU routes. The majority of CATA fixed route service is in Lansing, East Lansing, Delhi, Lansing Township, and Meridian Township. Routes are also operated into Clinton and Eaton Counties to serve the Capital City Airport.

CATA offers several commuter services including free carpool and vanpool matching service to assist commuters traveling within the greater Lansing area. This is supported by an "Emergency Ride Home" program for all carpool and vanpool participants in case of emergencies.

CATA's annual ridership nearly tripled between 1995 and 2007. It totaled 3.6 million in 1995, and exceeded 10.0 million in 2006. Increases in ridership are, in a large part, due to operation of the MSU service beginning in 1999. Incorporation of the MSU routes impacted ridership on routes that do not serve campus because of the new connections that resulted system wide.

In 2021 CATA reported a total of 3,030,644 trips on the system. This was a significant decrease from 2020 when over 7,000,000 trips were reported. The COVD-19 pandemic drastically impacted transit ridership nationwide.

Improvements to Existing Transit Service

EATRAN is undergoing a county-wide survey to identify demands and opportunities to enhance transit service in the county in 2023. The Transit Development Plan (May 2015), published by the Tri- County Planning Commission contains a thorough description of recommended service and other improvements to existing transit service in the tri-county region. With respect to Eaton County, the five year implementation plan presented in the document recommends service-related improvements exclusively within Delta Township.

- Expand EATRAN service in Delta Township.
- Improve EATRAN demand response service around Waverly Road.
- Create EATRAN employment related service for the General Motors plant.

If a funding agreement between Delta Township and CATA were created, a package of service improvements could be implemented to connect to the largest destinations in Delta Township with the CATA fixed route network.

Non-Motorized Transportation

The purpose of a Non-Motorized Transportation Plan is to articulate a vision for non-motorized transportation throughout Eaton County. The plan would provide a vision for a non-motorized transportation network, a plan for nonmotorized facility development, and a clear direction of the implementation of nonmotorized facilities throughout the County.

A Non-Motorized Plan is intended to guide nonmotorized facility planning, design and construction for Eaton County. The plan is implementation oriented and utilizes community and stakeholder involvement and input. This type of plan is also intended to serve as a foundation for future grant applications and funding requests.

The Tri-County Regional Planning Commission (TCRPC) has a long history of non-motorized planning activities, dating from the 1980s. Since 1995, the Regional Transportation Plan has included maps, along with non-motorized goals and objectives, a series of policy statements, recommended actions and a description of future planning efforts. In recent years, a non-motorized task force has helped direct non-motorized planning activity

in the Tri-County Region and has played an important role in development of the Region's "2045 Metropolitan Transportation Plan". Additionally, the "Regional Trails Feasibility Plan" was completed in Summer 2023.

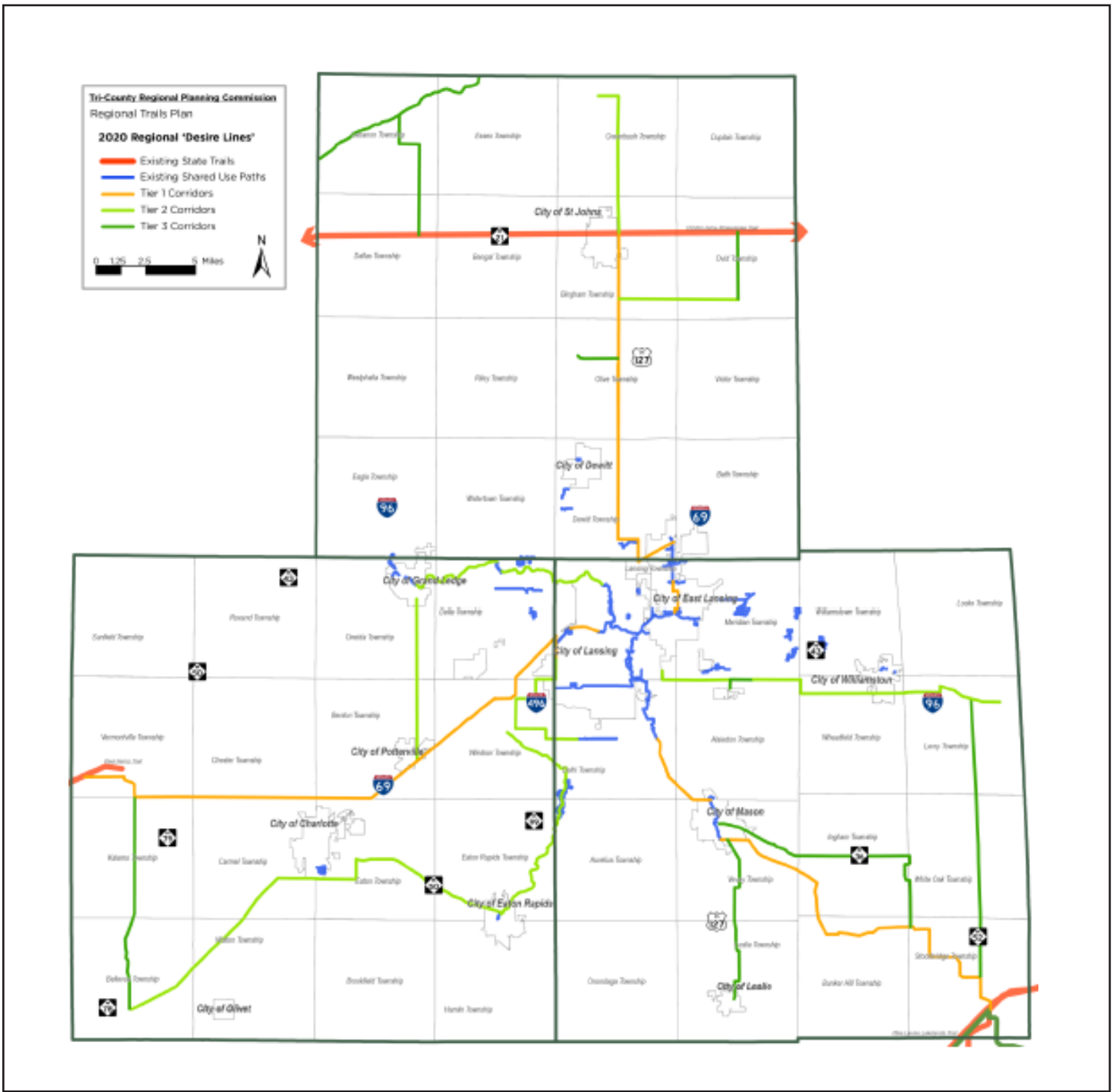


Figure 8-5: *Regional Trails (Source: Tri-County Regional Planning Commission)*

Opportunities for Change

This section highlights a number of ways that communities within Eaton County can influence the function and character of its roadways.

Access Management

Access management is the process or development of a program intended to ensure that the major arterials, intersections, and freeway systems serving a community or region will operate safely and efficiently while adequately meeting the access needs of the abutting land uses along the roadway (FHWA, ITE, 2004). Implementing access management techniques can help increase roadway capacity, manage congestion, and reduce crashes. Examples of less obvious benefits, in the case of businesses, include reduction in maintenance and other costs by utilizing shared driveways or eliminating entrance/exit points and increased road frontage and improved aesthetics as a result of eliminating driveways. In order for access management to be successful, cooperation between property owners, local land use authorities, and local, county and state transportation agencies is essential.

Traffic Calming

Traffic calming techniques use physical and visual cues to encourage drivers to travel at slower speeds. Traffic calming is intended to be self-enforcing, with the design of the roadway providing the desired effect. When implemented correctly, traffic calming has been shown to reduce traffic speeds, reduce the number and severity of crashes and reduce noise levels. Other benefits of traffic calming are less measurable and can include aspects such as improving community livability. There are numerous devices and techniques that communities have successfully used for “traffic calming”. In some cases, a single device may be implemented, while in others, a combination of techniques achieves the desired outcome. Some typical traffic calming measures include:

- Gateways / Entryways
- Speed Bumps / Speed Tables
- Cul-de-sacs
- Alternative Pavement Surfaces
- Curvilinear Roads
- Roundabouts / Traffic Circles

Private Roads

Private road construction standards, ordinance standards and connectivity to public thoroughfares will require cooperation by the County government and the Eaton County Road Commission. Establishment of consistent standards and construction practices will enhance the aesthetics of the County and the safety of both residents and visitors that travel along private roads throughout Eaton County. Eaton County’s zoning ordinance requires all private roads to meet minimum standards and requires maintenance agreements.

Nonmotorized Transportation and Trail Connectivity

As **Figure 8-5** demonstrates, Eaton County is lagging behind Ingham County in development of trails and nonmotorized infrastructure. While this is not something the Planning Commission can directly influence, the Planning Commission can prioritize establishment of sidewalks and connectivity between sites when appropriate during the site plan review process.

CHAPTER 9

PUBLIC SERVICES

Chapter 9 | Public Services

The responsibility of providing public services to residents of Eaton County is shared by several public entities, including the County government itself, various township, village and city governments, various state offices, numerous school districts, and others. The adequacy of public facilities has a direct influence on the county's ability to attract new residents, businesses, and industries, and play an important role in maintaining and improving the quality of life for residents.

Local Governmental Offices

The Eaton County governmental complex is centrally located in the county seat of Charlotte, at 1045 Independence Boulevard. The complex, built in 1975-1976, was developed on a thirty (30) acre campus, enabling the county to consolidate many of its operations to one location. The complex includes the county's administrative services, District Court, Sheriff's Department, Animal Shelter, Youth Services, Social Services, the MSU Extension Service and the U.S. Department of Agriculture field office. In addition, each township, village and city within Eaton County provides local facilities to house their individual municipal operations.

Emergency Services

Eaton County is serviced by sixteen (16) Fire Districts, and ten (10) Emergency Medical Services (EMS) Districts. The EMS districts generally encompass a larger area than the Fire Districts; however, their boundaries are relatively similar. In addition, Eaton County houses two (2) hospital facilities, the Eaton Rapids Medical Center located in Eaton Rapids and the Sparrow Eaton Hospital in Charlotte.

Police protection throughout Eaton County is the responsibility of the Sheriff's office, except in those communities who have established their own police departments. Delta Township, Oneida Township and the Village of Vermontville currently contract police services through the Sheriff's office. In addition, a satellite Sheriff's office is located in Delta Township.

Schools

Twelve (12) public school districts are located within Eaton County, as well as a number of private learning institutions. In addition, the Eaton County Intermediate School District provides alternative and special needs educational opportunities to residents with a main campus in Charlotte, and other satellite locations throughout the county.

The University of Olivet, Great Lakes Christian College, and the west campus of Lansing Community College are located within Eaton County. The University of Olivet located in the City of Olivet is a private, four-year liberal arts institution. Olivet offers baccalaureate degree programs, and master programs and dual degree programs with other higher education institutions.

Great Lakes Christian College (GLCC) is located in Delta Charter Township on a forty-seven (47) acre campus. GLCC specializes in a four-year Bachelor of Science degree, a two-year Associate of Arts and Associate of Religious Education, and a two-year Associate of Arts in Early Childhood Education. Cooperative studies with Spring Arbor University and the University of Phoenix are also offered.

Lansing Community College (LCC) provides a west campus located within Delta Charter Township. The west campus serves as the academic workforce development center, more than thirty (30) programs are offered here.

Public Utilities

Provision of sewer and water services has significant impacts on how Eaton County will develop and function into the future. The extension of services from cities has allowed suburban development in adjacent townships and the development of new systems has resulted in new growth areas throughout the county. Providing additional services in the future will require a coordinated approach among local governments, not only to avoid duplication and provide services in the most cost-effective and sustainable manner, but to ensure that the location and density of new development is consistent with Master Plans across jurisdictional boundaries. Maintaining and improving surface and groundwater quality can also be achieved through a coordinated approach in the areas of eliminating older septic systems and managing land uses near public water supplies.

Public Wastewater Systems

Eaton County is serviced by twelve (12) wastewater collection and treatment systems. Each of these is operated and maintained by the municipality where they are located. Eaton County's wastewater collection and treatment systems are located within the following jurisdictions:

- Village of Bellevue
- Brookfield Township
- City of Charlotte
- Delta Charter Township
- Village of Diamondale
- City of Eaton Rapids
- City of Grand Ledge
- Village of Mulliken
- City of Olivet
- Village of Potterville
- Village of Sunfield
- Village of Vermontville

These combined wastewater collection and treatment systems throughout Eaton County serve approximately 60,000 residents, or about 58% of the County's population.

Public Water Systems

The majority of Eaton County is underlain by the Saginaw Formation, a bedrock aquifer that serves much of the region. This formation exists at depths of approximately 100 to 200 feet below the surface. It serves as the source of supply for most private wells and the nine (9) public water systems located throughout the County. These water systems are operated and maintained by the municipality in which they are located. Eaton County's public water systems are located in the following jurisdictions:

- Village of Bellevue
- City of Charlotte
- Delta Charter Township
- City of Eaton Rapids
- City of Grand Ledge
- City of Olivet
- Village of Potterville
- Village of Sunfield
- Village of Vermontville

Eaton County is also part of the Capital Area Groundwater Alliance (CAGA). CAGA was created to protect and preserve drinking water at its source. CAGA is a group of communities predominately in Eaton, Ingham and Clinton Counties, working together to maintain high standards of water quality and to educate residents and businesses about water protection.

Solid Waste

Eaton County has been committed to promoting and protecting the public health, safety and welfare of residents through the 1993 Solid Waste Ordinance with the development and administration of the County's waste management plan by Eaton County Department of Resource Recovery (ECDRR). Through the solid waste ordinance, solid waste collection, transportation, delivery and disposal can be regulated, residents and businesses are provided incentives to recycle in order to reduce the volume of solid waste disposed, and the environment is preserved and improved.

Combined, Eaton County's twelve (12) wastewater collection and treatment systems serve approximately 60,000 residents, or about 58% of the County's population. Eaton County is underlain by the Saginaw Formation, a bedrock aquifer that exists at depths of approximately 100 to 200 feet below the surface. It serves as the water supply for most private wells and the nine (9) public water systems located throughout the County.

ECDRR acts as a resource to Eaton County residents. They provide tips on recycling, reusing and reducing waste. In addition, the ECDRR coordinates both year-round programs and special collection events to accommodate the proper disposal of wastes.

There are six (6) recycling collection points within Eaton County each with acceptance of varying products. They are located in Charlotte, Delta Township, Eaton Rapids, Grand Ledge, Mulliken, and Sunfield. Each recycling center operates under the municipality in which it resides.

CHAPTER 10

INTERGOVERNMENTAL COOPERATION

Chapter 10 | Intergovernmental Cooperation

Land use, economic development, housing, environmental protection, outdoor recreation access, and many of the other issues identified in this plan cross multiple jurisdictional boundaries and require various units of government and public agencies to collaborate. As a consequence, intergovernmental cooperation is an absolute must to effectively implement the goals and objectives in this master plan. With 27 local units of government, 12 school districts, several utility providers, and numerous county agencies, the ability to coordinate the decisions and actions of these entities is among the most important and challenging components of implementing this master plan.

Intergovernmental cooperation can take many shapes and forms, and often starting small is the best course of action. For example, county zoning is a significant act of cooperation between the 11 townships that participate and the county who has stake on the authority and responsibility to administer a zoning ordinance that applies to multiple units of government. This chapter identifies several opportunities for intergovernmental cooperation, summarizes the current status of activities, and then identifies opportunities for future collaboration. For those areas where a significant change or major opportunity is present, information is repeated in the Goals and Objectives Chapter of this plan.

Information Sharing and Training

Description: Keeping pace with changing best practices, technology, and evolving issues around land use, economic development, and housing is a common challenge across all units of government. Where possible, participating in joint meetings (either formal or informal) and training sessions presents relatively easy “low hanging fruit” for Eaton County.

Current Status: With the COVID-19 Pandemic and changes in leadership, past efforts for sharing information and fostering relationships between local units of government in the county are no longer active. However, re-establishing programs for regular interaction between local units of government was identified as a priority in stakeholder meetings.

Opportunities:

- Regular meetings hosted for training and informational purposes, including potentially re-establishing a Michigan Townships Association (MTA) Chapter in Eaton County.
- Training opportunities for local units of government facilitated by the county and/or local officials.

Planning and Zoning

Description: Many small cities and villages struggle with having the necessary capacity to administer their zoning ordinance, make regular updates, and review potential development options.

Current Status: The county administers the county zoning ordinance, and a few local units of government have common staff people that work for multiple jurisdictions, but collaboration on this issue is fairly limited.

Opportunities:

- Eaton County Community Development may identify opportunities to assist individual units of government by providing limited assistance to address a particular issue or challenge that aligns with master plan goals.
- The county can be a resource or assist local units of government in identifying a private contractor or staff person to administer local zoning and community development activities, and encouraging communities to share these services when appropriate.

Economic Development

Description: When opportunities to drive new business or job creation are presented to local units of government or the county, the Eaton County Community Development Department provides basic information and services to local units of government. For major projects or developments with potential incentives included Eaton County partners with the Lansing Economic Area Partnership (LEAP) to engage potential businesses and developers.

Current Status: The relationship with LEAP is extremely effective today for large-scale business development and attraction initiatives. But in smaller cities and villages, LEAP does not necessarily have the capacity to support all requests.

Opportunities:

- Encourage local units of government to be members in LEAP to expand the capacity and resources for economic development available in their respective communities.
- The Michigan Economic Development Corporation is encouraging local units of government to participate in the Redevelopment Ready Communities program (RRC). The Eaton County Community Development Department could provide some assistance to communities navigating the program and pursuing certification.

Transportation

Description: Eaton County is a member of the Tri-County Regional Planning Commission (TCRPC), which is the Metropolitan Planning Organization (MPO) for Eaton, Ingham, and Clinton Counties. TCRPC is the agency responsible for coordinating long-range and short-term transportation plans for the three counties.

Current Status: Eaton County is an active participant in the TCRPC, particularly related to TCRPC's role related to transportation in the county.

Opportunities:

- Continued collaboration between the Michigan Department of Transportation, County Road Commission, and local units of government to align major road reconstruction projects with other public improvements.
- Exploring opportunities to provide for a more regional approach to public transit, with increased collaboration between EATRAN, CATA, and Clinton Area Transit System.

Shared Services

Description: Local units of government have shared service agreements with other local units of government, or the county, to provide for essential services like police or fire protection.

Current Status: Shared service agreements are common in Eaton County and have been in place in some communities for many years. While it is important that these agreements are regularly evaluated to ensure they are effective for all parties, generally they have been viewed positively by residents and local officials.

Opportunities:

- Provide examples of successful shared service agreements and provide information to local units of government that are interested in exploring new options.

Parks, Recreation, and Natural Resources

Description: Eaton County is home to a county parks system, several local parks systems, school districts with recreational facilities, and an active Conservation District iwith a range of resources to support conservation and outdoor recreation.

Current Status: With the passage of a recent parks millage, Eaton County will begin to provide financial resources to support development of local parks and recreational assets. This new resource should allow for further development of recreational assets and opportunities in the county. Connectivity between parks and recreational assets in the county was also identified as a priority in the County's Parks and Recreation Master Plan and was a common theme during stakeholder interviews.

Opportunities:

- County millage funds present an excellent opportunity to leverage other state funding through the Michigan Natural Resources Trust Fund and other associated programs to make significant improvements to local parks and nonmotorized trails.
- Pursuit of joint projects to improve the connectivity of parks and natural resources assets in the county. Including nonmotorized trails and potential water trail designation along the Grand River.

CHAPTER 11

TAKING ACTION

Chapter 11 | Taking Action

Eaton County's role as a planning and zoning jurisdiction is multi-faceted. First, as the zoning authority for 11 of the county's 16 townships, the County is responsible for regulating land use over a majority of the county's land area. Second, the County's Community Development Department is responsible for regulating a wide range of land use related activities outside of zoning, including parcel divisions and administering the county's Purchase of Development Rights program. Lastly, as county government, there are a wide range of services operated by Eaton County that affect resident's daily lives, including public safety, construction codes, parks and recreation, and the Barry-Eaton District Health Department, among others. Lastly, in addition to the responsibilities under the direction of the county, there is a range of affiliated public and private organizations that also have direct influence on land use and community development, including, but not limited to the Eaton County Road Commission, MDOT, EATRAN and CATA, TCRPC, LEAP, the Eaton Conservation District, School Districts the Continuum of Care, County Mental Health, Capital Area Michigan Works, and the Tri-County Office on Aging.

The varied missions and responsibilities of the many departments and outside agencies that are stakeholders in land use and community development make setting goals that are realistic and tangible extremely challenging at the county level. **As a consequence, the Planning Commission has determined that it is best to separate Master Plan goals into two categories: 1) Overall goals that apply broadly to the community and 2) Goals specific to the work of the Planning Commission and County Community Development Department.**

Overall Goals

The following goals are broad policy statements that will guide the county's decision making related to land use and community and economic development. When making decisions regarding investing resources, developing infrastructure, and reviewing new potential developments, these goals should be considered carefully to ensure a consistent and steady approach toward growth and development.

Goal 1: Increase the supply of housing while providing for a greater diversity of housing options throughout Eaton County. Parts of Eaton County have seen steady population growth over the past two decades, while other more rural and isolated portions of the county have seen stagnation or decline. As the population has aged, and household dynamics have shifted toward smaller households, the county's housing stock has not kept up. There are opportunities to retrofit existing housing stock and provide for new housing stock in urban and suburban communities, as well as rural villages to ensure residents have access to appropriate housing options in their communities.

Goal 2: Focus new development and growth in areas with existing infrastructure capable of supporting new development. A large portion of the county has current access to or is in close proximity to infrastructure capable of supporting new residential, commercial, or industrial development. Because of the aging nature of much of the county's infrastructure,

LAND USE STAKEHOLDER ORGANIZATIONS

- Eaton County Road Commission
- Eaton County Drain Commissioner
- Barry-Eaton District Health Department
- Eaton County Sherriff's Department
- Eaton County Transportation Authority (EATRAN)
- Eaton County Parks and Recreation
- Local Governments
- Michigan Department of Transportation (MDOT)
- Capital Area Transportation Authority (CATA)
- Tri-County Regional Planning Commission (TCRPC)
- Lansing Economic Area Partnership (LEAP)
- Eaton Conservation District
- Continuum of Care
- School Districts
- And many more…

priority should be placed on directing new development and growth to places that utilize the infrastructure in the ground today and providing revenue necessary to support maintenance and upgrades to those systems.



Goal 3: Preserve Eaton County's agricultural land and encourage development of new businesses and industries related to agriculture. The most common feature cited by survey respondents as an asset in Eaton County is its agricultural land and natural areas. The County will continue to prioritize policies that maintain areas suitable for agriculture and provide high-quality natural areas for recreation and preservation of natural ecosystems.

Goal 4: Continue to invest in natural resources and parks and recreation facilities throughout Eaton County. The county parks system, combined with schools and local parks systems represents a significant asset. Since COVID, there has been a significant increase in interest in expansion of county parks and an increase in demand for programming for people of all ages, but especially youth and seniors.



Goal 5: Support the growth of existing businesses and provide a welcoming climate for new businesses to locate in Eaton County. Eaton County will continue to work with LEAP on business attraction efforts to bring new businesses and economic opportunities to the county, while also ensuring that county permitting, and review processes are timely and responsive to the needs of current and prospective businesses.

Goal 6: Maintain existing infrastructure, including roads, sewer, and water, while expanding infrastructure for broadband connectivity. With a large county that is served primarily by county roadways, maintaining transportation infrastructure is absolutely critical for a large portion of the county's land area. Maintaining and updating existing roadway, water, and sewer infrastructure to allow for growth within existing service areas is a priority. Expansion of broadband infrastructure throughout the county is also a priority, as ensuring access to rural locations provides new opportunities for remote work, education, and access to a variety of virtual services that can sustain rural places.

Goal 7: Foster an environment of cooperation and collaboration between local units of government and the county. Eaton County is home to 27 local units of government, 12 school districts, and dozens of public and private organizations with an active role in public life. As an entity with a broad role, the Eaton County sets the tone for cooperation and collaboration between these entities.

Planning Commission & Community Development Objectives

The local units of government, public and private organizations, and residents of the county all have roles to play in pursing the broad goals outlined in this chapter. This section defines objectives and actions to achieve those goals that are the responsibility of the Planning Commission and Community Development department that will be pursued prior to the next 5-year review of the Master Plan.

Goal 1: Increase the supply of housing while providing for a greater diversity of housing options throughout Eaton County.

Objective 1.1: Identify current barriers to increasing housing supply, particularly in small cities and rural villages.

Action: Work with local officials to convene a meeting of local realtors and developers to identify challenges and potential solutions for increasing the supply of housing.

Action: Follow-up with TCRPC on the regional housing assessment (Housing Drives) to understand how the project affects Eaton County.

Objective 1.2: Review county policies to ensure they are supportive of new housing development and a range of housing types, in appropriate locations.

Action: Review zoning ordinance provisions for cluster housing development and Planned Unit Developments to determine if additional density or housing typologies should be allowed.

Action: Assess the overall development review process (building permit, soil erosion, health department review, driveway permits, etc.) to identify opportunities for streamlining the process.

Action: Pursue other changes as identified by stakeholders or residents.

Objective 1.3: Provide support to local units of government which are interested in reviewing and updating their policies related to housing development.

Goal 2: Focus new development and growth in areas with existing infrastructure capable of supporting new development.

Objective 2.1: Reduce the rate of new development in agricultural areas of the county.

Action: Review the county's zoning ordinance and land division ordinance to determine whether changes are necessary to reduce the number of splits and division of remaining large agricultural parcels.

Objective 2.2: Identify areas with access to existing infrastructure capable of supporting new development in the county.

Action: Work with local officials to identify priority sites and create a list of potential development to communicate to realtors and potential developers. These sites could be for housing, commercial development, industrial development, or a mix of uses.

Goal 3: Preserve Eaton County's agricultural land and encourage development of new businesses and industries related to agriculture.

Objective 3.1: Continue to promote the county's Purchase of Development Rights program and encourage farmers to consider permanently protecting their land though PDR or other mechanisms like the Michigan Farmland and Open Space Preservation program (PA 116).

Objective 3.2: Limit the impact on prime agricultural land from renewable energy development.

Action: Ensure that any renewable energy development provides for the continued use of land for agriculture, and/or provides for a return to agricultural use following the end of the life cycle of the

renewable energy system.

Action: Consider the impact on the agricultural base of communities caused by the conversion of agricultural land to renewable energy. If a significant proportion of land in a given area is converted to renewable energy, it may become difficult to maintain a productive agricultural base in rural communities.

Objective 3.3: Encourage farmers to pursue a range of opportunities to maintain economically stable farming operations.

Action: Continue to update zoning ordinance provisions as necessary to permit new agricultural tourism and value-added agricultural processing activities.

Action: Collaborate with Michigan State University Extension and other local partners to educate local farmers and communities on new opportunities.

Goal 4: Continue to invest in natural resources and parks and recreation facilities throughout Eaton County.

Objective 4.1: Work together with the county's Parks and Recreation Department and Commission to support expansion of recreational resources and activities within the county.

Objective 4.2: Support the pursuit of funding and resources to expand trails and improve connectivity between parks and recreation resources and key nodes of activity and population centers in the county.

Action: Work collaboratively with the County Parks and Recreation department to identify appropriate areas for expansion of parks and natural areas.

Action: Work with the Eaton County Parks and Recreation Department and County Road Commission to identify opportunities to add new nonmotorized and Outdoor Recreational Vehicle (ORV) trails to connect parks and other natural resources with population centers.

Goal 5: Support the growth of existing businesses and provide a welcoming climate for new businesses to locate in Eaton County.

Objective 5.1: Maintain an active presence with LEAP by Community Development Department staff and other county representatives having an active role on working committees and leadership committees.

Objective 5.2: Achieve Essentials certification from the Michigan Economic Development Corporation's (MEDC) Redevelopment Ready Communities (RRC) program.

Action: Complete a *baseline* report through RRC staff to identify necessary updates to county policies and procedures.

Action: Create a small subcommittee of key stakeholders to work toward certification.

Objective 5.3: Maintain an up to-date listing of local chambers of commerce, permitting officials and contacts, and other resources for businesses considering locating or expanding in Eaton County.

Objective 5.4: Continue to explore opportunities to make the development review and permitting process efficient and effective for existing and prospective businesses.

Action: Review the process annually with Planning Commission to determine opportunities for improvement.

Action: Advise local units of government on best practices for enhancing their process and working with county agencies.

Goal 6: Maintain existing infrastructure, including roads, sewer, and water, while expanding infrastructure for broadband connectivity.

Objective 6.1: Support local governments and county departments in securing the necessary funding to update and maintain infrastructure.

Objective 6.2: Pursue funding and explore creative solutions to provide broadband internet access throughout Eaton County by supporting the Broadband Communication Council.

Action: Provide support for the council by pursuing grants and working with the County GIS department to identify areas in greatest need of better connectivity.

Goal 7: Foster an environment of cooperation and collaboration between local units of government and the county.

Objective 7.1: Provide regular opportunities for local officials throughout the county to build positive working relationships.

Action: Host quarterly events sponsored by the County Planning Commission to engage local units of government, with a priority on townships under the county zoning jurisdiction. Events could include training programs, question and answer sessions with county departments (e.g., Road Commission or Drain Commission), or general updates on Planning Commission activities.

Action: Work with local township officials to re-establish an Eaton County chapter of the Michigan Townships Association (MTA).

Action: Host an annual training session on a relevant community development topic for all local governments within Eaton County.

Objective 7.2: The Eaton County Community Development Department and Planning Commission will serve as a resource for planning and zoning issues facing Eaton County communities.

Action: Community Development Department staff will meet at least once annually with officials from each township under county zoning jurisdiction to discuss applications and issues affecting their township.

Action: Community Development Department staff will work with small cities and villages to provide guidance and resources to support effective planning and zoning activities.

Implementation Strategy

The goals and objectives identified in this chapter were developed based on feedback from local stakeholders, public input through surveys, and evaluation of the data presented in this plan. This section provides guidance for the Planning Commission and Community Development Department to prioritize objectives. When preparing its annual report to the County Board of Commissioners, the Planning Commission should review this section of the Master Plan and provide a report on the status of each objective.

Objective	Priority	Year to be Completed	Funding Source(s)
Objective 1.1: Identify current barriers to increasing housing supply, particularly in small cities and rural villages.	**High**	2024	-
Objective 1.2: Review county policies to ensure they are supportive of new housing development and a range of housing types, in appropriate locations.	**High**	2024	MEDC RRC
Objective 1.3: Provide support for local units of government interested in reviewing and updating their policies related to housing development.	**Medium**	Start in 2024	-
Objective 2.1: Reduce the rate of new development in agricultural areas of the county.	**High**	Ongoing	-
Objective 2.2: Identify areas with access to existing infrastructure capable of supporting new development in the county.	**Medium**	2025	TBD
Objective 3.1: Continue to promote the county's Purchase of Development Rights program and encourage farmers to consider permanently protecting their land though PDR or other mechanisms like the PA 116 program at the State of Michigan.	**Medium**	Ongoing	-
Objective 3.2: Limit the impact on prime agricultural land from renewable energy development.	**High**	Ongoing	-
Objective 3.3: Encourage farmers to pursue a range of opportunities to maintain economically stable farming operations.	**Medium**	Ongoing	-
Objective 4.1: Work together with the county's Parks and Recreation Department and Commission to support expansion of recreational resources and activities within the county.	**Low**	Ongoing	Michigan DNR & County Parks Millage
Objective 4.2: Support the pursuit of funding and resources to expand trails and improve connectivity between parks and recreation resources and key nodes of activity and population centers in the county.	**Low**	Ongoing	Michigan DNR & County Parks Millage
Objective 5.1: Maintain an active presence with LEAP by county staff and other county representatives having an active role on working committees and leadership committees.	**Low**	Ongoing	-
Objective 5.2: Achieve *Essentials* certification from the Michigan Economic Development Corporation's (MEDC) Redevelopment Ready Communities (RRC) program.	**High**	2024	MEDC RRC
Objective 5.3: Maintain an up to-date listing of local chambers of commerce, permitting officials and contacts, and other resources for businesses considering locating or expanding in Eaton County.	**Medium**	2025	-

Objective	Priority	Year to be Completed	Funding Source(s)
Objective 5.4: Continue to explore opportunities to make the development review and permitting process efficient and effective for existing and prospective businesses.	**Medium**	Ongoing	-
Objective 6.1: Support local governments and county departments in securing the necessary funding to update and maintain infrastructure.	**High**	Ongoing	-
Objective 6.2: Pursue funding and explore creative solutions to provide broadband internet access throughout Eaton County by supporting the Broadband Communication Council.	**High**	Ongoing	State of Michigan; Federal Government
Objective 7.1: Provide regular opportunities for local officials throughout the county to build positive working relationships.	**Medium**	Start in 2024	-
Objective 7.2: The Eaton County Community Development Department and Planning Commission will serve as a resource for planning and zoning issues facing Eaton County communities.	**Medium**	Start in 2025	-

CHAPTER 12

LAND USE

Chapter 12 | Land Use

Existing Land Use

ROWE completed an analysis of county parcel data to evaluate existing land use within Eaton County. Existing Land Use assigns a particular use to each of the 40,000+ parcels throughout Eaton County. Existing land use is primarily based on tax classification for each parcel, with some adjustments based on unique classifications or large parcels with multiple uses where a tax classification was not the most appropriate description. **Figure 12-2** displays existing land use across five categories, which are the same categories utilized to establish existing land use in the previous Master Plan update in 2008/2011.

	2008*		2021		Change	
Land Use	Acres	%	Acres	%	Acres	%
Residential	82,220.00	22.8%	114,848.88	31.7%	32,628.88	8.9%
Commercial	6,412.50	1.8%	15,415.06	4.3%	9,002.56	2.5%
Industrial	3,689.00	1.0%	5,016.22	1.4%	1,327.22	0.4%
Exempt	5,633.00	1.6%	279.21	0.1%	(5,353.79)	(1.5%)
Total Developed Land	**97,954.50**	**27.1%**	**135,559.37**	**37.4%**	**37,604.87**	**10.3%**
Agriculture-Vacant	263,235.50	72.9%	226,699.48	62.6%	(36,536.02)	(10.3%)
Total	**361,190.00**	**100.0%**	**362,258.84**	**100.0%**		

**The total number of acres cited in the 2008 Existing Land Use Analysis includes a mathematical error.*

Figure 12-1: *Existing Land Use*

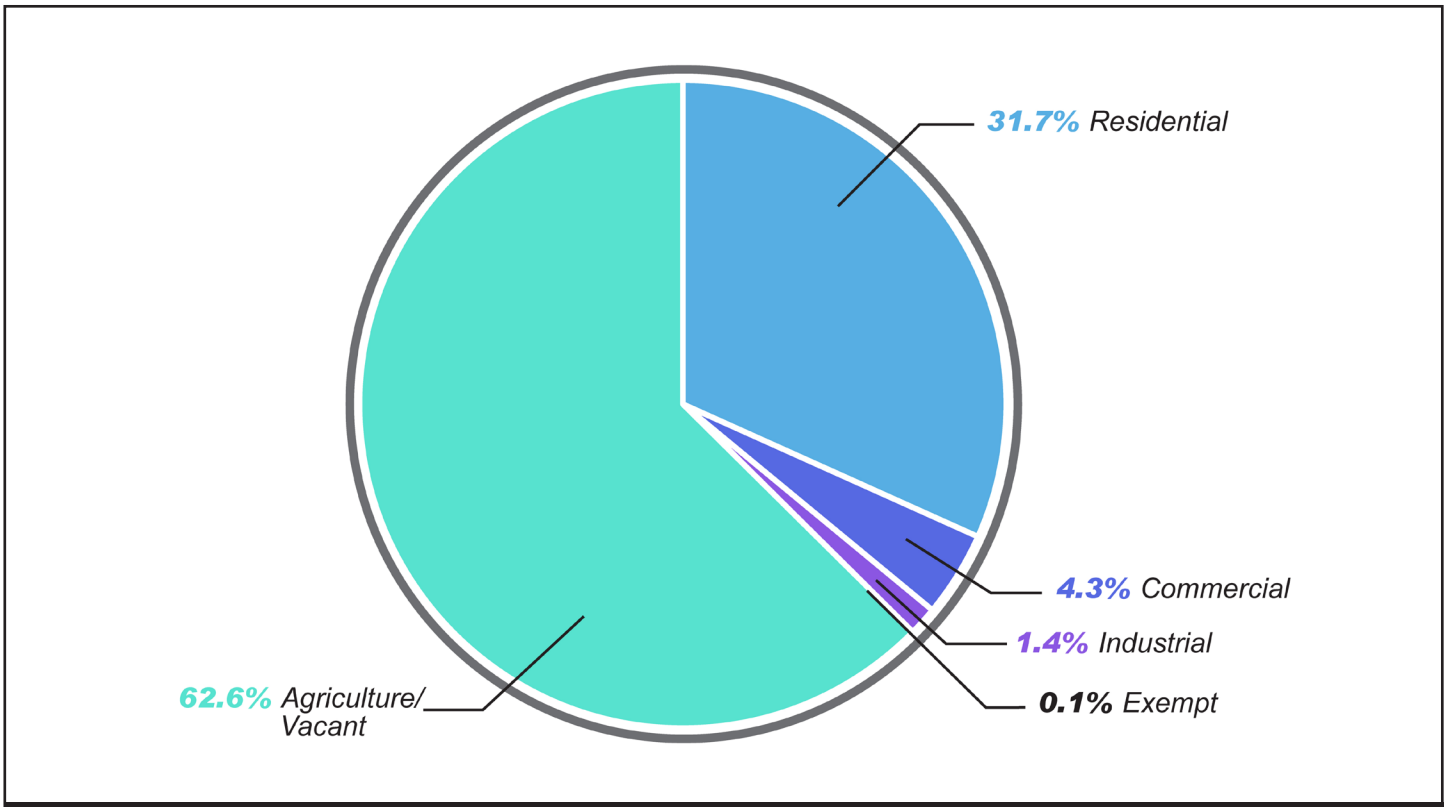
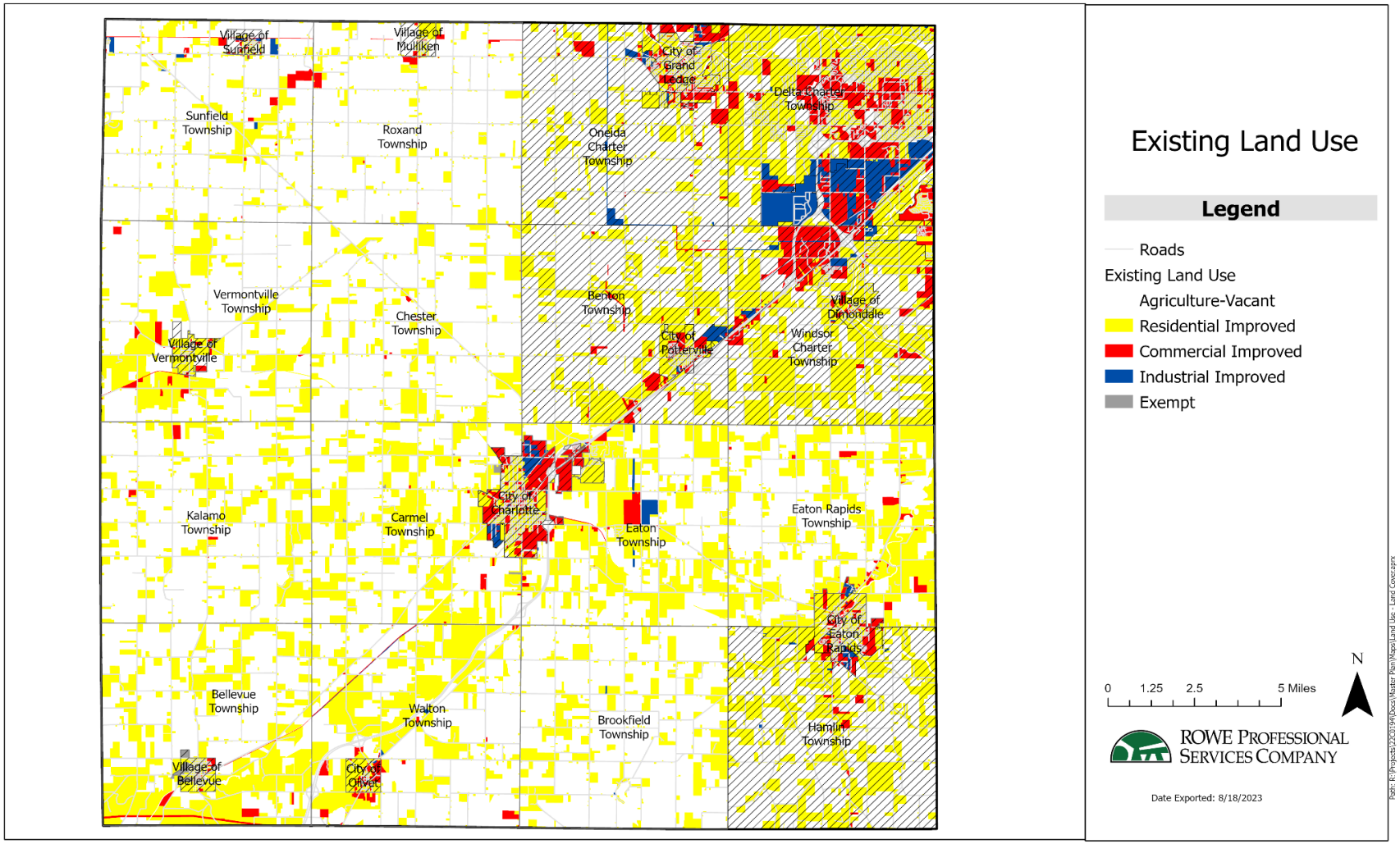


Figure 12-2: *Existing Land Use, 2021*

Map 12-1: *Existing Land Use (Note, cross hatch areas indicate local zoning jurisdictions)*



Land Use Change

As **Figure 12-2** and **Figure 12-4** show, a significant amount of land was converted from Agriculture-Vacant to Residential and Commercial uses between 2008 and 2022. Total, over 36,000 acres were converted to residential or commercial uses during this time period.

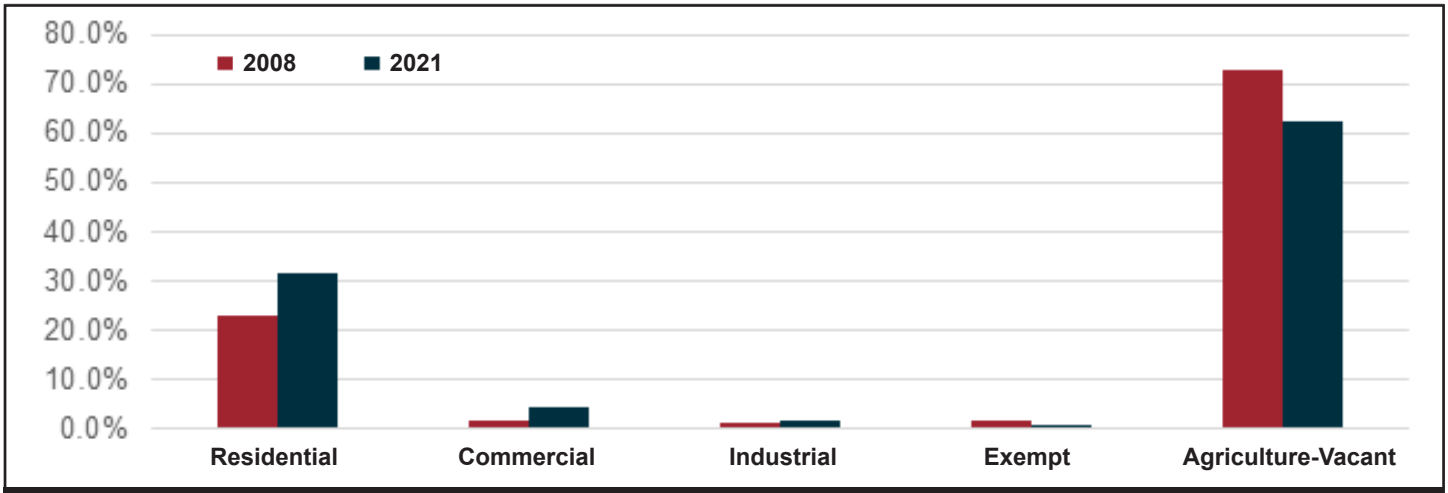


Figure 12-3: *Land Use Change 2008 -2022*

To complete this analysis, ROWE analyzed existing land use and change in Eaton County based on county parcel data. The starting point for the analysis is the 2011 Master Plan, which includes an analysis of Existing Land Use as of 2008.

Unfortunately, the data that was used to create the map in the 2011 Plan is no longer available, thus working with Eaton County's GIS team, ROWE recreated the 2008 version of the map and applied values to a 2011 version of county parcels.

Once the base year for the existing land use analysis was set, ROWE completed an analysis of Existing Land Use as of 2021 utilizing a combination of county parcel data, aerial imagery, Google Street View, and on-site observation to confirm land use on parcels within the county; creating a 2021 Existing Land Use Layer.

ROWE then compared the former existing land use layer with the new existing land use layer to identify areas of change. This created the Change in Land Use 2008-2021 Map. To verify this change, ROWE also compared change in tax classification of Eaton County Parcels between 2011 and 2022, which created the Change in Property Class Table (**Figure 12-5**).

- The following tables provide a summary of the data that creates each map. In summary, while Eaton County has not seen significant growth in terms of population according to the U.S. Census Bureau since 2010, land has continued to be converted from agricultural to residential use at a significant pace.
- Based on an analysis of land use, 30,060 acres converted from Agriculture-Vacant to Residential. This appears to be primarily in the form of large-lot residential, as the average size of parcels that converted to residential is 6.5 acres. This includes 70 parcels over 50 acres that account for over 6,000 acres. At the same time, 3,907 acres converted from Residential to Agriculture-Vacant.
- 2,777 acres changed from Agriculture-Vacant to Commercial and 3,869 acres changed from Exempt to Commercial.
- 1,686 acres changed from Agriculture-Vacant to Industrial.

It is important to note that **a change in use of a particular parcel does not necessarily mean that an entire parcel has converted from agricultural use to another use.** Property owners commonly continue to farm a portion of their parcel or lease it for agricultural purposes. However, this data does demonstrate that conversion of land from agricultural or natural status to more intense use has continued over the past decade, though likely in a different form from the early 2000s. This fragmentation of large agricultural parcels represents a significant threat to the long-term viability of agricultural use, and also significantly reduces space available for wildlife corridors and continuous tracts of open space. Two characteristics of Eaton County most commonly cited as assets by survey respondents.

- As the Change in Land Use Map shows, the dynamic of change varies throughout the county.
- Intensification of commercial and industrial uses is focused on the edges of cities and villages, along the I-69/Lansing Road Corridor, and in Southern Delta/Northern Windsor Townships.
- Conversion to residential uses is most intense in the Southwestern portion of the county, where most of the converted parcels are large, but conversion to residential is common throughout most of the county, with the exception of Sunfield and Roxand townships, where relatively little change occurred compared to the rest of the county.

Change in Property Class

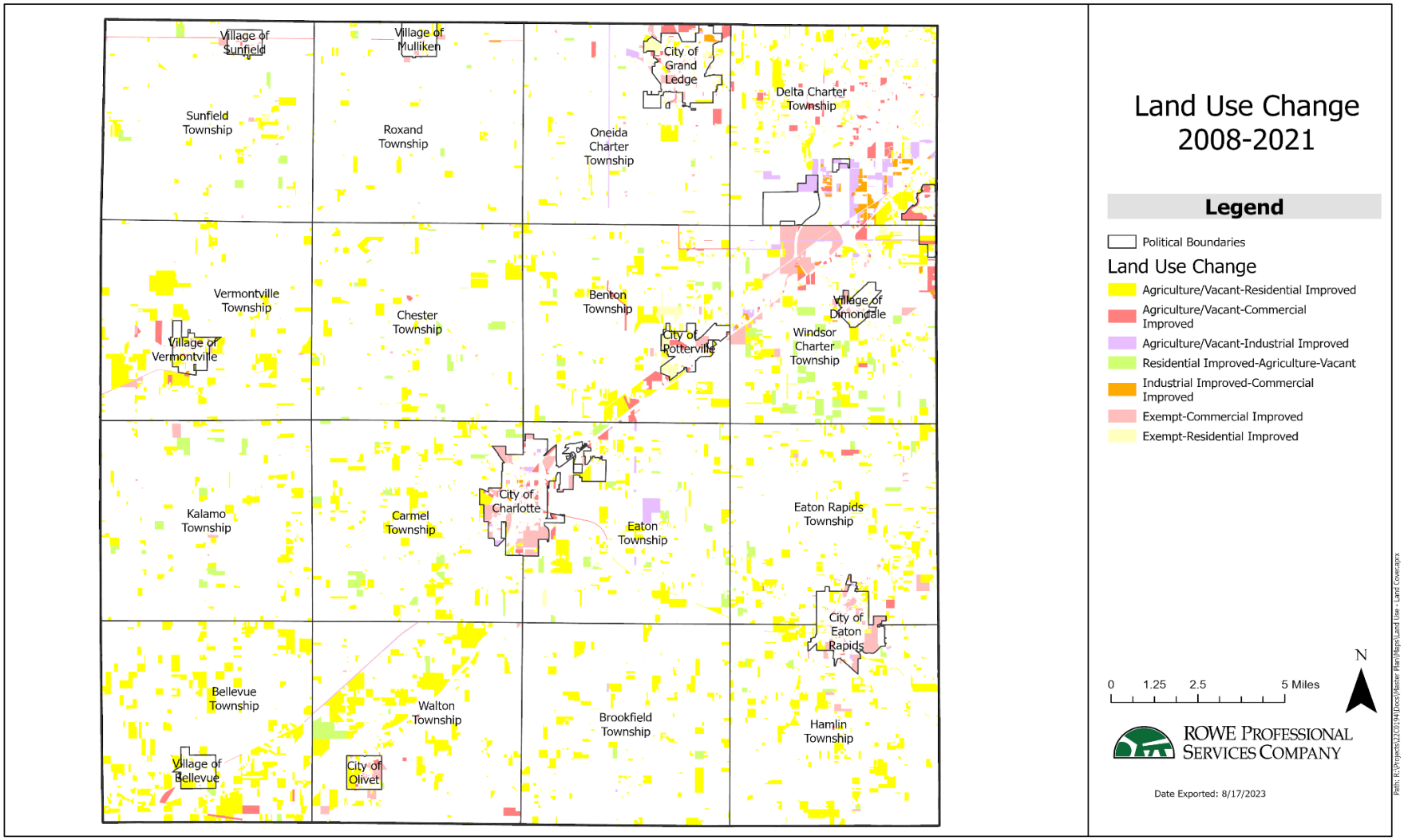
There is some discrepancy between the change in property classification and the change in land use. This is partially because there are many property classifications that were “rolled” into one land use. For example, residential condominiums are a separate property classification, but are classified as just “residential” for land use purposes.

The most significant change in classification relates to new parcels that were created and then classified. While the number of parcels created that are classified as residential is significant, it does not equate to the number of parcels identified in the Land Use Analysis. This may be partially due to the different timeframe of analysis Class was analyzed for 2011-2021 while Land Use was analyzed for 2008-2021, but there may also have been inconsistencies between the methodology used to conduct the land use analyses in 2008 and 2021 that is driving some of this difference. Figure 12-5 provides a summary of the top 20 most common changes in classification.

Change in Land Use (2008 - 2021)	Sum of Acreage	%	Change in Land Use (2008 – 2021)	Sum of Acre-age	%
Agriculture-Vacant-Agriculture-Vacant		51.3%	Commercial Improved-Agricul-ture-Vacant	193.79	0.1%
Residential Improved-Residential Improved	69,882.49	19.3%	Exempt-Exempt	185.59	0.1%
New Parcels not existing in 2008	53,789.84	14.8%	Commercial Improved-Residential Improved	182.86	0.1%
Agriculture-Vacant-Residential Improved	30,060.55	8.3%	Industrial Improved-Residential Improved	52.16	0.0%
Commercial Improved-Commercial Improved	4,958.25	1.4%	Commercial Improved-Industrial Improved	45.08	0.0%
Residential Improved-Agriculture-Vacant	3,906.86	1.1%	Agriculture-Vacant-Exempt	24.87	0.0%
Exempt-Commercial Improved	3,869.17	1.1%	Industrial Improved-Agricul-ture-Vacant	22.52	0.0%
Agriculture-Vacant-Commercial Improved	2,776.99	0.8%	Exempt-Industrial Improved	17.10	0.0%
Industrial Improved-Industrial Improved	2,495.58	0.7%	Agriculture-Vacant-ROW	8.43	0.0%
Agriculture-Vacant-Industrial Improved	1,685.56	0.5%	Residential Improved-Industrial Improved	4.87	0.0%
Exempt-Residential Improved	829.85	0.2%	Residential Improved-ROW	2.01	0.0%
Industrial Improved-Commercial Improved	561.94	0.2%	Commercial Improved-Exempt	0.2	0.0%
Exempt-Agriculture-Vacant	457.74	0.1%	Agriculture-Vacant-Residential Improved	0.06	0.0%
Residential Improved-Commercial Improved	235.66	0.1%	**Total**		100.0%

Figure 12-4: *Change in Land Use*

Map 12-2: *Land Use Change*



Top 20	2022	Count	Acres
N/A	102 Agricultural-Vacant	389.00	21,867.25
N/A	101 Agricultural-Improved	223.00	13,545.97
N/A	401 Residential-Improved	1,625.00	9,930.66
101 Agricultural-Improved	102 Agricultural-Vacant	74.00	5,202.19
402 Residential-Vacant	102 Agricultural-Vacant	213.00	3,975.08
N/A	402 Residential-Vacant	405.00	3,864.19
402 Residential-Vacant	401 Residential-Improved	801.00	3,569.52
102 Agricultural-Vacant	101 Agricultural-Improved	57.00	3,348.07
101 Agricultural-Improved	401 Residential-Improved	65.00	3,158.02
401 Residential-Improved	101 Agricultural-Improved	86.00	2,584.87
N/A	302 Commercial-Improved	261.00	2,540.10
102 Agricultural-Vacant	402 Residential-Vacant	61.00	2,284.74
701 Exempt Improved	201 Commercial-Improved	279.00	1,861.34
101 Agricultural-Improved	001 Retired/Split	23.00	1,713.31
702 Exempt Vacant	201 Commercial-Improved	164.00	1,702.75
401 Residential-Improved	402 Residential-Vacant	207.00	1,180.78
602 Developmental-Vacant	102 Agricultural-Vacant	24.00	1,088.98
401 Residential-Improved	408 Residential-Improved Waterfront	223.00	541.47
401 Residential-Improved	407 Residential-Condominiums	1,495.00	55.06
N/A	407 Residential-Condominiums	212.00	6.33
Total		**6,887.00**	**84,020.68**

Figure 12-5: *Change in Property Classification*

Building Permits

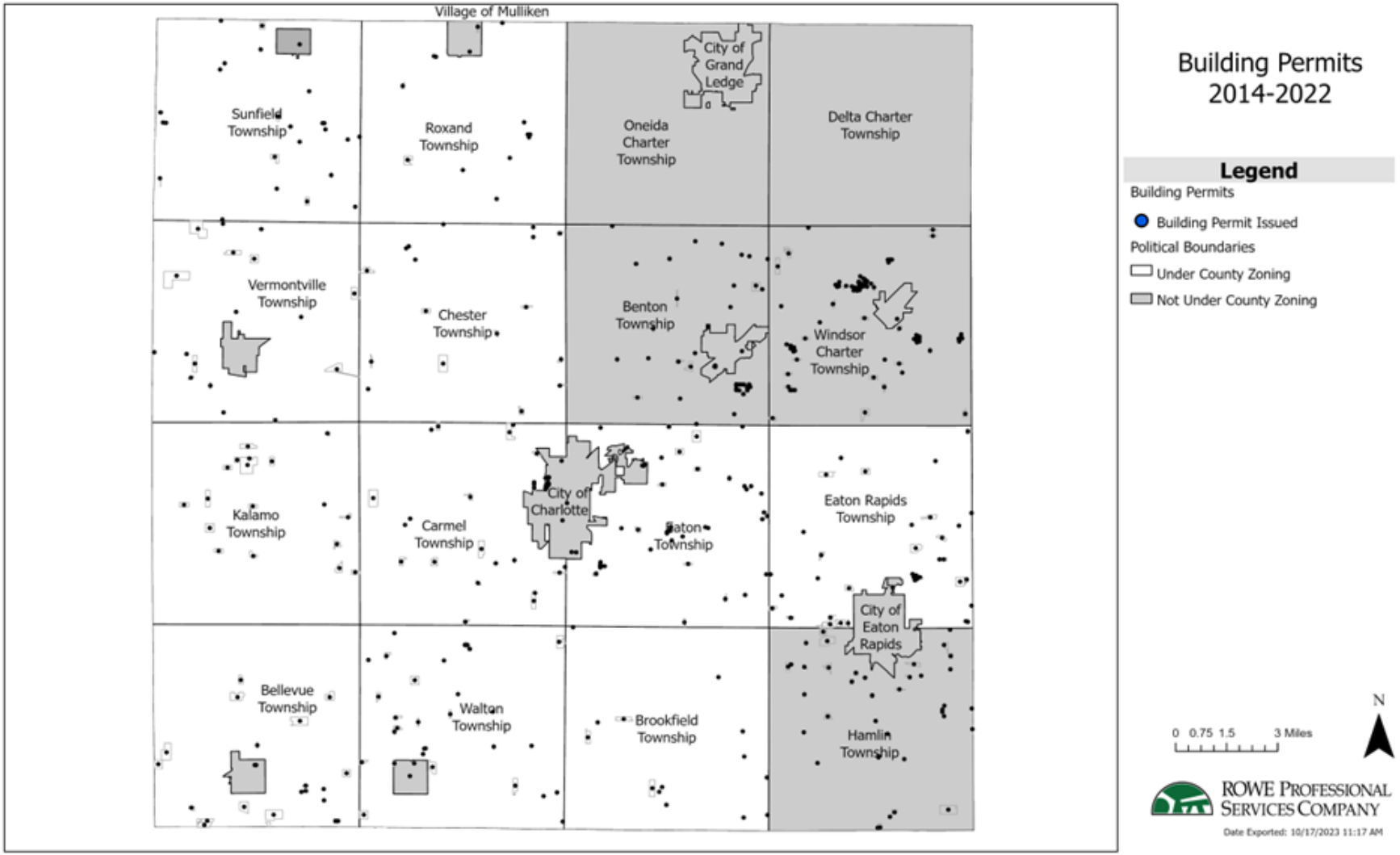
As a final analysis of land use change in Eaton County, this section analyzes building permits issued from 2014 through 2022. During this period of time there were a total of 526 building permits issued in the county for construction of new dwellings. **Figure 12-6** illustrates the number of building permits issued for new dwellings by year. As the table indicates, there has been a gradual upward trend in new dwelling building permits since 2014, with 2022 being the year with the most permits issued.

Year	Permits for New Dwellings issued
2014	18
2015	40
2016	57
2017	60
2018	64
2019	55
2020	63
2021	83
2022	86

Figure 12-6: *Building Permits Issued*

Figure 12-7 illustrates the location of building permits issued by Eaton County over this time period. Note that Eaton County does not issue building permits for Oneida Charter Township, Delta Charter Township, the City of Grand Ledge, and the City of Eaton Rapids. **Figure 12-7** tells a similar story to the Land Use Change and Tax Classification change maps, since the last master plan update, development in the rural portions of the county has been relatively scattered and not particularly focused, with a stronger tendency toward new development in the eastern portions of the county.

Figure 12-7: *Building Permits*



Future Land Use

The Future Land Use Plan provides direction for the future development of areas of Eaton County that are under the zoning jurisdiction of the county. It serves as an overall framework for the management and regulation of future development and serves as the basis for evaluating rezoning requests.

The Planning Enabling Act (P.A. 33 of 2008, as amended) provides Planning Commissions the authority to prepare and officially adopt a master plan. Section 33 (2) of the Act states:

> 2) A master plan shall also include those of the following subjects that reasonably can be considered as pertinent to the future development of the planning jurisdiction:
>
> (a) A land use plan that consists in part of a classification and allocation of land for agriculture, residences, commerce, industry, recreation, ways and grounds…public transportation facilities, public buildings, schools, soil conservation, forests, woodlots, open space, wildlife refuges, and other uses and purposes.

The future land use plan is based on the goals, objectives, and strategies established in the Action Plan in Chapter 11, but is intended to be somewhat flexible. It is important to keep the following in mind when considering Future Land Use Plan.

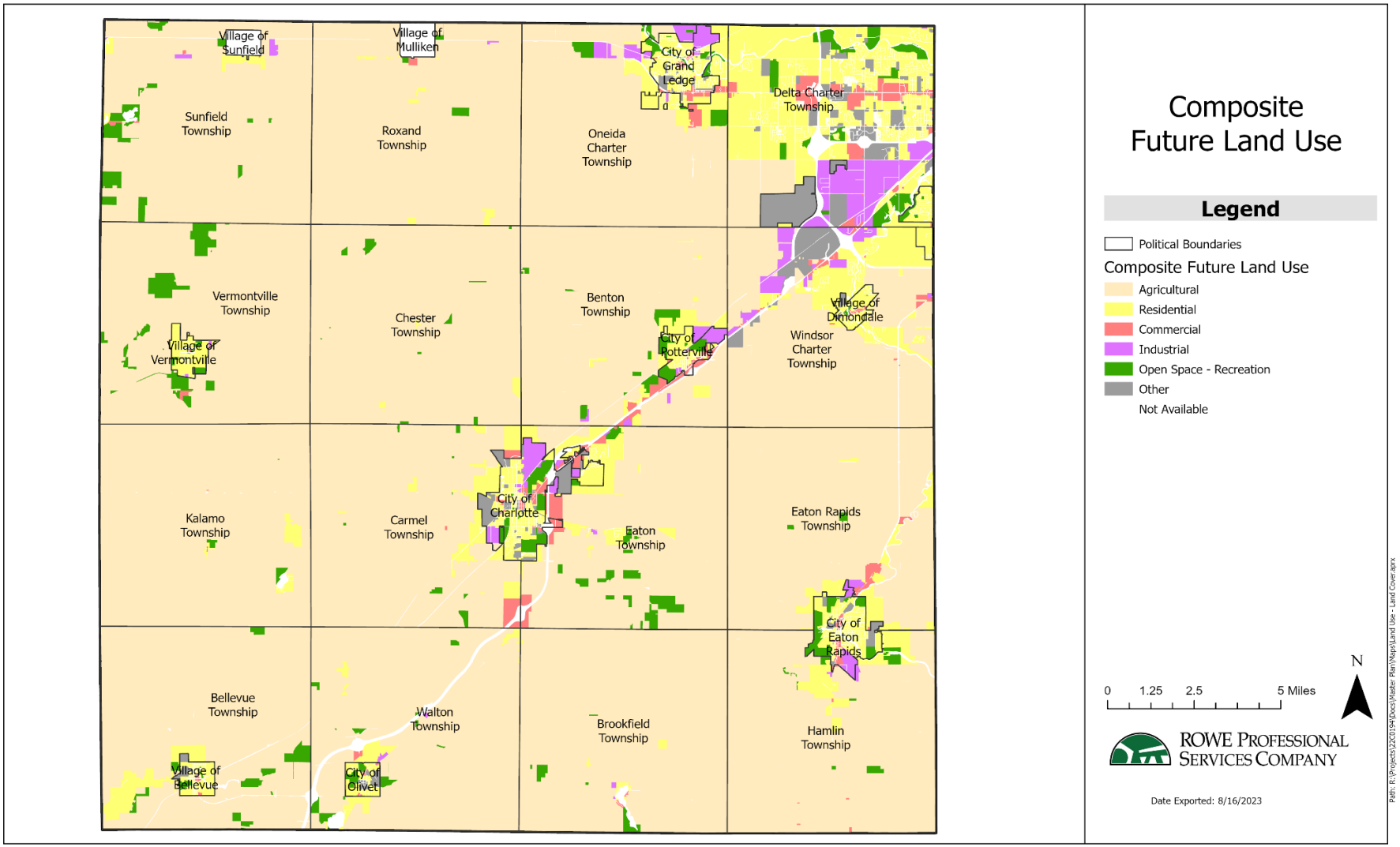
The Future Land Use Plan provides a long-range projection of land uses for the next 20 years to coordinate development consistent with the county's goals and objectives. The Future Land Use Map represents a general arrangement of the proposed land uses as identified by their locational criteria. It is not intended to be the zoning map. In determining the appropriateness of a zoning change, the plan's goals, policies, and locational criteria should be reviewed and weighed equally with the map's delineation of future land use classification boundaries.

The Future Land Use Plan considers land uses in the context of the county as it exists at the date of adoption of the plan, relative to goals and objectives for future development. The relationship between land uses, transportation facilities, public facilities, utilities, and a range of other factors was considered in establishing future land use classifications. As these factors change, the assumptions upon which the map was developed may no longer be relevant.

The Future Land Use Plan should be reviewed and analyzed when the Planning Commission considers public and private development activities relative to a constantly changing economic, social, and built environment.

Prior to establishing a future land use plan for the county zoning jurisdiction, the Eaton County Planning Commission examined a generalized version of future land use across the entire county. This composite future land use analysis provides a snapshot of the plans for land use in all zoning jurisdictions. As the map shows, the overwhelming majority of the county is planned for agricultural use, with much greater densities of residential and commercial uses in the northeast portion of the county and within cities and villages.

Map 12-3: *Composite Future Land Use*



Eaton County Master Plan Land Use Classifications

The draft master plan identifies 8 land use classifications to direct development in Eaton County. These classifications generally align with current zoning district classifications. The land use classifications listed below are presented from least intense use to most intense use.

Resource Conservation

Intent: This land use category is intended to preserve areas of importance as they relate to natural resources which support the rural character of the county. The areas designated as Resource Conservation were derived from those that ranked the highest in the *Greening Mid- Michigan Tri-County Planning* report.

Locational Criteria: These areas are dispersed throughout the county and correspond to the irregular boundaries of wetlands, floodplains, potential conservation areas and areas of particular historical importance. They provide vital ecological benefits such as wildlife habitat, flood control, and aquifer recharge zones.

Preferred Land Uses: Land uses should be restricted to resource conservation, environmentally friendly customary agricultural activities, single-family dwellings, and accessory buildings. Clustered housing development that preserves significant tracts of open lands would be favored over large acreage single-family lots.

Equivalent Zoning District: Resource Conservation.

Agricultural Preservation

Intent: This land use category is intended to serve the needs of the agricultural industry in the County by maintaining and protecting agricultural operations against development pressure.

Locational Criteria: The boundaries of the area may shift as markets change, but the intent is that this classification will be restricted to areas designated as prime farmland, without access to public utilities, and with value as farmland and/or open space.

Preferred Land Uses: Other than the homes of farmers and their employees, new housing should be discouraged within this land use classification. Agricultural processing operations (i.e., grain elevators, feed lots, slaughterhouses) are encouraged along with large tracts of quality farmlands intended primarily for agriculture and agricultural processing activities. Limited use of land in this classification for utility-scale renewable energy and agricultural tourism operations is permitted, so long as the ability to utilize the land for agricultural production or valuable open space is maintained beyond the useful life of the renewable energy system or agricultural tourism operation.

Equivalent Zoning District: LA, Limited Agricultural.

Mixed Use Transition

Intent: The Mixed Use Transition designation is intended to provide flexibility for development along major corridors outside of cities and villages. This future land use designation permits existing uses consistent with the agricultural preservation district, but also allows for rezoning to higher-intensity rural residential, Moderate/High Density Residential, Local Business, or General Business uses and associated zoning districts.

Locational Criteria: Land in the Mixed Use Transition designation must have frontage along a state highway or a primary county roadway; be within one mile or less of a city, village, or other node of activity; be free from significant development limitations like the presence of wetlands; and not include Resource Conservation areas. If a portion of a parcel includes Resource Conservation areas or wetlands, but the remainder of the parcel meets these criteria, the Resource Conservation or

Wetland area should be maintained as open space. s

Preferred Land Uses: Existing agricultural and residential uses are preferred, until the opportunity for transition to a higher intensity use is presented. Any transition to a higher intensity use and associated zoning district should include consideration for limiting impacts on adjacent residential and agricultural uses by minimizing any nuisance effects from noise, light, odors, or dust while also providing for ample landscaping and screening to provide a transition to surrounding rural areas.

Equivalent Zoning District: Limited Agricultural, R-1 Residential, R-2 Moderate Density, C-1 Local Business, and C-2 General Business

Rural Residential

Intent: The Rural Residential land use designation is intended to provide for low-density residential development that serves as a transition between more intense development in cities and villages and the agricultural areas of the county.

Locational Criteria: The areas designated for Rural Residential are generally found where development already exists and/or areas adjacent to or near the County's lakes. Many of these areas have been platted and contain small lots. These areas will not likely be served by public water or wastewater, which necessitates relatively low densities to support individual septic systems.

Preferred Land Uses: Single family residential development on relatively small lots and clustered developments are preferred to minimize the fragmentation of farmlands.

Equivalent Zoning District: R-1 Residential.

Moderate/High Density Residential

Intent: It is the County's desire to provide a reasonable range of housing options in the County by allowing higher-density housing in locations where there is access to water and sanitary sewer, and other community services.

Locational Criteria: This land use designation may serve as a transitional zone between residential and non-residential areas and should therefore be located in proximity to areas with existing or future planned services and facilities. Densities should be limited, unless a public or approved private community sewer system is installed.

Preferred Land Uses: Uses such as condominiums, multi-family dwellings, senior housing complexes or manufactured home communities are appropriate in this land use designation. Demands for other public facilities and services should also be taken into consideration to minimize the impact of a high density development. Maximum density shall be five to eight units per acre.

Equivalent Zoning District: R-2 Moderate Density and R-3 High Density

Local Business

Intent: This designation is intended to provide for commercial uses that support the needs of local residents and businesses and are not a major destination or draw for regional traffic.

Locational Criteria: This land use designation should be located along primary roadways and highways, and ideally at key intersections or nodes of activity. The local business designation must be in close proximity to residential, commercial, or industrial uses for which it provides associated services.

Preferred Land Uses: Areas shown as local business are considered convenience commercial. These types of commercial uses deal with goods and services that represent daily needs such as laundry services, convenience goods such as groceries and pharmacies, and other personal service

uses. Local business uses are small in nature, generally serving the residents of the community in which they are located.

Equivalent Zoning District: C-1 Local Business

General Business

Intent: This designation provides for larger businesses with a regional draw and large footprint buildings that generate significant traffic and provide employment opportunities for county residents.

Locational Criteria: The criteria for location of these uses includes accessibility to water and sewer services, proximity to highways and primary roads, and lands capable of supporting development.

Preferred Land Uses: Regional commercial uses are larger in scale and cater to a regional market. These include automobile related services, restaurants, shopping centers, and office buildings.

Equivalent Zoning District: C-2 General Business

Industrial

Intent: To provide for areas within the county for development of industrial, manufacturing, and storage or warehousing uses that require significant land and provide employment opportunities for county residents.

Locational Criteria: Key conditions in the location of industrials lands are the accessibility to adequate roads, availability of rail (where needed), availability of adequate water supply and wastewater disposal and compatibility with neighboring land uses. Generally, such locations are found in and near the cities of Charlotte, Eaton Rapids, Olivet and Potterville along I-69, M-50, M-100, M-99 and M-78.

Preferred Land Uses: Industrial processing and manufacturing facilities, major repair and refurbishing of automobiles and vehicles, warehousing and storage, and associated office, storage and related uses.

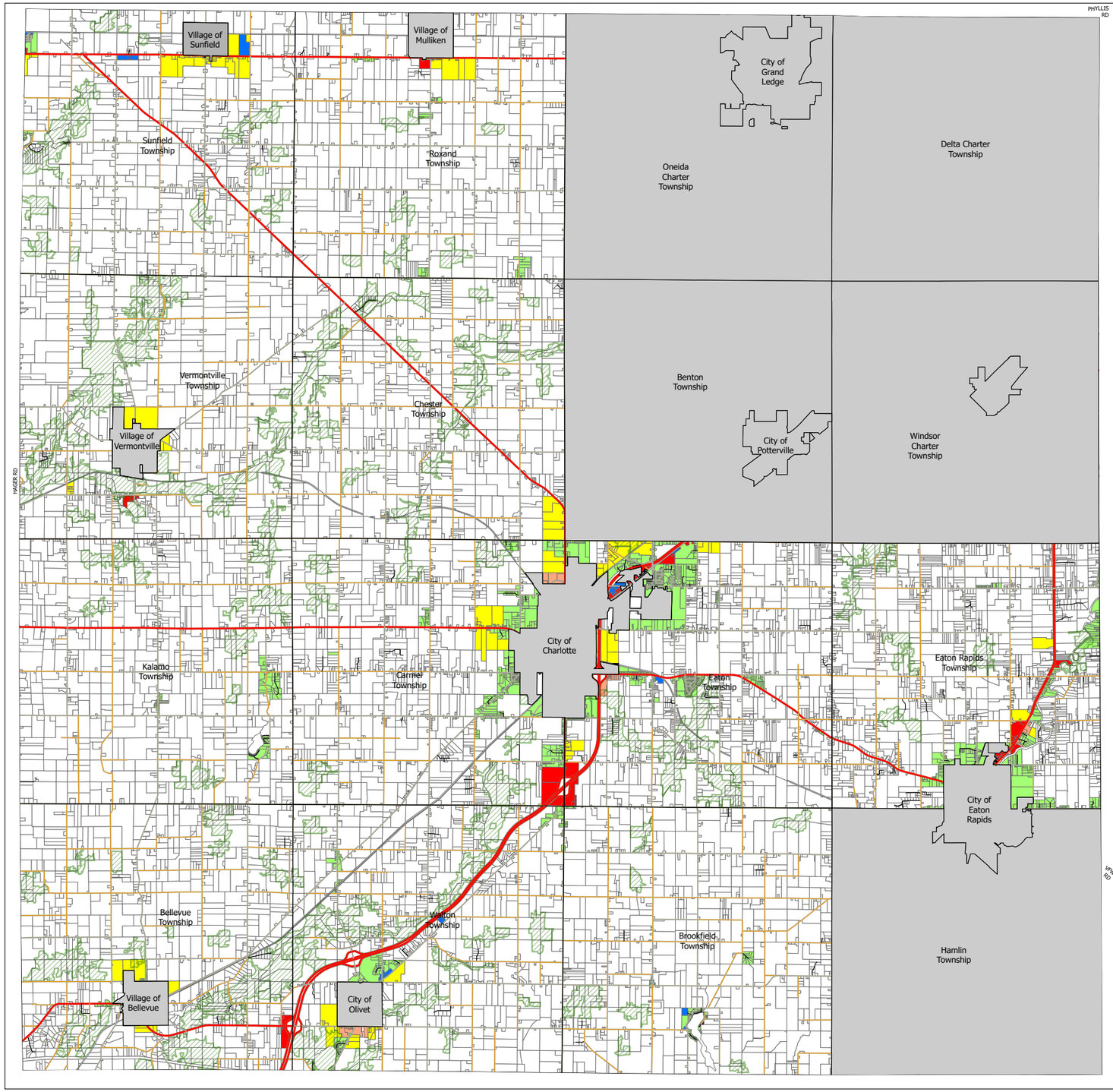
Equivalent Zoning District: I Industrial

Future Land Use Map

Map 12-4 provides the overall Future Land Use Map for Eaton County. Individual maps of each township under county zoning jurisdictions are provided in the appendix. The future land use map is intended to illustrate one possible arrangement of land uses based on the plan's location criteria. When the Planning Commission and County Board of Commissioners considers a rezoning request, the fact that a particular parcel is identified in the future land use classification that corresponds to a certain zoning district is a good indication that the proposed rezoning complies with the plan, but that may not be the only appropriate future land use classification based on consistency with the master plan.

This Future Land Use map also reflects the planned future land use for the county at a particular point in time. It is critical that the Planning Commission periodically review this plan to determine whether changes to the map or the classifications of future land use are necessary.

Map 12-4: *Future Land Use Map*



2023 Future Land Use Map

Legend

Roads

- Highway
- County/Local Road
- Unpaved
- Other

County Future Land Use

- Agricultural Preservation
- Rural Residential
- Mixed Use Transition
- Local Business
- General Business
- Industrial
- Resource Conservation
- Not Under County Zoning

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Zoning Plan

Figure 12-8 provides a summary of the relationship between Eaton County zoning districts and future land use classifications in the Master Plan. All future land use classifications have an equivalent zoning district except for Secondary Agricultural.

Zoning District	Future Land Use	Minimum Zoning Ordinance Lot Size (Square Feet)
RC Resource Conservation	Resource Conservation	36,300
LA Limited Agricultural	Agricultural Preservation	36,300
None	Secondary Agricultural	N/A
R-1 Low Density Residential	Rural Residential	36,300 – 15,000
R-2 Medium Density Residential	Medium/High Density Residential	12,000
R-3 High Density Residential	Medium/High Density Residential	12,000 – 8,000
C-1 Local Business	Local Business	30,000 – 15,000
C-2 General Business	General Business	30,000 – 15,000
I Industrial	Industrial	43,560

Figure 12-8: *Zoning Plan Summary*

Recommended Zoning Ordinance Amendments

The following zoning ordinance amendments are recommended based on this Master Plan. The primary adjustment to the zoning ordinance envisioned by this Master Plan is exploring options to reduce the rate of farmland and open space being converted to residential use while also providing for opportunities for limited expansion of residential development in appropriate areas of the county.

1. **Establish the Mixed Use Transition zoning district** to provide for areas within the county that are most appropriate for more intensive residential development, and therefore limiting the continued conversion of prime agricultural lands throughout the county.
2. Evaluate the lot sizes permitted within the Resource Conservation and Limited Agricultural districts to **determine whether larger lot sizes, or other land preservation techniques are appropriate** to limit the conversion of agricultural and open space land to residential uses.
3. **Evaluate the utility of the Resource Conservation District relative to the Limited Agricultural District** and determine whether the two districts can be combined, or if the Resource Conservation District would function more effectively as an overlay district that is aligned with the Future Land Use map.
4. **Consider the locations currently designated for Medium and High Density Residential** and determine whether they are adequate or if additional areas should be rezoned or designated in the Future Land Use map for these classifications.
5. **Re-evaluate current provisions for utility scale renewable energy systems** to ensure the regulations effectively balance master plan goals for agricultural preservation with the rights of private property owners.

Annual Report

The Planning Commission annual report is a critical tool to tracking progress toward Master Plan goals and objectives. Each year, the Planning Commission should include a review of actions and accomplishments related to the plan and identify priorities for the upcoming year to be considered by the County Board of Commissioners.

Five-Year Review

Under the terms of the Michigan Planning Enabling Act (MPEA), the county's Planning Commission must review the Master Plan at least every five years to determine if an update is required. The findings and determination of the Planning Commission should be recorded in the meeting minutes and as part of a formal motion or resolution.

The review should be a formal process if the county intends it to serve as compliance with the requirements of Section 45 (2) of the MPEA. This means that a report outlining the standards for review and other basis upon which the Planning Commission determined whether an update is necessary should be created. The findings may be part of a resolution adopted by the Planning Commission or a separate report incorporated into the minutes of the meeting.

As noted above, it is intended that the Planning Commission conduct a less formal review annually as part of the annual report to the County Board of Commissioners.

Standards for Review

In conducting the five-year review, the Planning Commission should evaluate the plan using the following criteria to determine if a plan update is necessary. If one or more of these conditions are met, a plan update may be appropriate.

1. **The conditions that the plan was based on have changed.** For example, this plan is based on a relatively flat rate of population growth in the county. If population growth suddenly surges, a revision may be appropriate. The county should track the rate of land splits, building permits, and regular census data updates to determine if the analysis in this plan is no longer accurate, and therefore the land use plan and goals and objectives may need to be re-evaluated.

2. **There was a significant error in the plan** that affects the plan policies, goals, or recommendations. Sometimes a plan is based on an assumption that turns out to be incorrect, such as an area that was previously thought to lack in pressure for development suddenly sees a surge in demand. Any changes in the facts as a community knows them should be considered to see if it changes the appropriateness of proposals in the plan.

3. **There has been a change in resident sentiment** about some basic goal of the plan, or on a proposed approach to achieving the goal, that is reflected in the Planning Commission's recommendations or the County Board of Commissioner's decisions, but not in the plan.

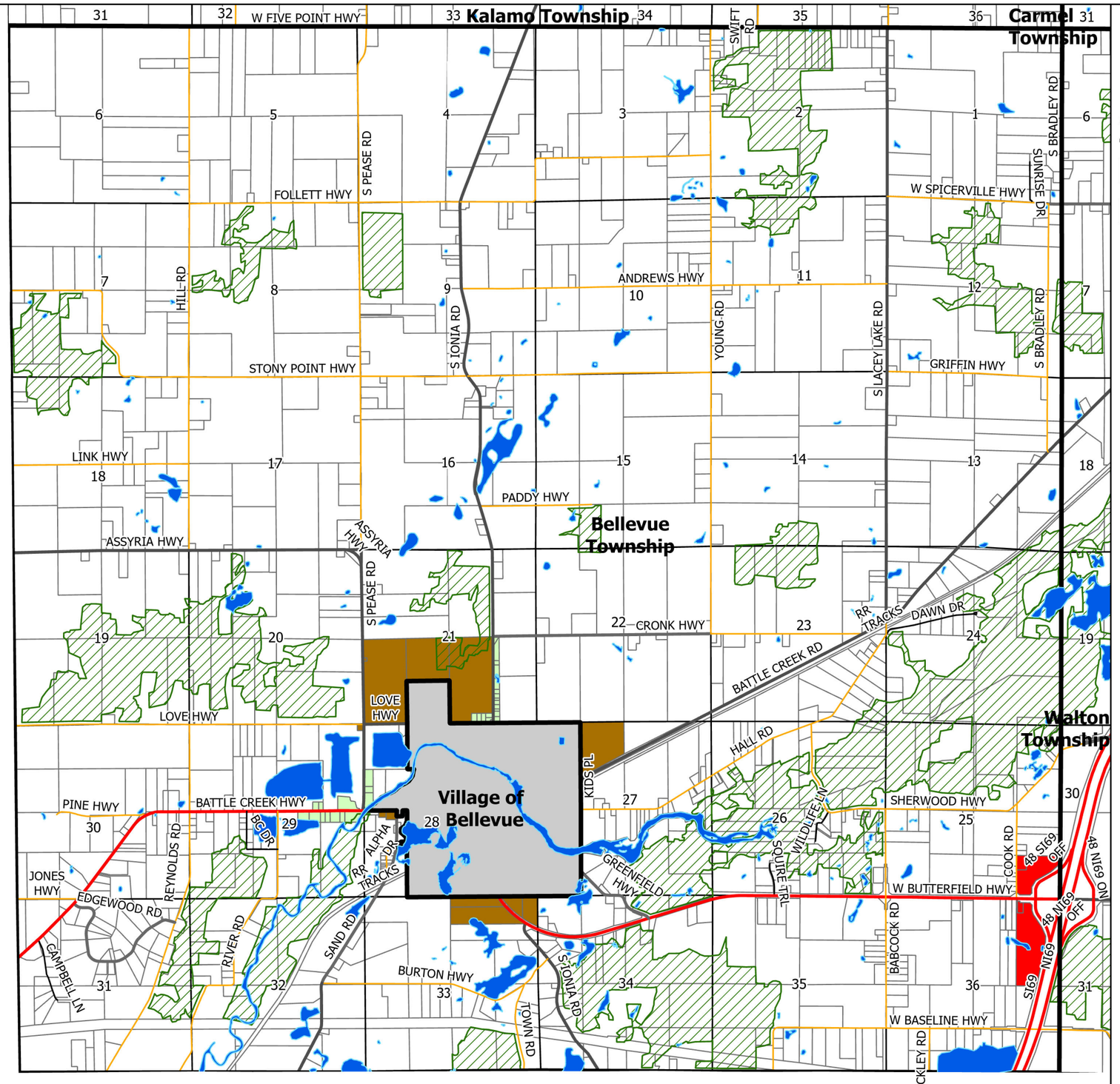
4. **New issues that should be addressed by the plan have come up** and are not adequately addressed. Issues important to a community may present themselves after a Master Plan has been adopted. In those instances, it might be an issue that requires amendment of the Master Plan to ensure that the county's policies regarding the use are clear.

5. **The plan is out of date.** Master Plans normally have a 10- to 20-year scope. If the plan has not been revised or significantly updated by the time the plan has reached the end of its "life", then it should be updated.

APPENDIX

- *Township Future Land Use and Zoning Maps*

2023 Master Plan Update: Bellevue Township Future Land Use



Legend

- Water Bodies
- Section Lines

Roads

- Highway
- County/Local Road
- Unpaved
- Other

Future Land Use

- Agricultural Preservation
- Rural Residential
- Mixed-Use Transition
- Local Business
- General Business
- Industrial
- Resource Conservation
- Not Under County Zoning

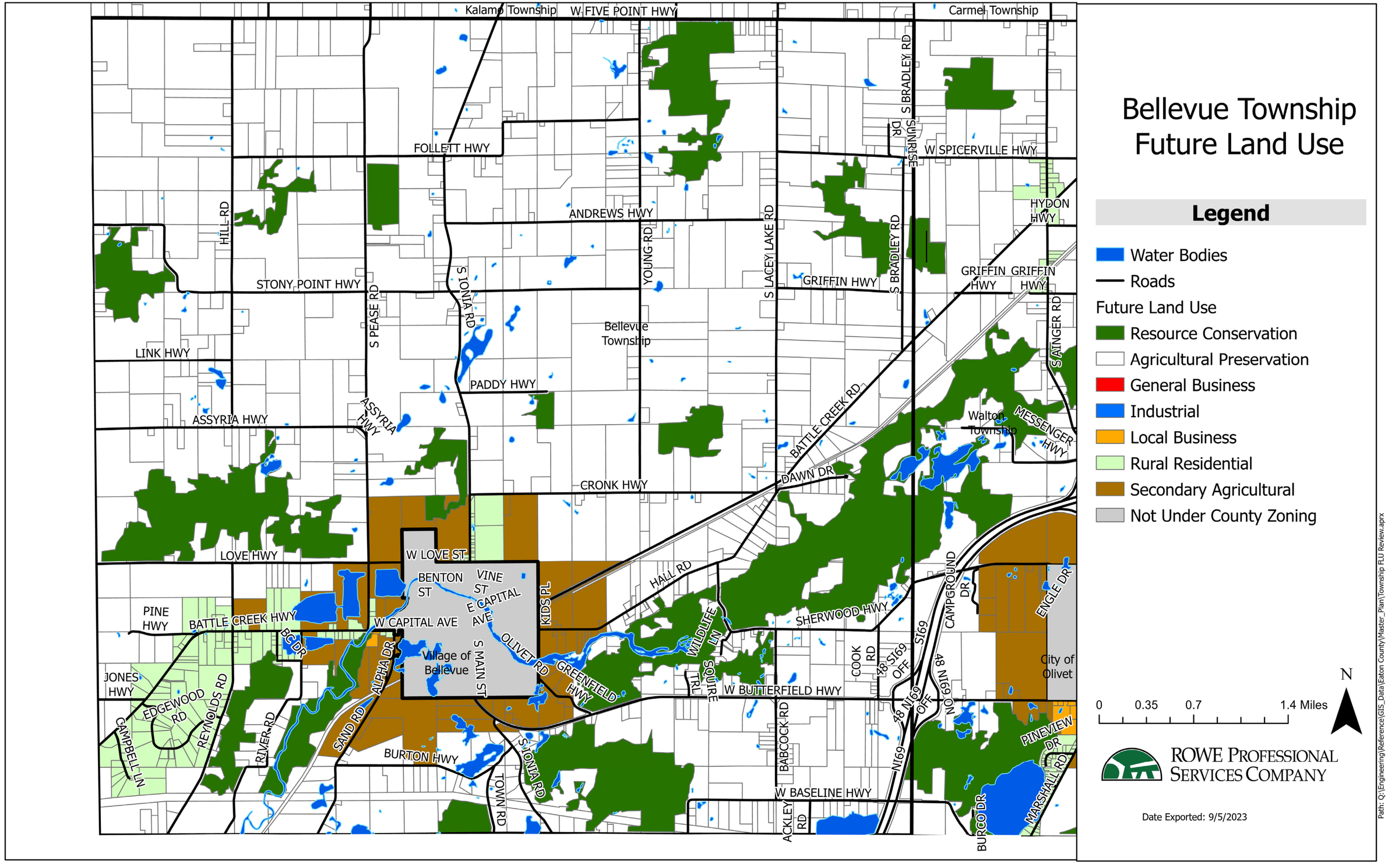
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Bellevue Township Future Land Use

Legend

- Water Bodies
- Roads

Future Land Use

- Resource Conservation
- Agricultural Preservation
- General Business
- Industrial
- Local Business
- Rural Residential
- Secondary Agricultural
- Not Under County Zoning

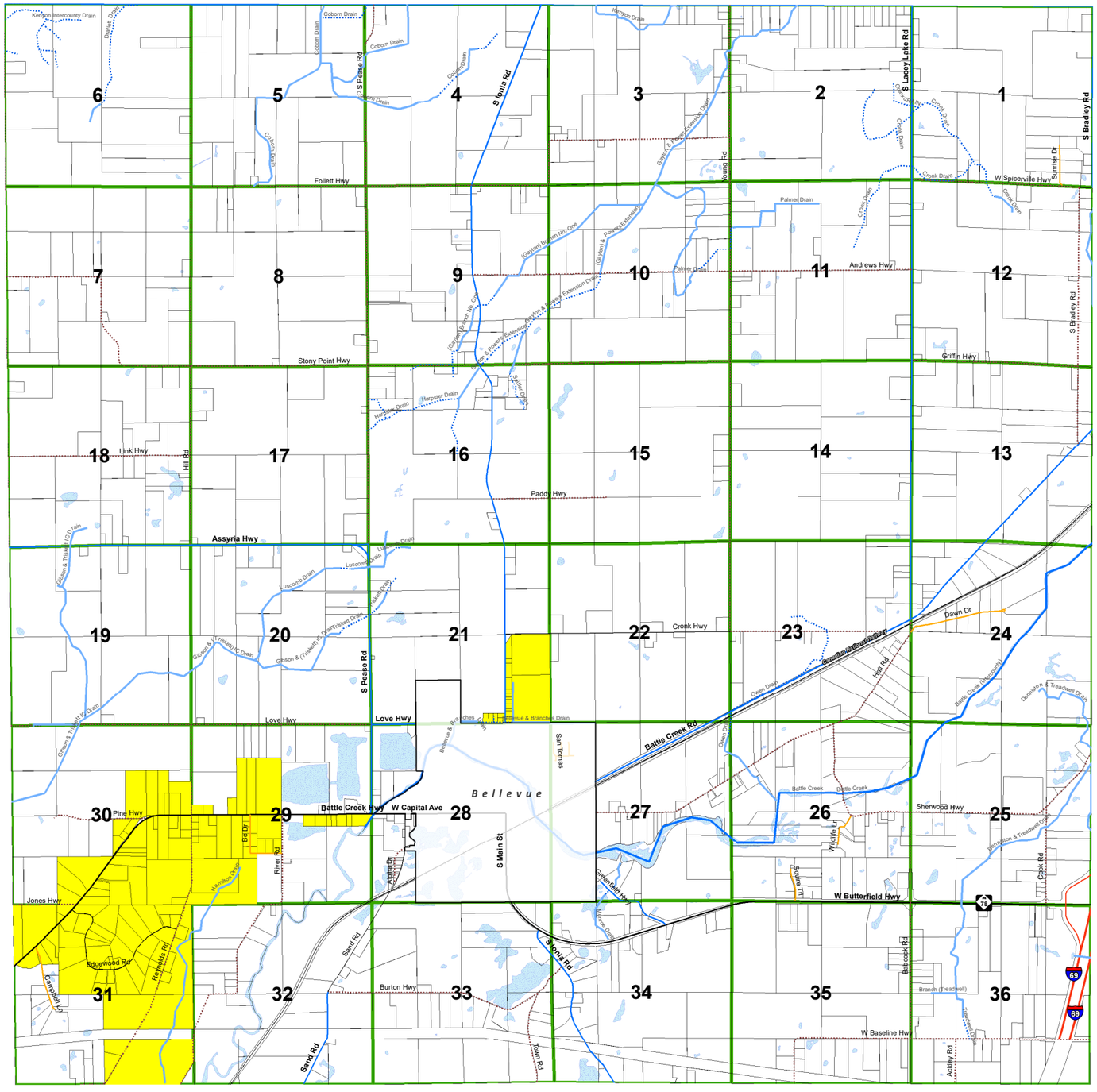
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Eaton County Community Development

Bellevue Township Zoning Map

Zoning

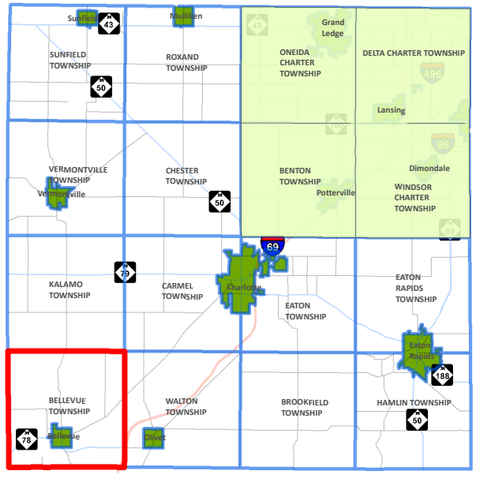
- LA
- R1
- R2
- C1
- C2
- I
- RC

County Drain

- Open Drain
- Tile Drain
- River
- City/Village
- Section Lines
- Waterbodies
- Railroads

Roads

- City
- CLP
- CPP
- Interstate
- Interstate Ramp
- Private
- State
- Unpaved



0 750 1,500 3,000 4,500 6,000 Feet

1 inch = 1,500 feet

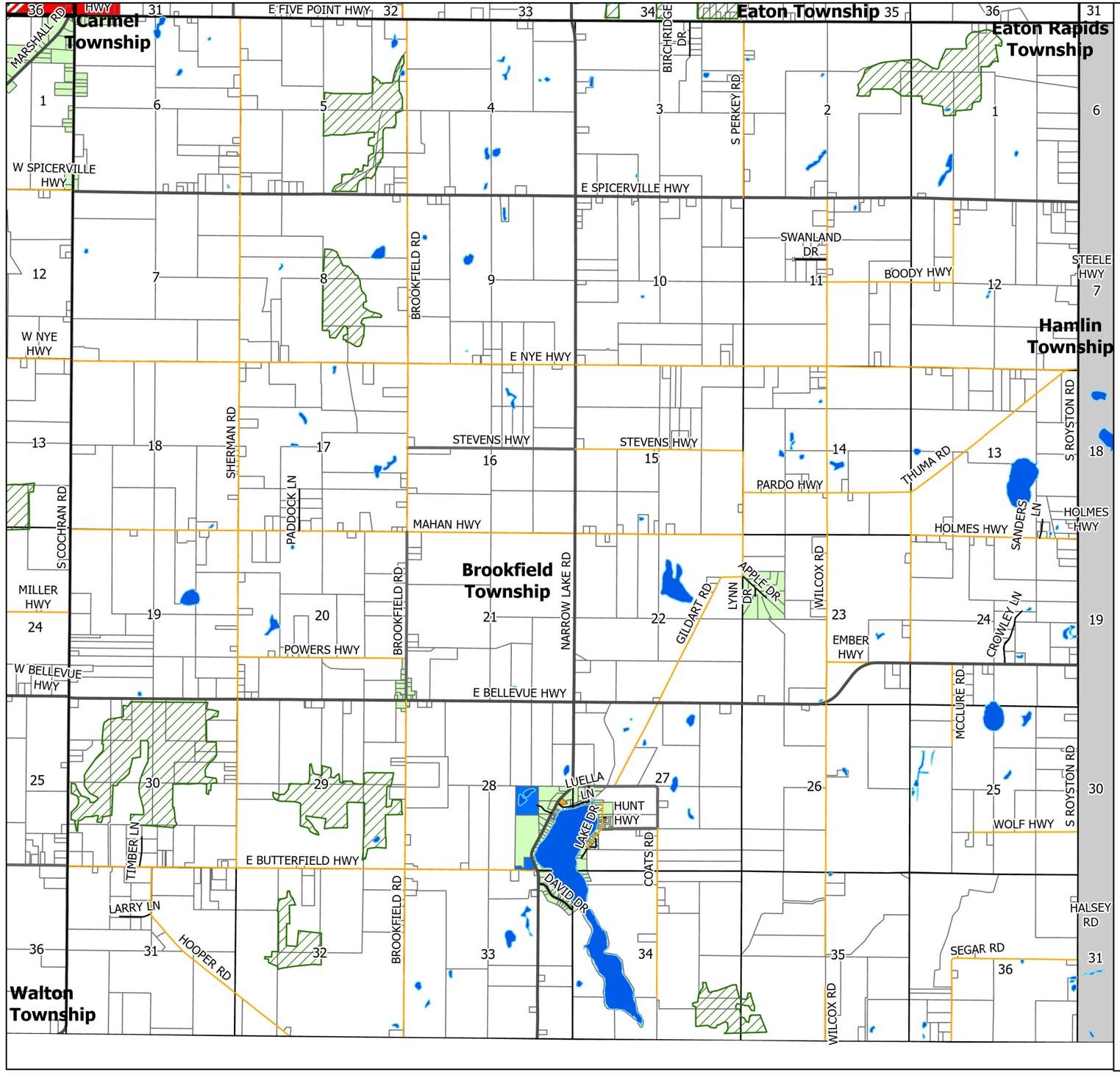
Date Effective:
DATE HERE

Printed:
December 2020

Zoning Records:
Community Development

Data Source:
Eaton County GIS
Eaton County Community Development

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2023 Master Plan Update: Brookfield Township Future Land Use

Legend

- Water Bodies
- Section Lines

Roads

- Highway
- County/Local Road
- Unpaved
- Other

Future Land Use

- Agricultural Preservation
- Rural Residential
- Mixed-Use Transition
- Local Business
- General Business
- Industrial
- Resource Conservation
- Not Under County Zoning

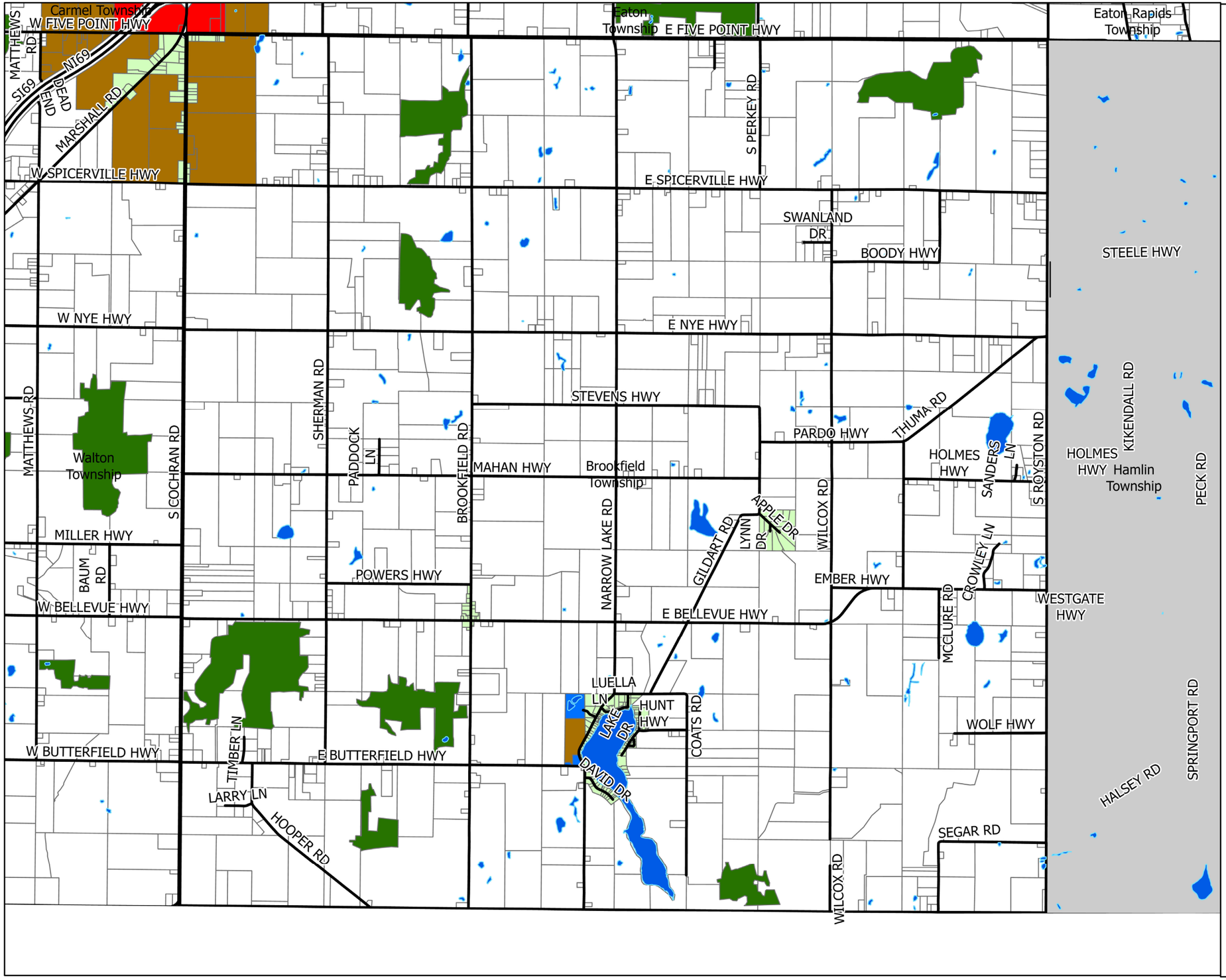
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Brookfield Township Future Land Use

Legend

- Water Bodies
- Roads

Future Land Use

- Resource Conservation
- Agricultural Preservation
- General Business
- Industrial
- Local Business
- Rural Residential
- Secondary Agricultural
- Not Under County Zoning

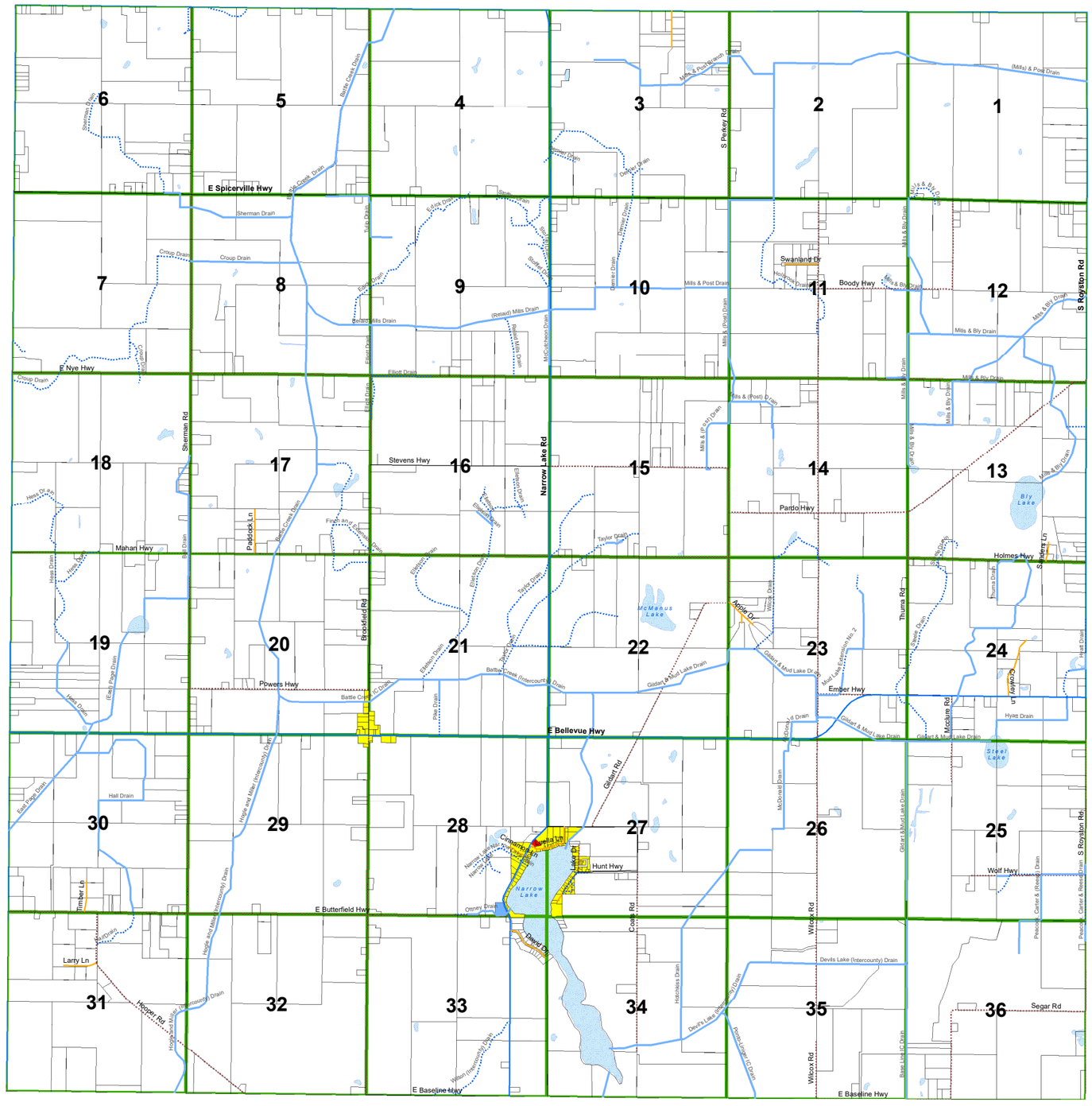
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Date Exported: 9/5/2023

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Eaton County Community Development

Brookfield Township Zoning Map

Zoning

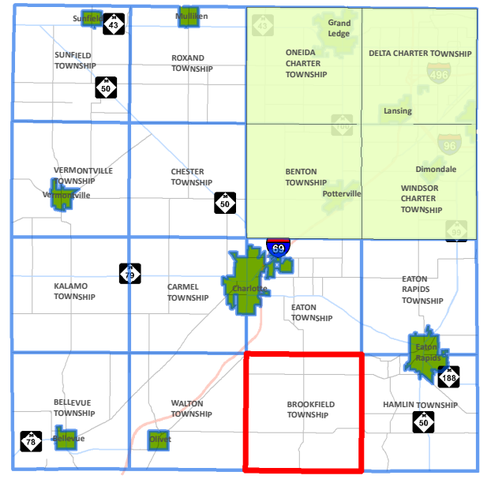
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- C1
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- I
- RC

County Drain

- Open Drain
- Tile Drain
- River
- City/Village
- Section Lines
- Waterbodies
- Railroads

Roads

- City
- CLP
- CPP
- Interstate
- Interstate Ramp
- Private
- State
- Unpaved



0 750 1,500 3,000 4,500 6,000 Feet

1 inch = 1,500 feet

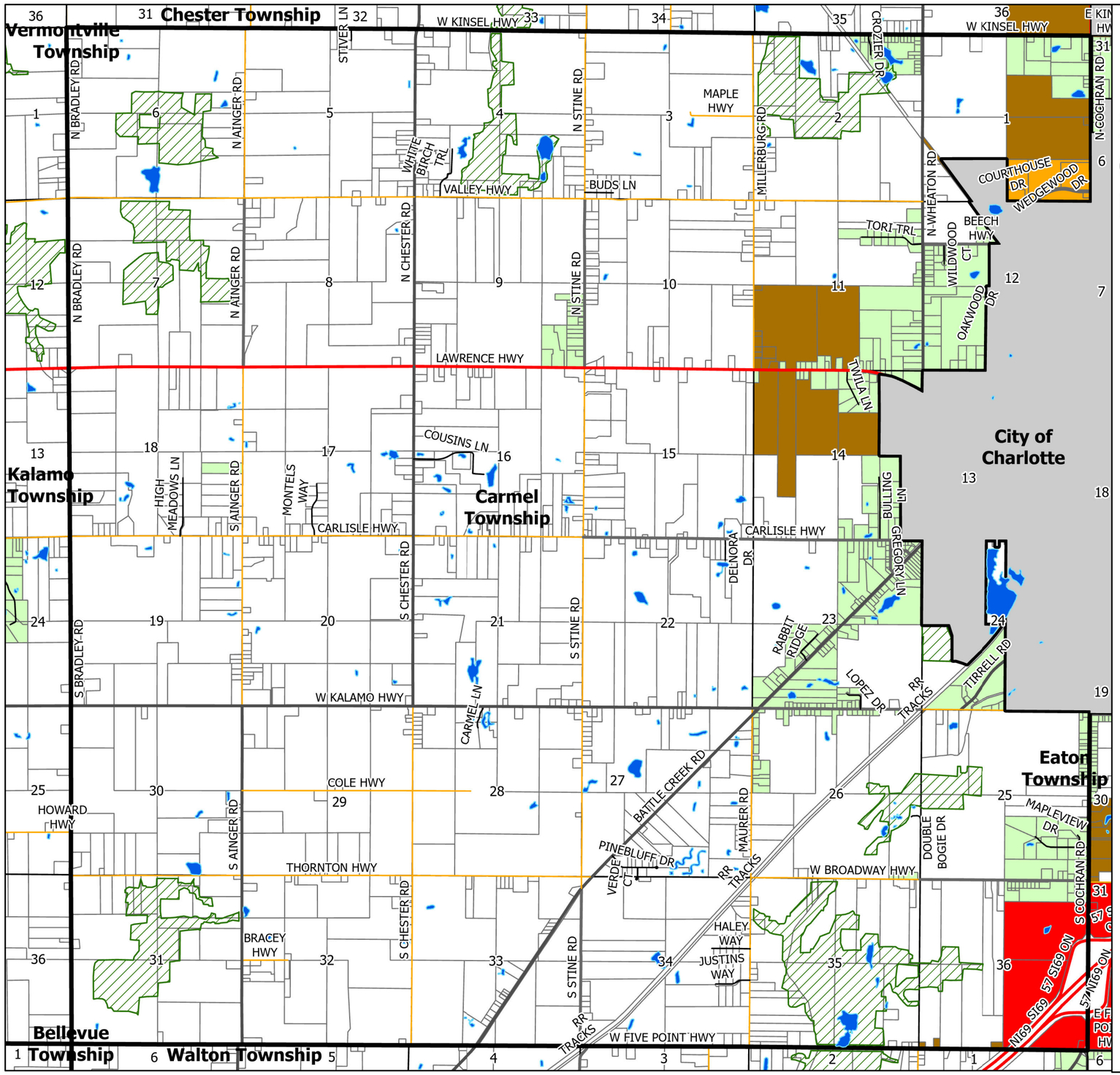
Printed:
December 2020

Zoning Records:
Community Development

Data Source:
Eaton County GIS
Eaton County Community Development

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2023 Master Plan Update: Carmel Township Future Land Use



Legend

- Water Bodies
- Section Lines

Roads

- Highway
- County/Local Road
- Unpaved
- Other

Future Land Use

- Agricultural Preservation
- Rural Residential
- Mixed-Use Transition
- Local Business
- General Business
- Industrial
- Resource Conservation
- Not Under County Zoning

0 0.5 1 2 Miles

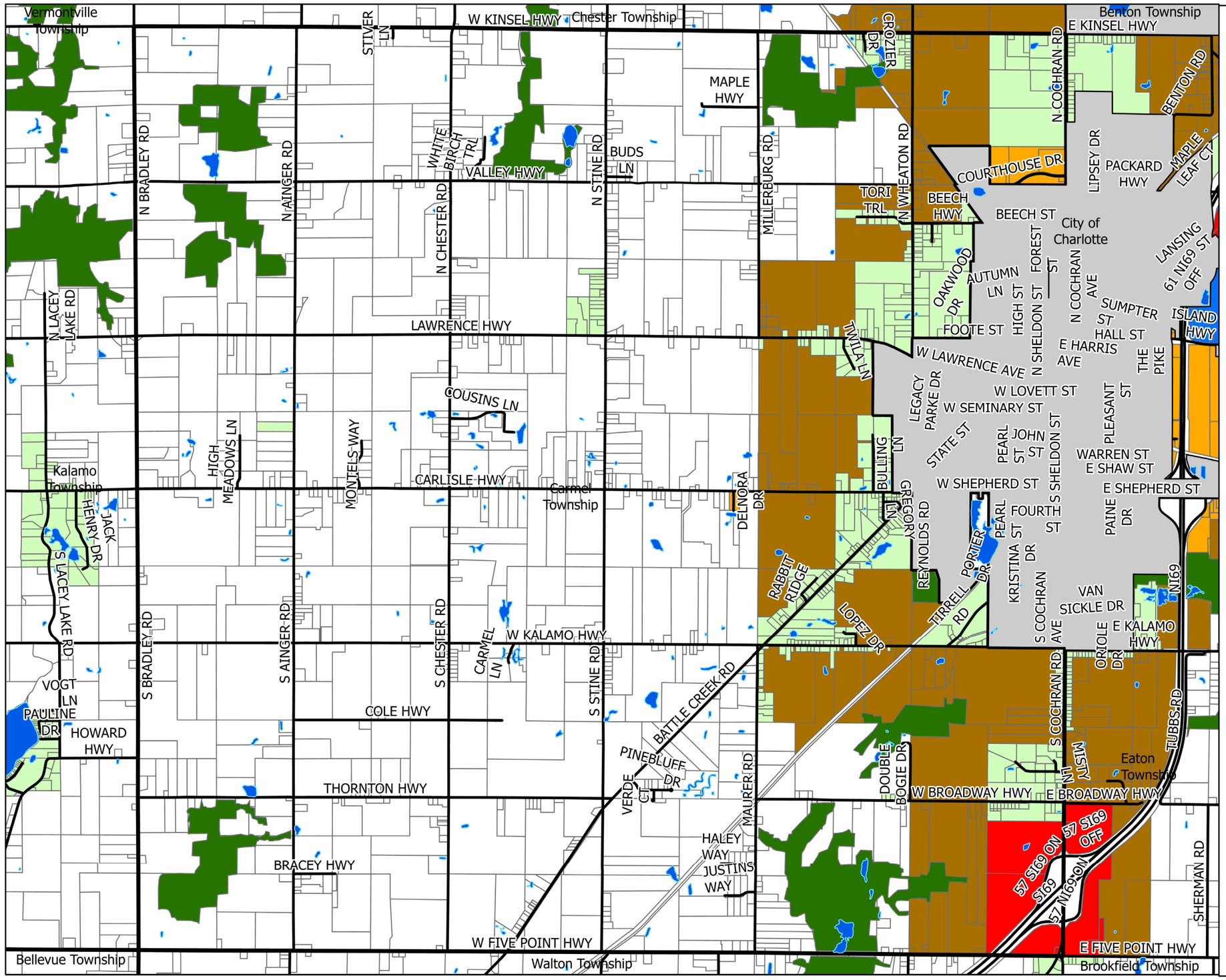
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Carmel Township Future Land Use



Legend

- Water Bodies
- Roads

Future Land Use

- Resource Conservation
- Agricultural Preservation
- General Business
- Industrial
- Local Business
- Rural Residential
- Secondary Agricultural
- Not Under County Zoning

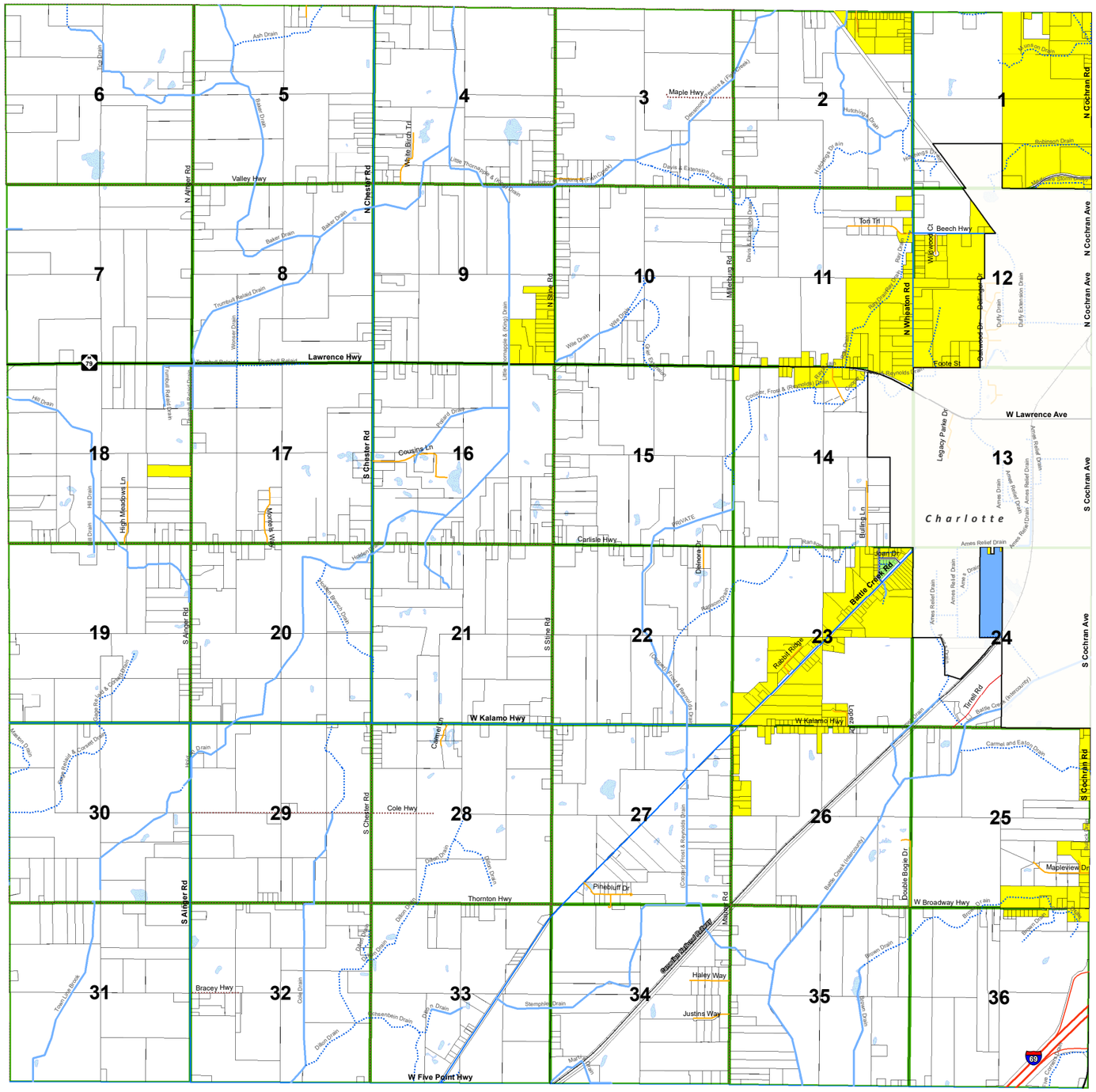
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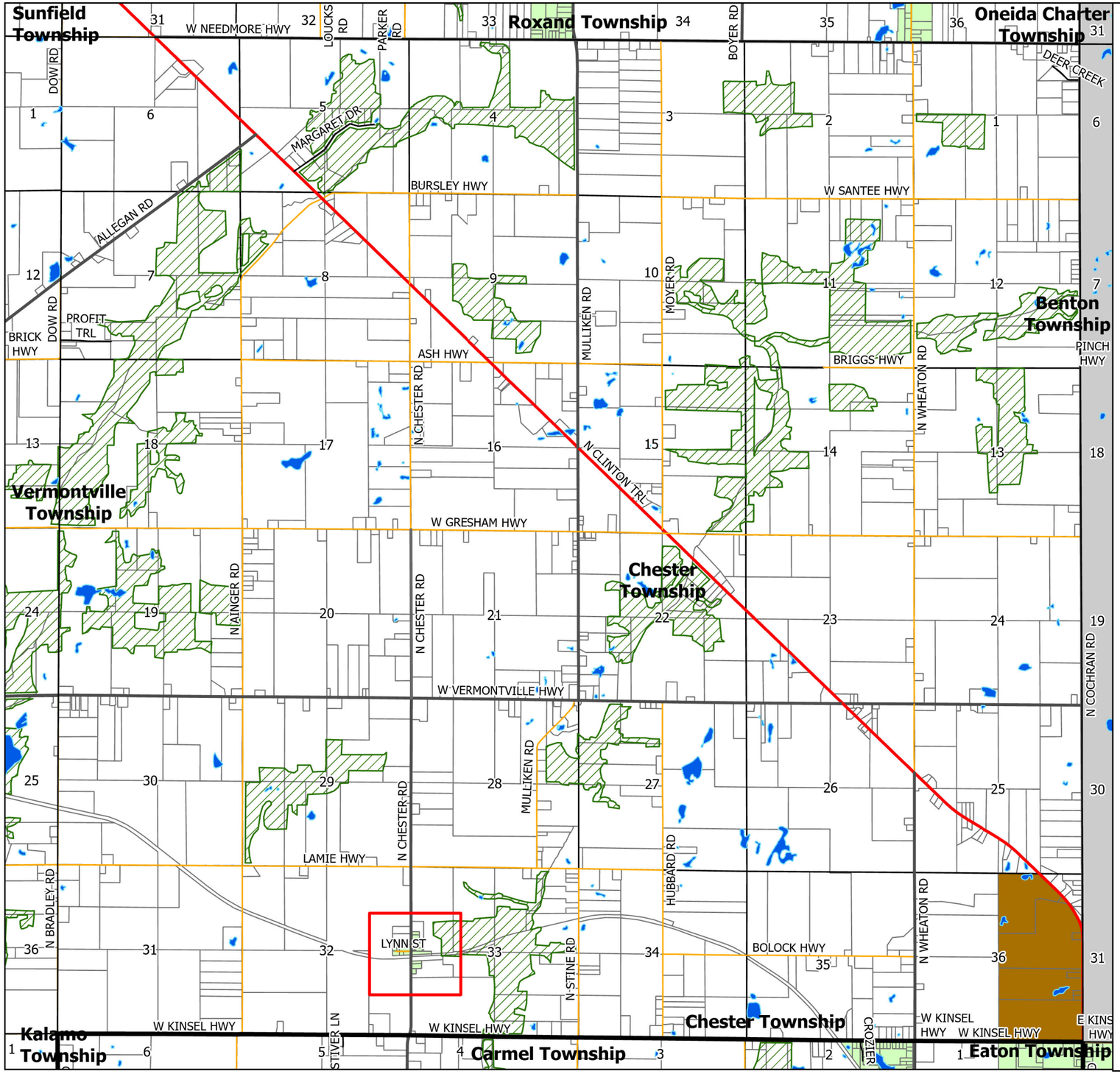
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Valley Hwy
Lawrence Hwy
Maple Hwy
Beech Hwy
Foote St
W Lawrence Ave
Carlisle Hwy
W Kalamo Hwy
Cole Hwy
Thornton Hwy
W Broadway Hwy
Bracey Hwy
W Five Point Hwy
Haley Way
Justins Way
Pinebluff Dr
Mapleview Dr
Tod Trl
Trroll Rd
Cousins Ln
Loomis Dr
Bullins Ln
Dohrera Dr
Legacy Parke Dr
Dollinger Dr
Gatewood Dr
Wildwood
N Cochran Rd
N Cochran Ave
S Cochran Ave
S Cochran Rd
N Whipaton Rd
N Stine Rd
S Stine Rd
N Aldrich Rd
S Aldrich Rd
N Chester Rd
S Chester Rd
Medbury Rd
Maple Rd
Battle Creek Rd
Double Bogie Dr
Charlotte
Ash Drain
Tod Drain
Baker Drain
Tornbull Relief Drain
Wonser Drain
Hill Drain
Potters Drain
Cole Drain
Dillon Drain
Brown Drain
Ames Relief Drain
Rubbisons Drain
Hutchings Drain
Davis & Extension Drain
Wet Drain
Gee Drain
Rabbit Ridge
Carmel and Eaton Drain
Stemphens Drain
Mapleview Drain
Legacy Parke Drain
Duffy Drain
Duffy Extension Drain
Ray Drain
Wet Drain
Ames Relief Drain
Ames Relief Drain
Ames Relief

2023 Master Plan Update: Chester Township Future Land Use



Legend

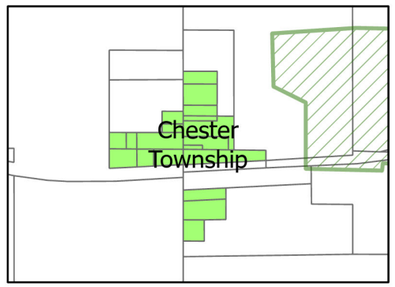
- Water Bodies
- Section Lines

Roads

- Highway
- County/Local Road
- Unpaved
- Other

Future Land Use

- Agricultural Preservation
- Rural Residential
- Mixed-Use Transition
- Local Business
- General Business
- Industrial
- Resource Conservation
- Not Under County Zoning



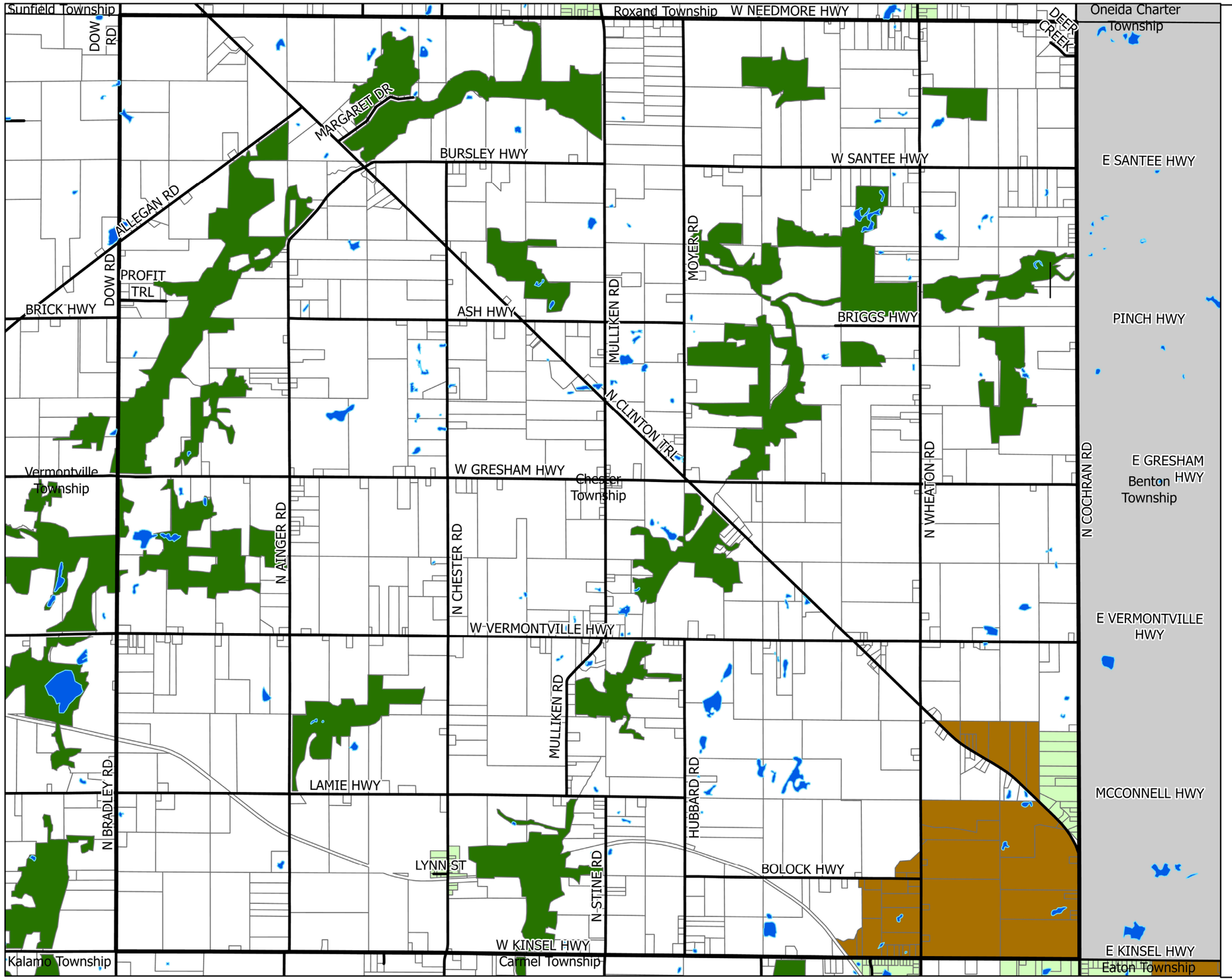
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Chester Township Future Land Use

Legend

- Water Bodies
- Roads

Future Land Use

- Resource Conservation
- Agricultural Preservation
- General Business
- Industrial
- Local Business
- Rural Residential
- Secondary Agricultural
- Not Under County Zoning

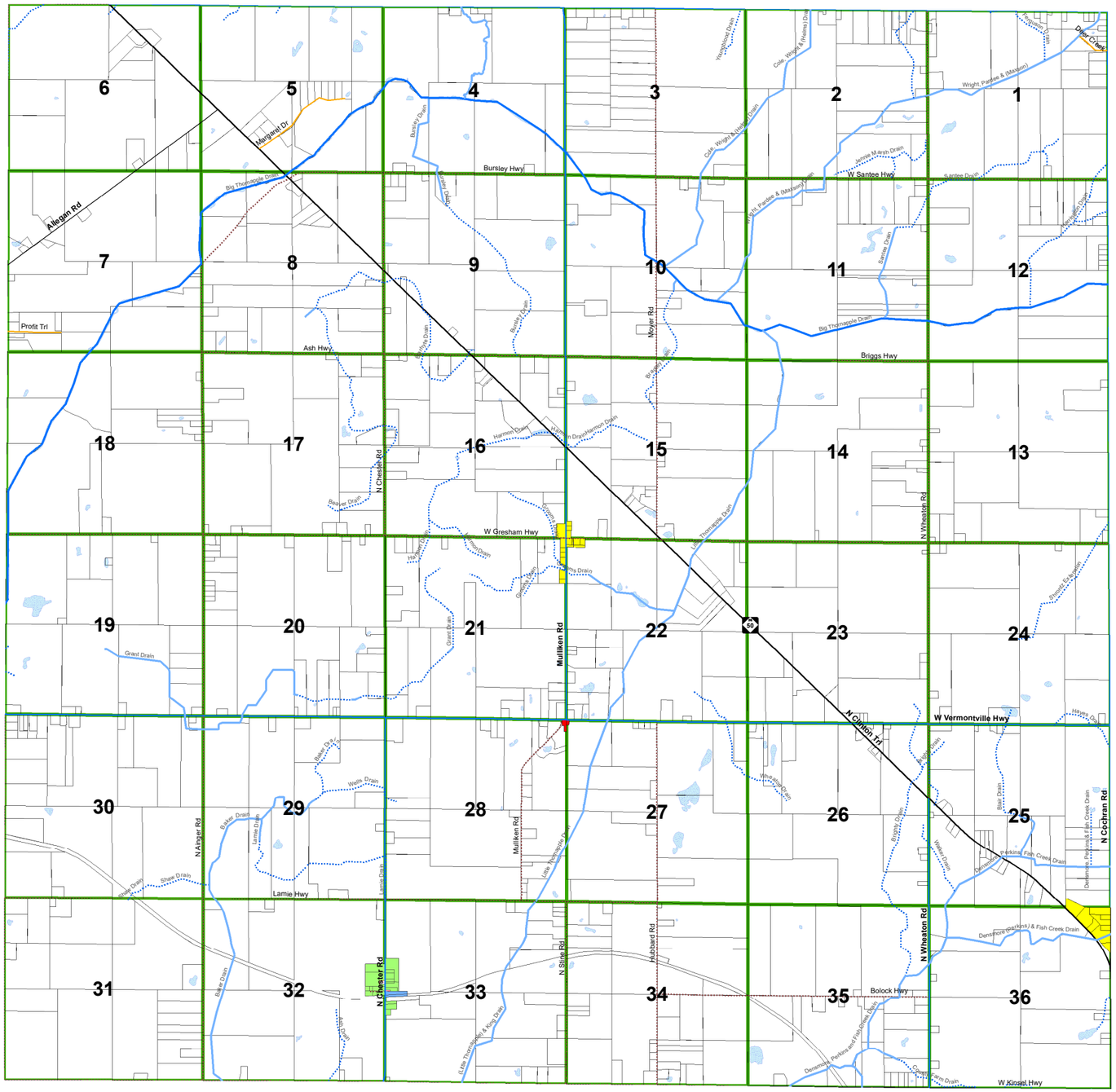
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0 0.35 0.7 1.4 Miles

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Eaton County Community Development

Chester Township Zoning Map

Zoning

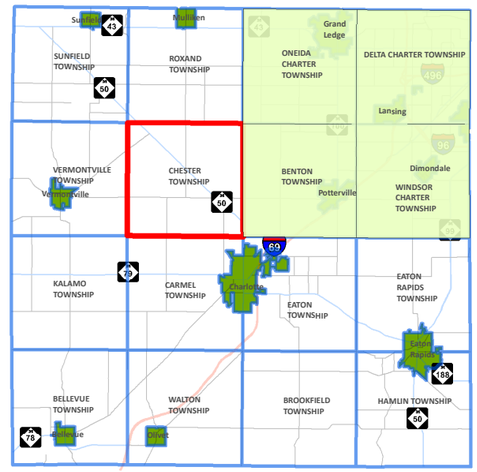
- LA
- R1
- R2
- C1
- C2
- I
- RC

County Drain

- Open Drain
- Tile Drain
- River
- City/Village
- Section Lines
- Waterbodies
- Railroads

Roads

- City
- CLP
- CPP
- Interstate
- Interstate Ramp
- Private
- State
- Unpaved



0 750 1,500 3,000 4,500 6,000 Feet

1 inch = 1,500 feet

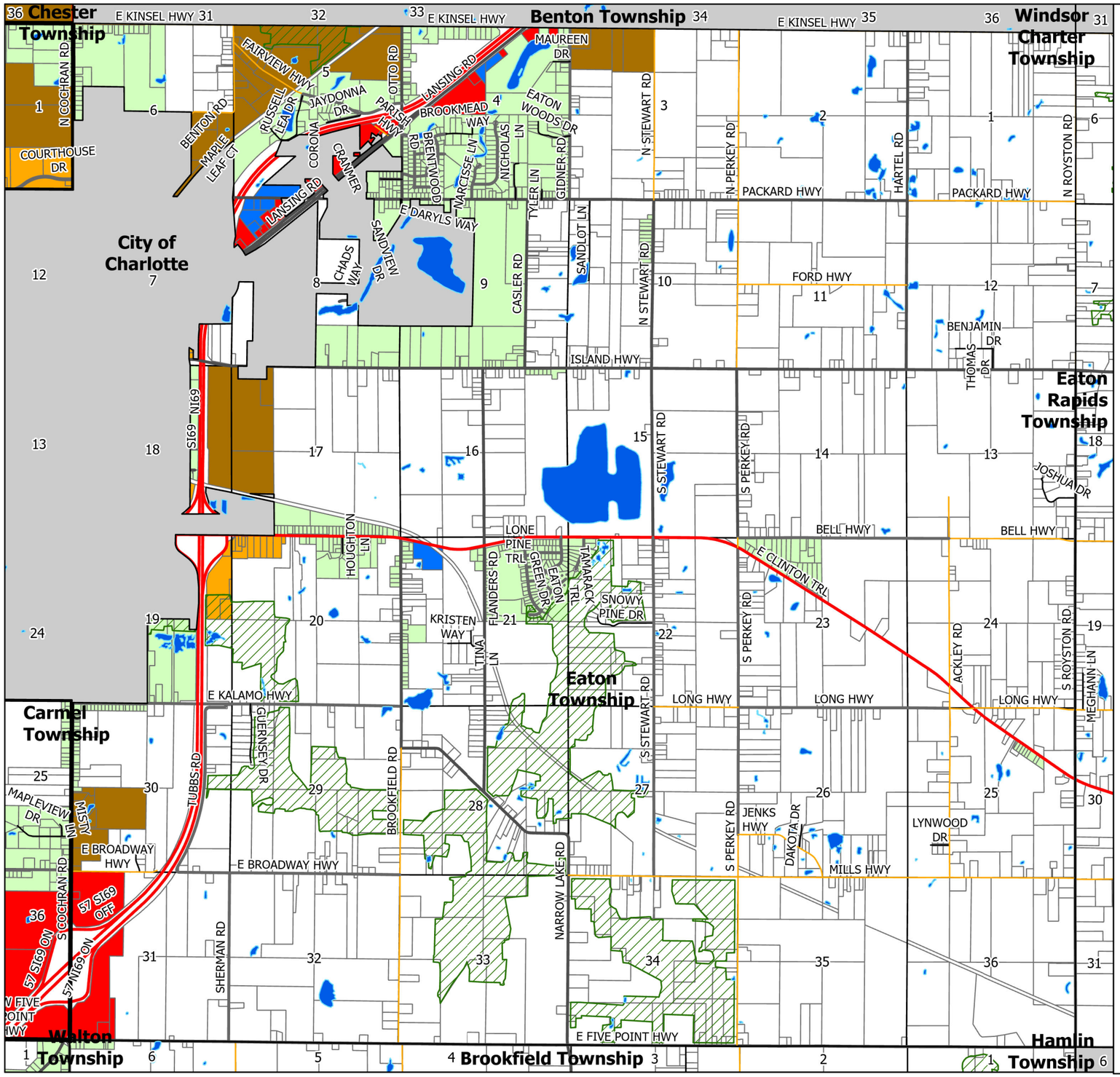
Printed:
December 2020

Zoning Records:
Community Development

Data Source:
Eaton County GIS
Eaton County Community Development

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2023 Master Plan Update: Eaton Township Future Land Use



Legend

- Water Bodies
- Section Lines

Roads

- Highway
- County/Local Road
- Unpaved
- Other

Future Land Use

- Agricultural Preservation
- Rural Residential
- Mixed-Use Transition
- Local Business
- General Business
- Industrial
- Resource Conservation
- Not Under County Zoning

0 0.5 1 2 Miles

N

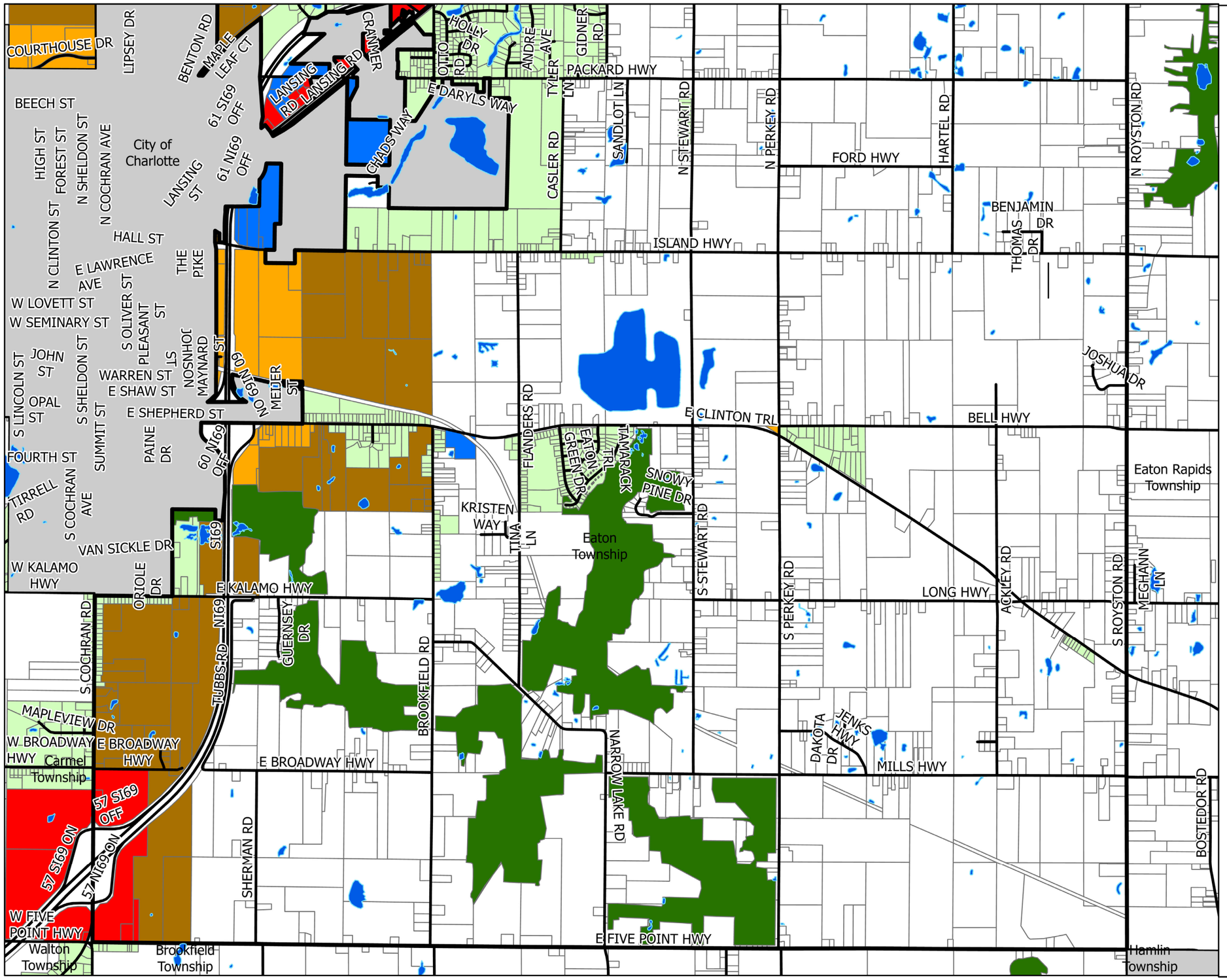
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Eaton County Master Plan

Eaton Township Future Land Use



Legend

- Water Bodies
- Roads

Future Land Use

- Resource Conservation
- Agricultural Preservation
- General Business
- Industrial
- Local Business
- Rural Residential
- Secondary Agricultural
- Not Under County Zoning

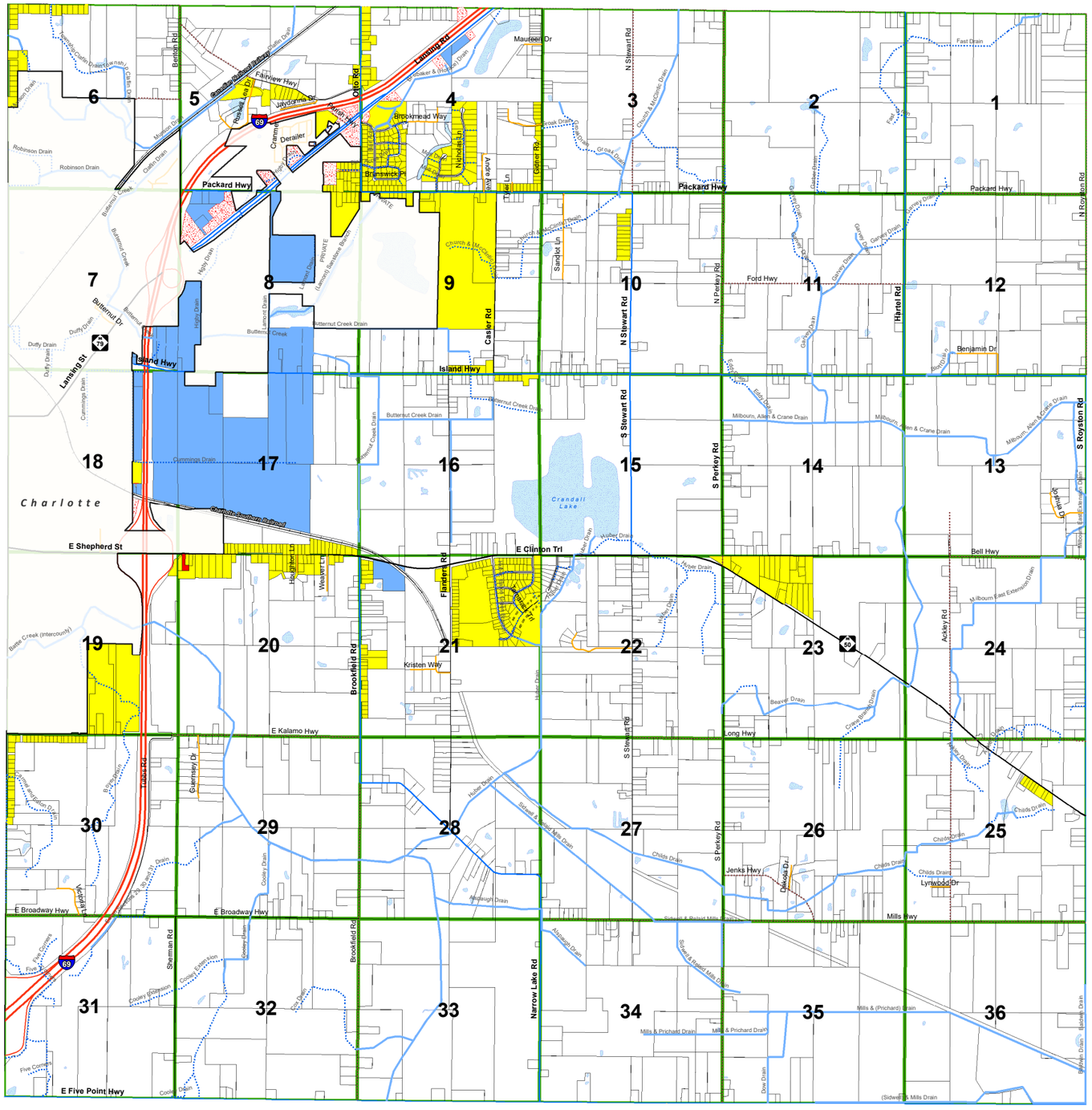
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Eaton County Community Development

Eaton Township Zoning Map

Zoning

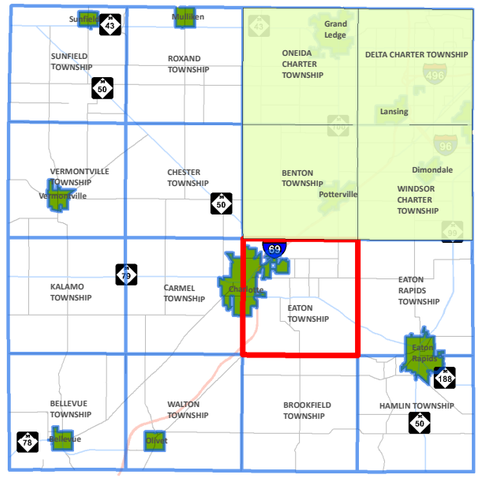
- LA
- R1
- R2
- C1
- C2
- I
- RC

County Drain

- Open Drain
- Tile Drain
- River
- City/Village
- Section Lines
- Waterbodies
- Railroads

Roads

- City
- CLP
- CPP
- Interstate
- Interstate Ramp
- Private
- State
- Unpaved



0 7501,500 3,000 4,500 6,000 Feet

1 inch = 1,500 feet

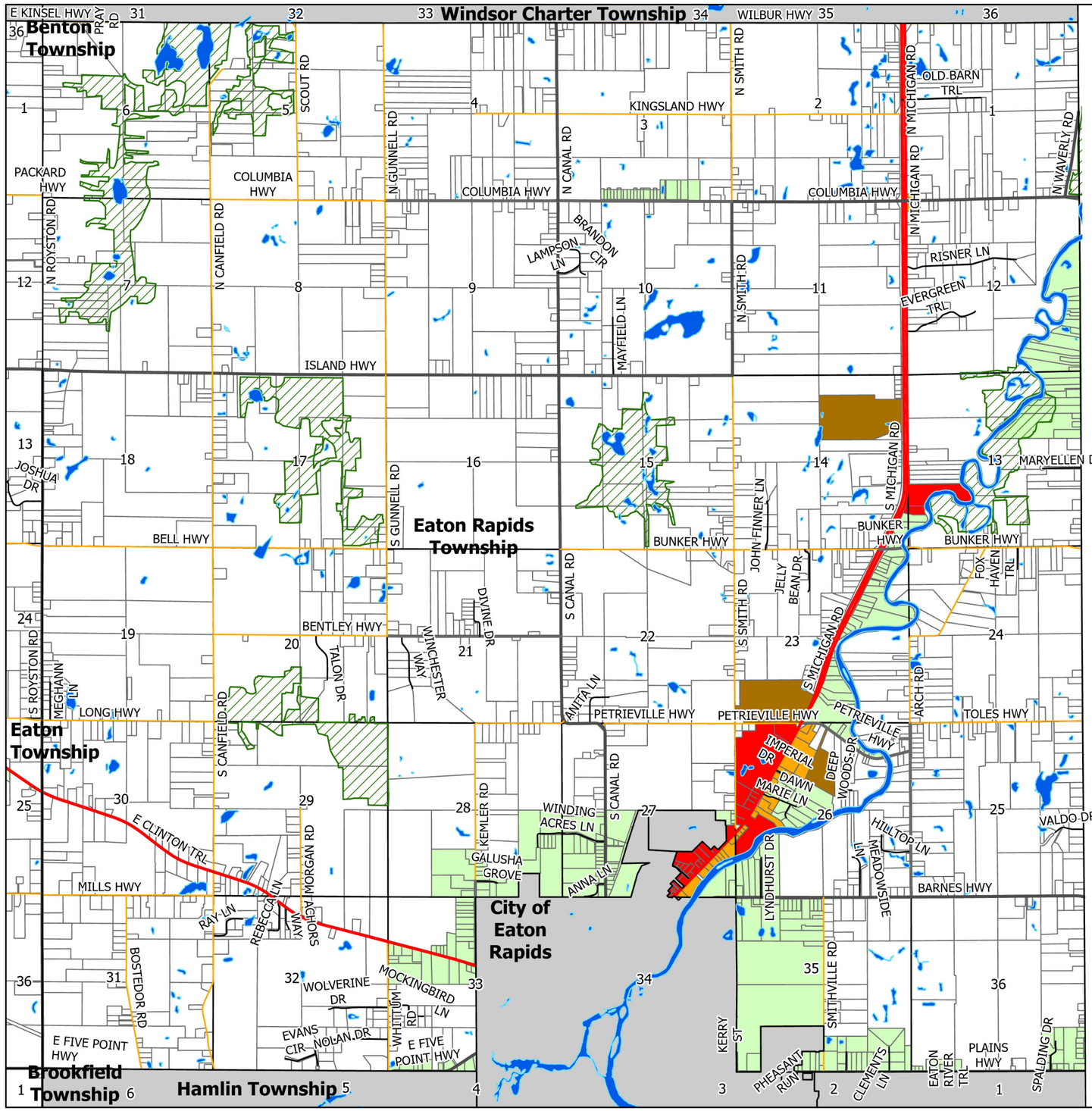
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Zoning Records:
Community Development

Data Source:
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Eaton County Community Development

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2023 Master Plan Update: Eaton Rapids Township Future Land Use



Legend

- Water Bodies
- Section Lines

Roads

- Highway
- County/Local Road
- Unpaved
- Other

Future Land Use

- Agricultural Preservation
- Rural Residential
- Mixed-Use Transition
- Local Business
- General Business
- Industrial
- Resource Conservation
- Not Under County Zoning

0 0.5 1 2 Miles

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ROWE PROFESSIONAL SERVICES COMPANY

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Eaton Rapids Township Future Land Use

Legend

- Water Bodies
- Roads

Future Land Use

- Resource Conservation
- Agricultural Preservation
- General Business
- Industrial
- Local Business
- Rural Residential
- Secondary Agricultural
- Not Under County Zoning

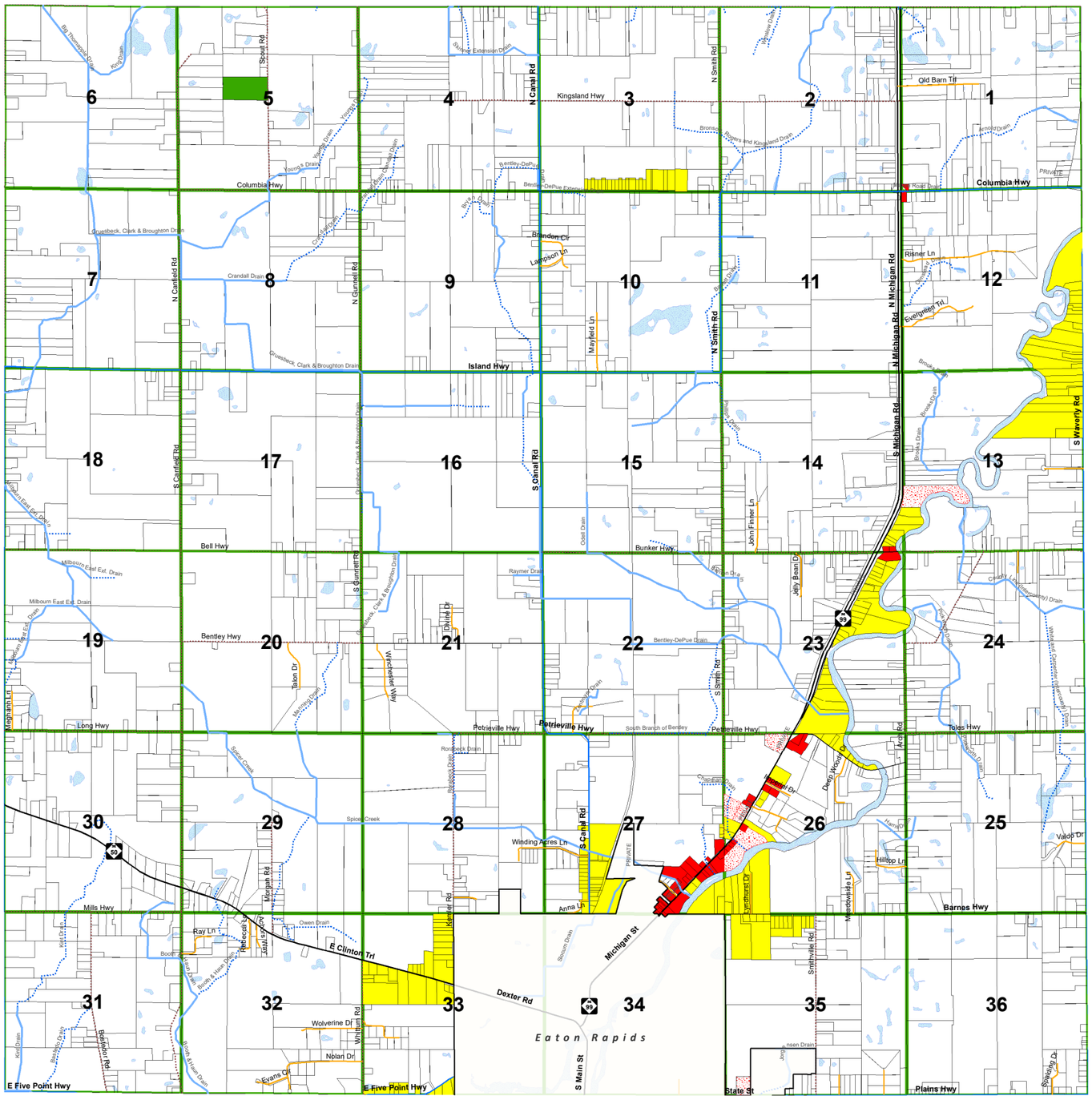
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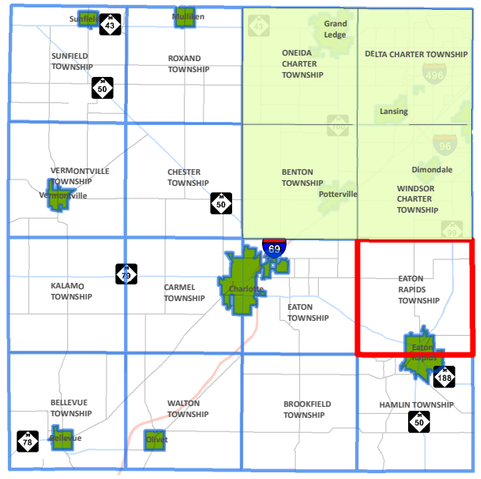
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Eaton County Community Development

Eaton Rapids Township Zoning Map

Zoning		County Drain		Roads	
	LA		Open Drain		City
	R1		Tile Drain		CLP
	R2		River		CPP
	C1		City/Village		Interstate
	C2		Section Lines		Interstate Ramp
	I		Waterbodies		Private
	RC		Railroads		State
					Unpaved



0 750 1,500 3,000 4,500 6,000 Feet

1 inch = 1,500 feet

Printed:
December 2020

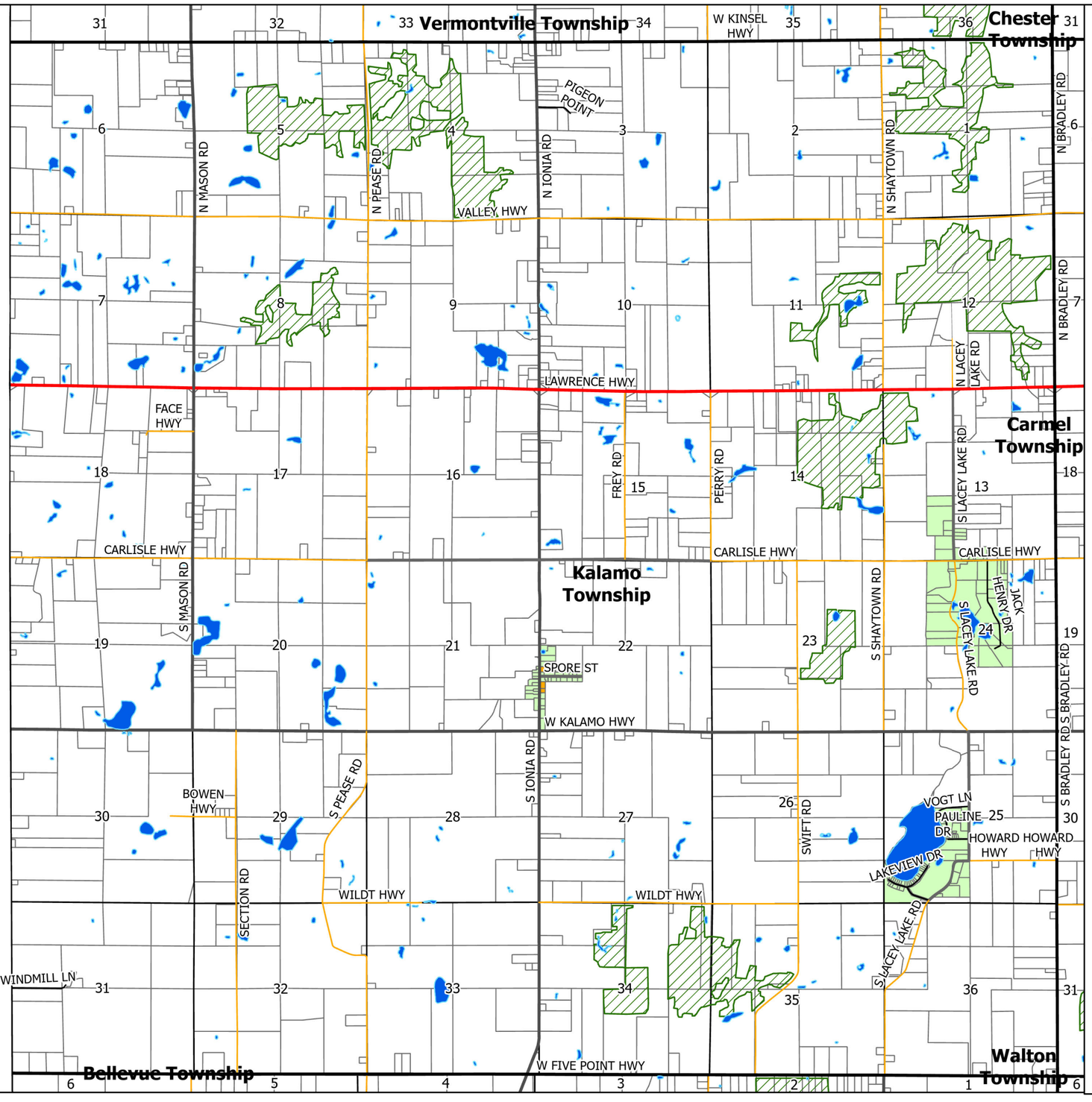
Zoning Records:
Community Development

Data Source:
Eaton County GIS
Eaton County Community Development

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2023 Master Plan Update: Kalamo Township Future Land Use



Legend

- Water Bodies
- Section Lines

Roads

- Highway
- County/Local Road
- Unpaved
- Other

Future Land Use

- Agricultural Preservation
- Rural Residential
- Mixed-Use Transition
- Local Business
- General Business
- Industrial
- Resource Conservation
- Not Under County Zoning

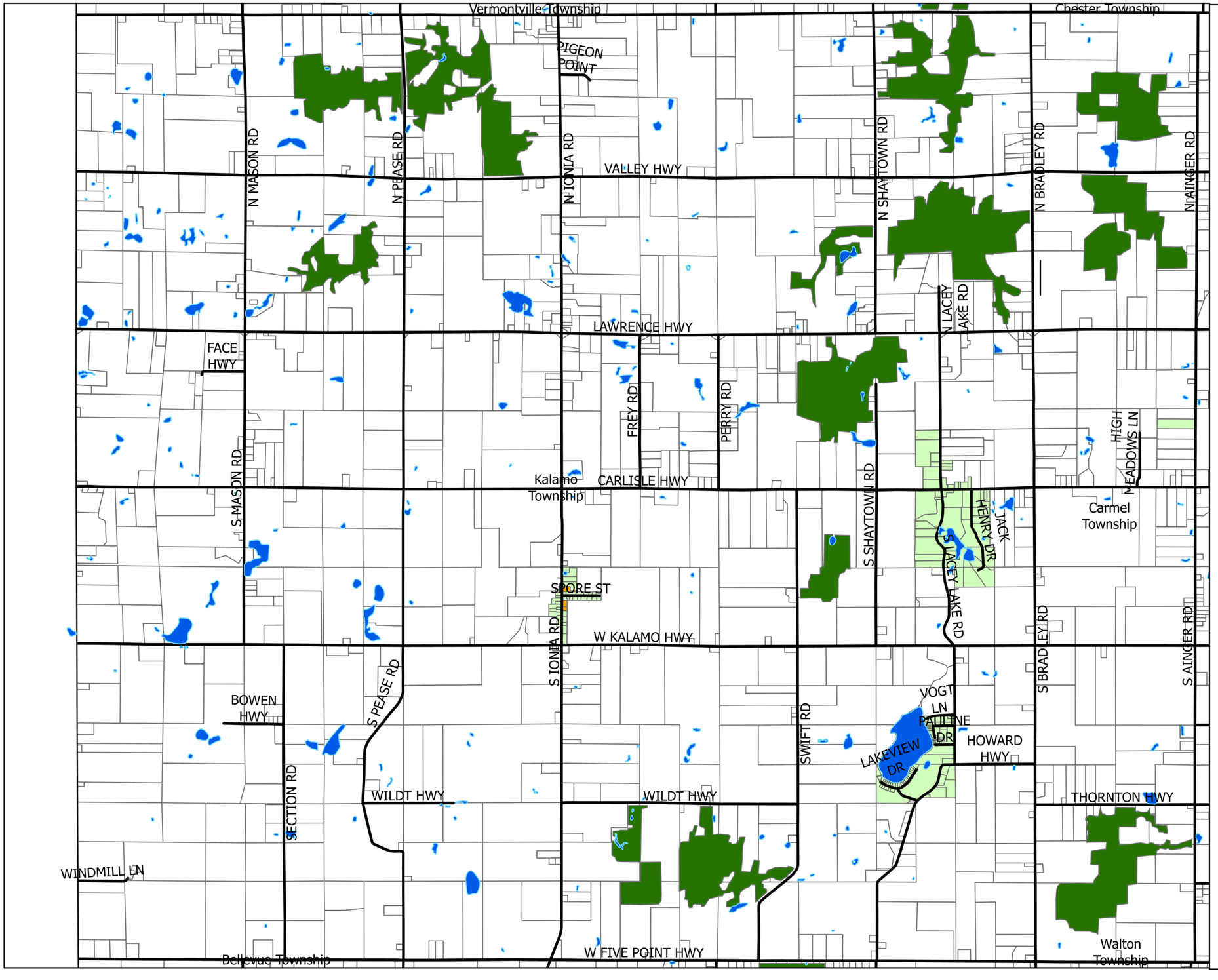
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Kalamo Township Future Land Use

Legend

- Water Bodies
- Roads

Future Land Use

- Resource Conservation
- Agricultural Preservation
- General Business
- Industrial
- Local Business
- Rural Residential
- Secondary Agricultural
- Not Under County Zoning

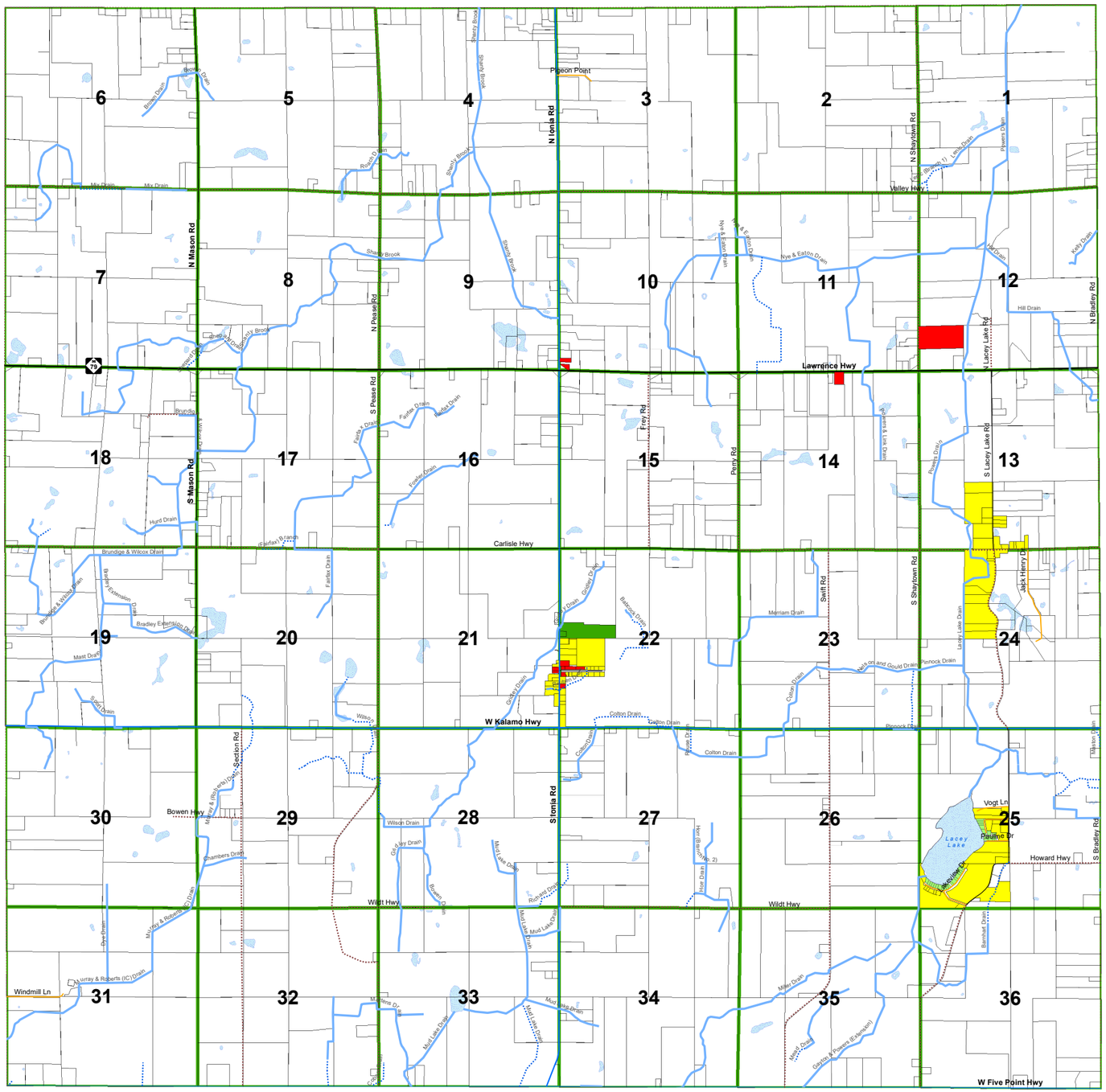
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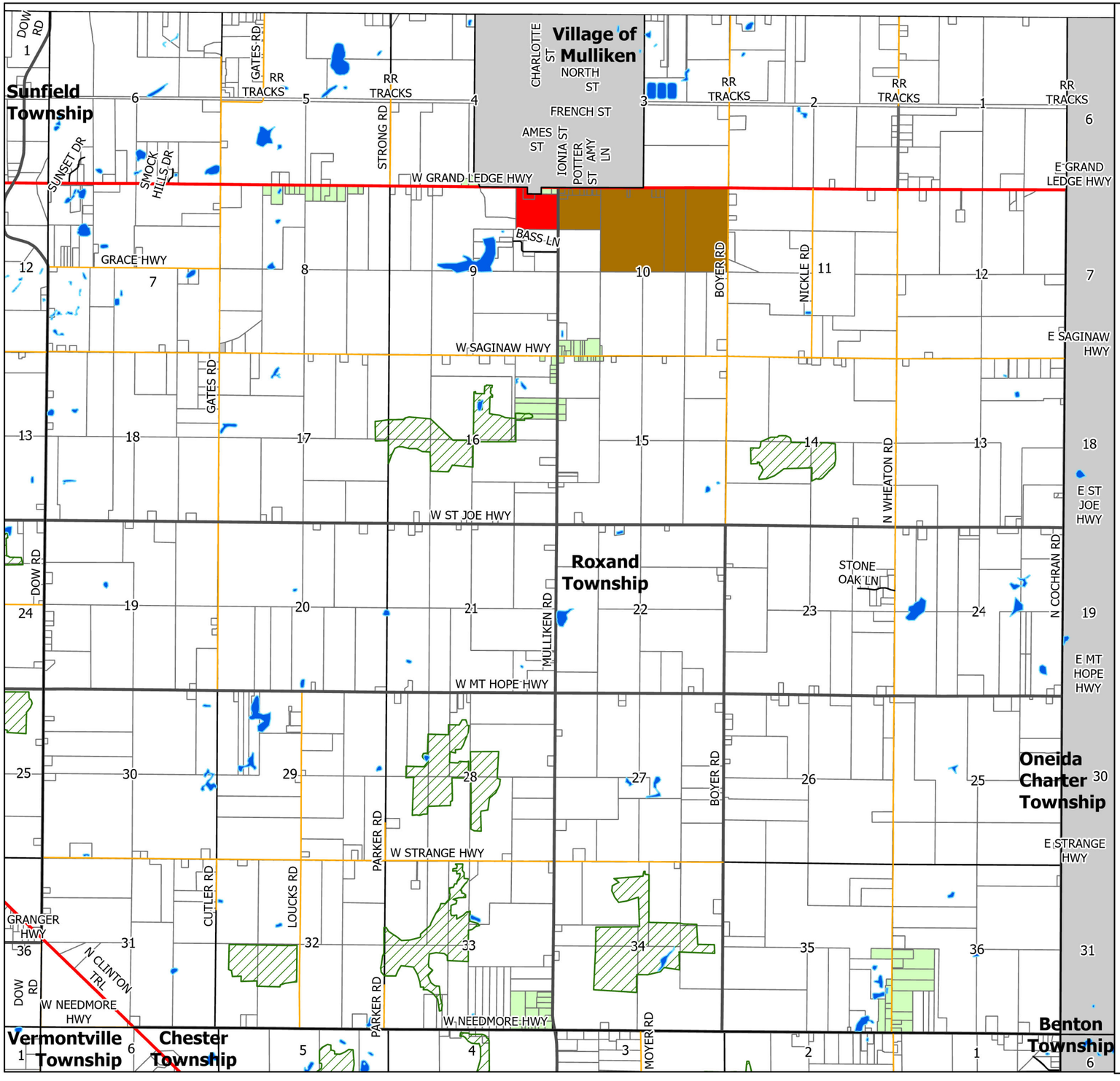
ROWE PROFESSIONAL SERVICES COMPANY

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N Mason Rd
S Mason Rd
N Pease Rd
S Pease Rd
N Ionia Rd
Stonia Rd
N Shaytown Rd
S Shaytown Rd
N Bradley Rd
S Bradley Rd
N Lacey Lake Rd
S Lacey Lake Rd
Section Rd
Frey Rd
Perry Rd
Swift Rd
Pigeon Point
Valley Hwy
Lawrence Hwy
Carlisle Hwy
W Kalamo Hwy
Bowen Hwy
Wildt Hwy
Howard Hwy
W Five Point Hwy
Windmill Ln
Vogt Ln
Pauline Dr
Lacey Lake
Shanty Brook
Nye & Eaton Drain
Hill Drain
Kelly Drain
Powers Drain
Lacey Lake Drain
Jack Henry Dr
Hurd Drain
Brundige & Wilcox Drain
Bradley Eaton (Kalamo) Drain
Mast Drain
Swift Drain
Fairfax Drain
Gridley Drain
Barnhart Drain
Merriam Drain
Colton Drain
Pinnock Drain
Wilsch Drain
Mud Lake Drain
Miller Drain
Meloy Drain
Gordon & Powers (Kalamo) Drain
Murray & Roberts (IC) Drain
Dye Drain
Chambers Drain
Brundige & Wilcox (Mortenson) Drain
Murray & Roberts (Mortenson) Drain
Fairfax Drain
Forbes A Drain
Forbes Drain
Fairfax D Drain
Ledger Drain
Roland D Drain
Bowen Drain
Gridley Drain
Barnhart Drain
Hoar Drain (Branch 2)
Mud Lake Drain (Br. 2)
Mud Lake Drain (Br. 3)
Mud Lake Drain (Br. 4)
Mud Lake Drain (Br. 5)
Mud Lake Drain (Br. 6)
Mud Lake Drain (Br. 7)
Mud Lake Drain (Br. 8)
Mud Lake Drain (Br. 9)
Mud Lake Drain (Br.

2023 Master Plan Update: Roxand Township Future Land Use



Legend

- Water Bodies
- Section Lines

Roads

- Highway
- County/Local Road
- Unpaved
- Other

Future Land Use

- Agricultural Preservation
- Rural Residential
- Mixed-Use Transition
- Local Business
- General Business
- Industrial
- Resource Conservation
- Not Under County Zoning

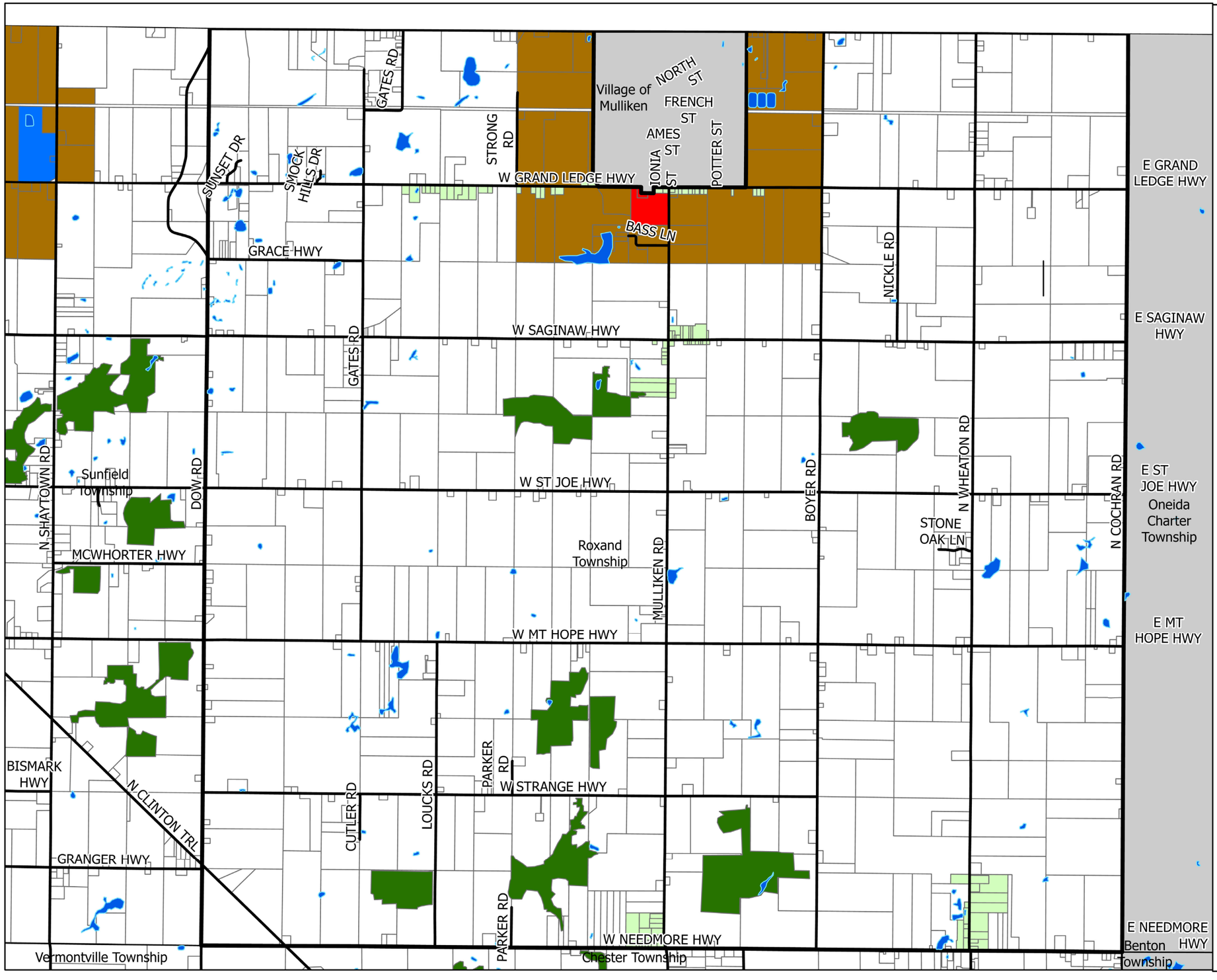
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Roxand Township Future Land Use

Legend

- Water Bodies
- Roads

Future Land Use

- Resource Conservation
- Agricultural Preservation
- General Business
- Industrial
- Local Business
- Rural Residential
- Secondary Agricultural
- Not Under County Zoning

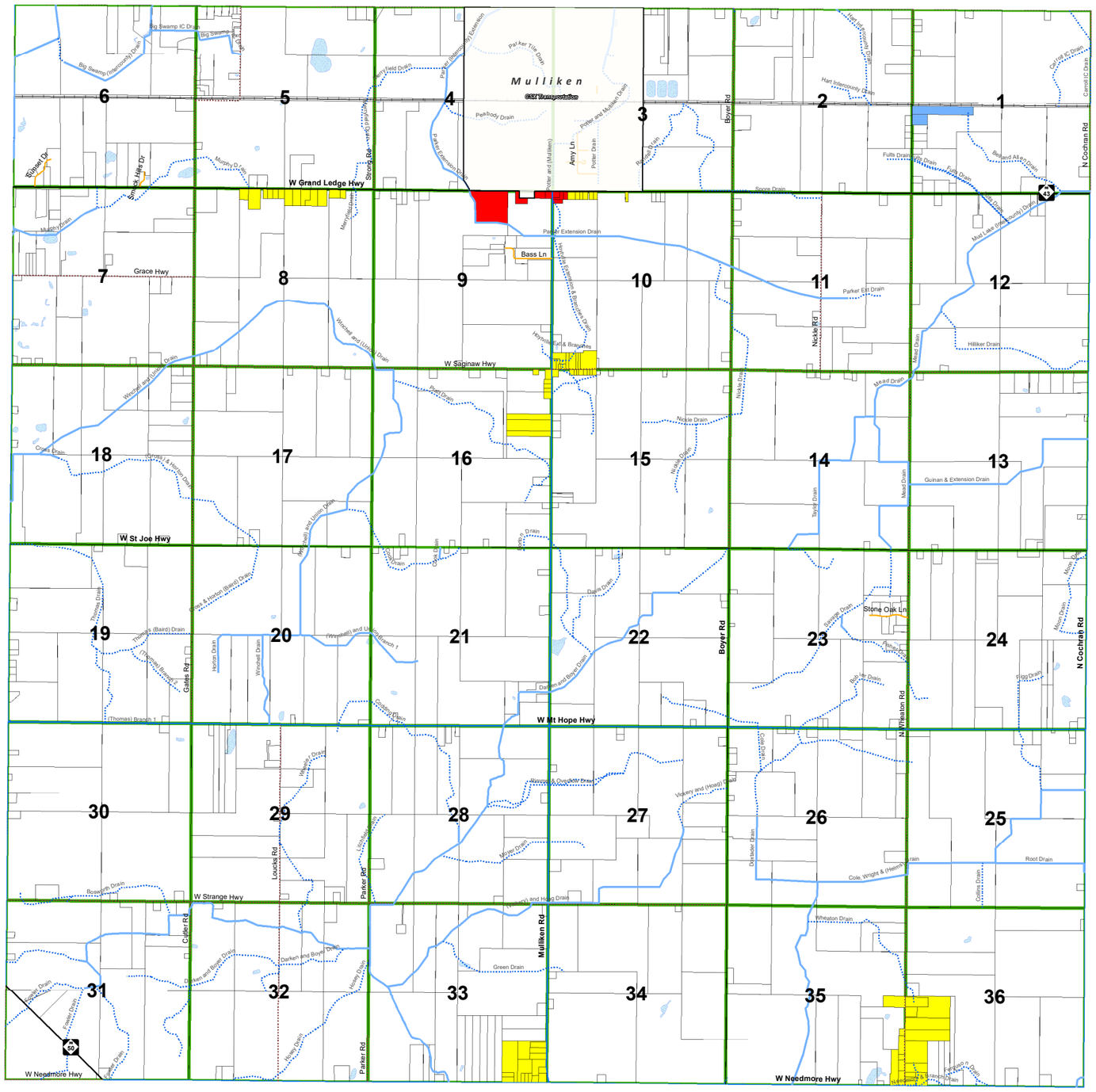
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0 0.35 0.7 1.4 Miles

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Eaton County Community Development

Roxand Township Zoning Map

Zoning

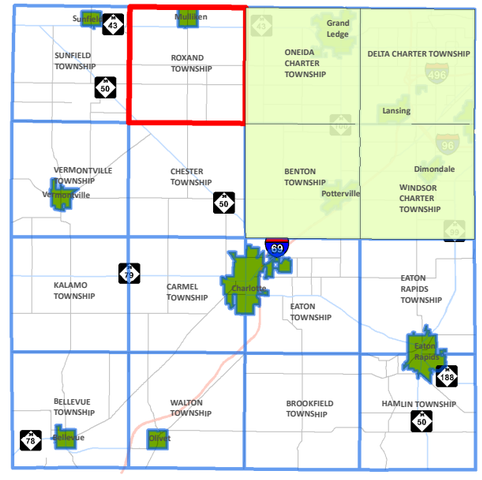
- LA
- R1
- R2
- C1
- C2
- I
- RC

County Drain

- Open Drain
- Tile Drain
- River
- City/Village
- Section Lines
- Waterbodies
- Railroads

Roads

- City
- CLP
- CPP
- Interstate
- Interstate Ramp
- Private
- State
- Unpaved



0 750 1,500 3,000 4,500 6,000 Feet

1 inch = 1,500 feet

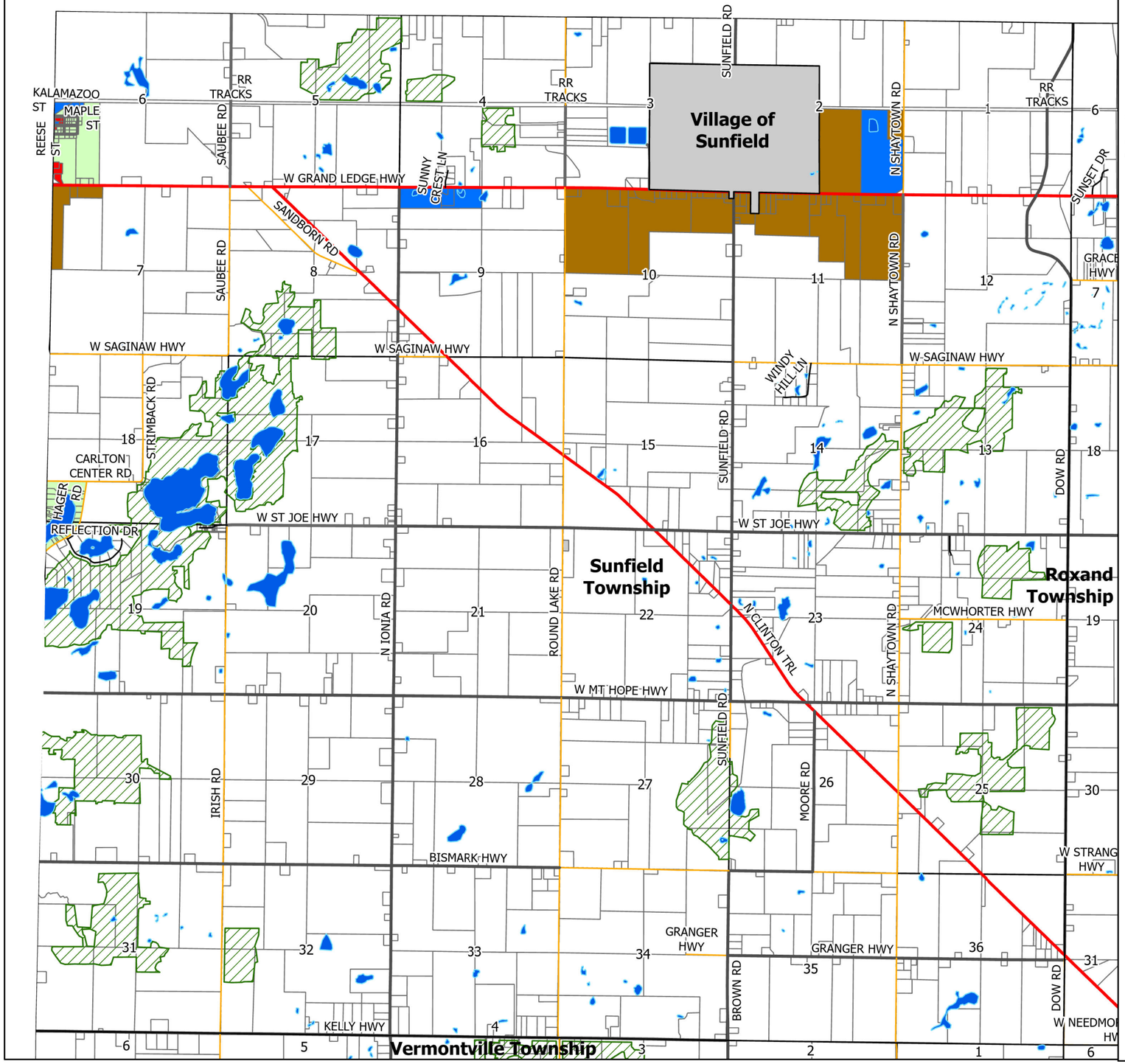
Printed:
December 2020

Zoning Records:
Community Development

Data Source:
Eaton County GIS
Eaton County Community Development

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2023 Master Plan Update: Sunfield Township Future Land Use



Legend

- Water Bodies
- Section Lines

Roads

- Highway
- County/Local Road
- Unpaved
- Other

Future Land Use

- Agricultural Preservation
- Rural Residential
- Mixed-Use Transition
- Local Business
- General Business
- Industrial
- Resource Conservation
- Not Under County Zoning

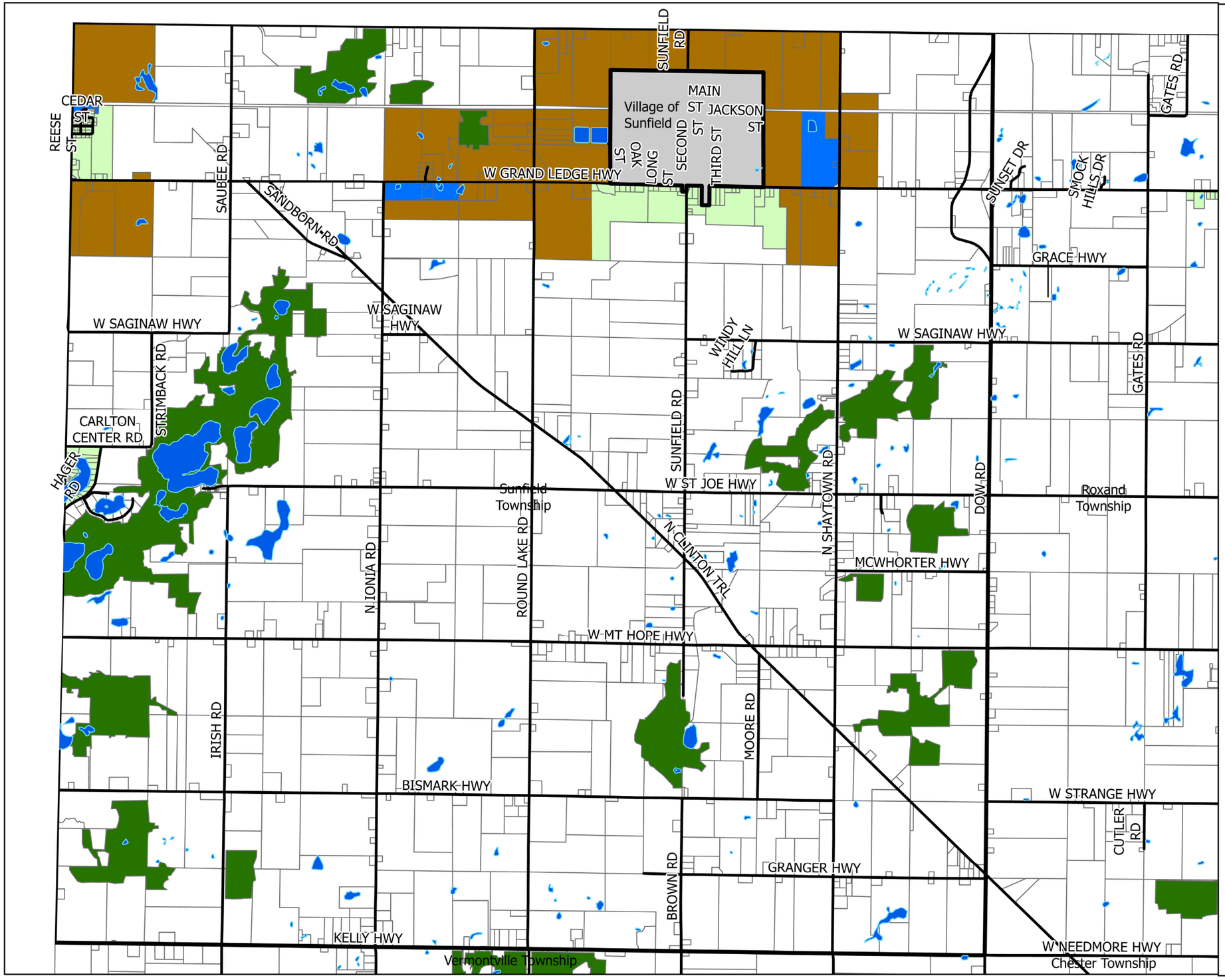
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Sunfield Township Future Land Use

Legend

- Water Bodies
- Roads

Future Land Use

- Resource Conservation
- Agricultural Preservation
- General Business
- Industrial
- Local Business
- Rural Residential
- Secondary Agricultural
- Not Under County Zoning

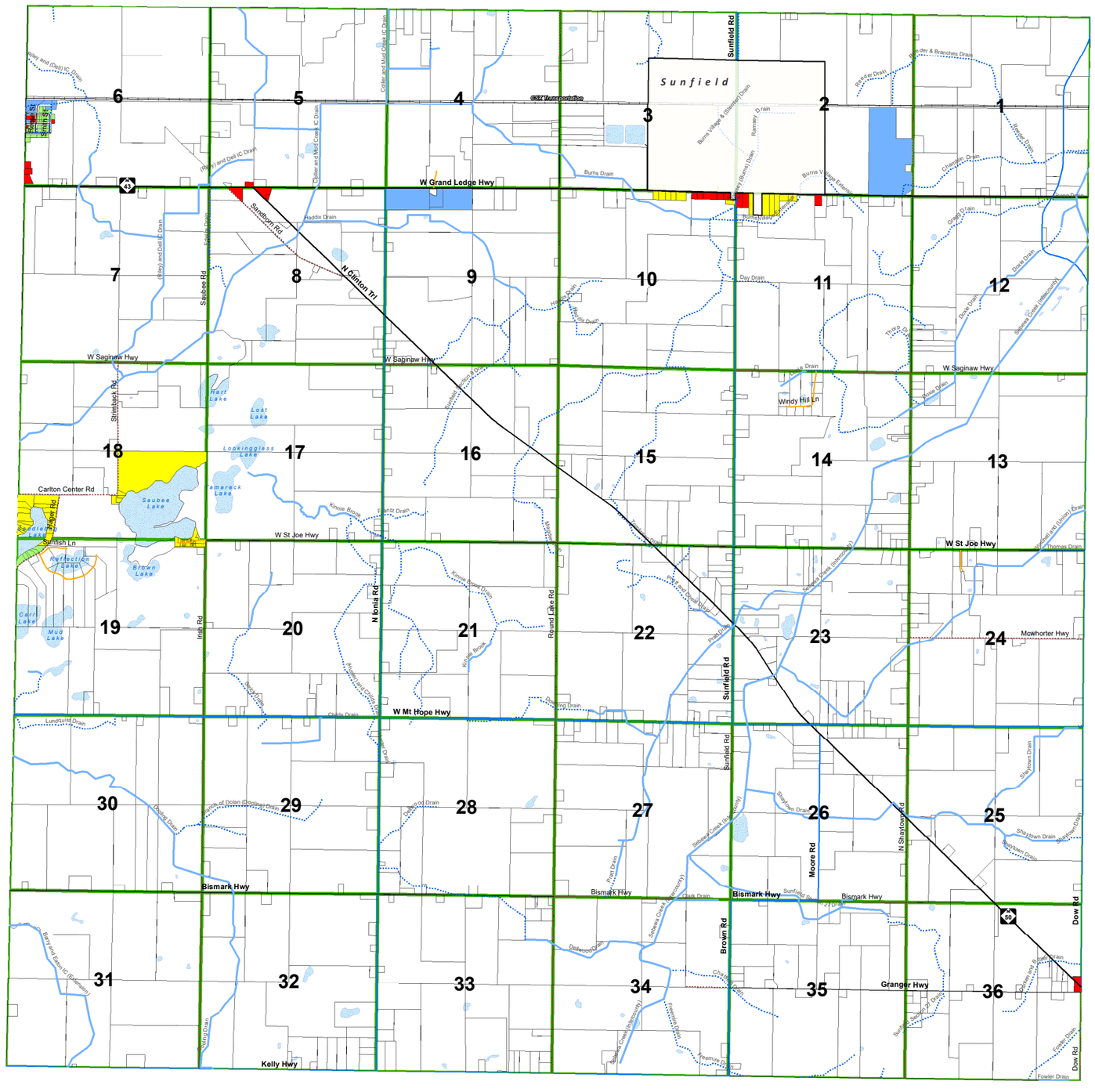
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Eaton County Community Development

Sunfield Township Zoning Map

Zoning

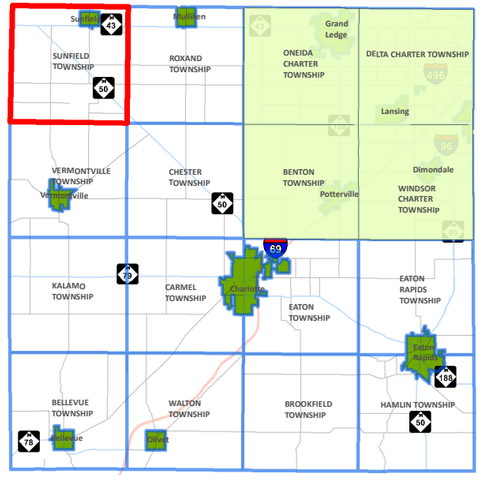
- LA
- R1
- R2
- C1
- C2
- I
- RC

County Drain

- Open Drain
- Tile Drain
- River
- City/Village
- Section Lines
- Waterbodies
- Railroads

Roads

- City
- CLP
- CPP
- Interstate
- Interstate Ramp
- Private
- State
- Unpaved



0 750 1,500 3,000 4,500 6,000 Feet

1 inch = 1,500 feet

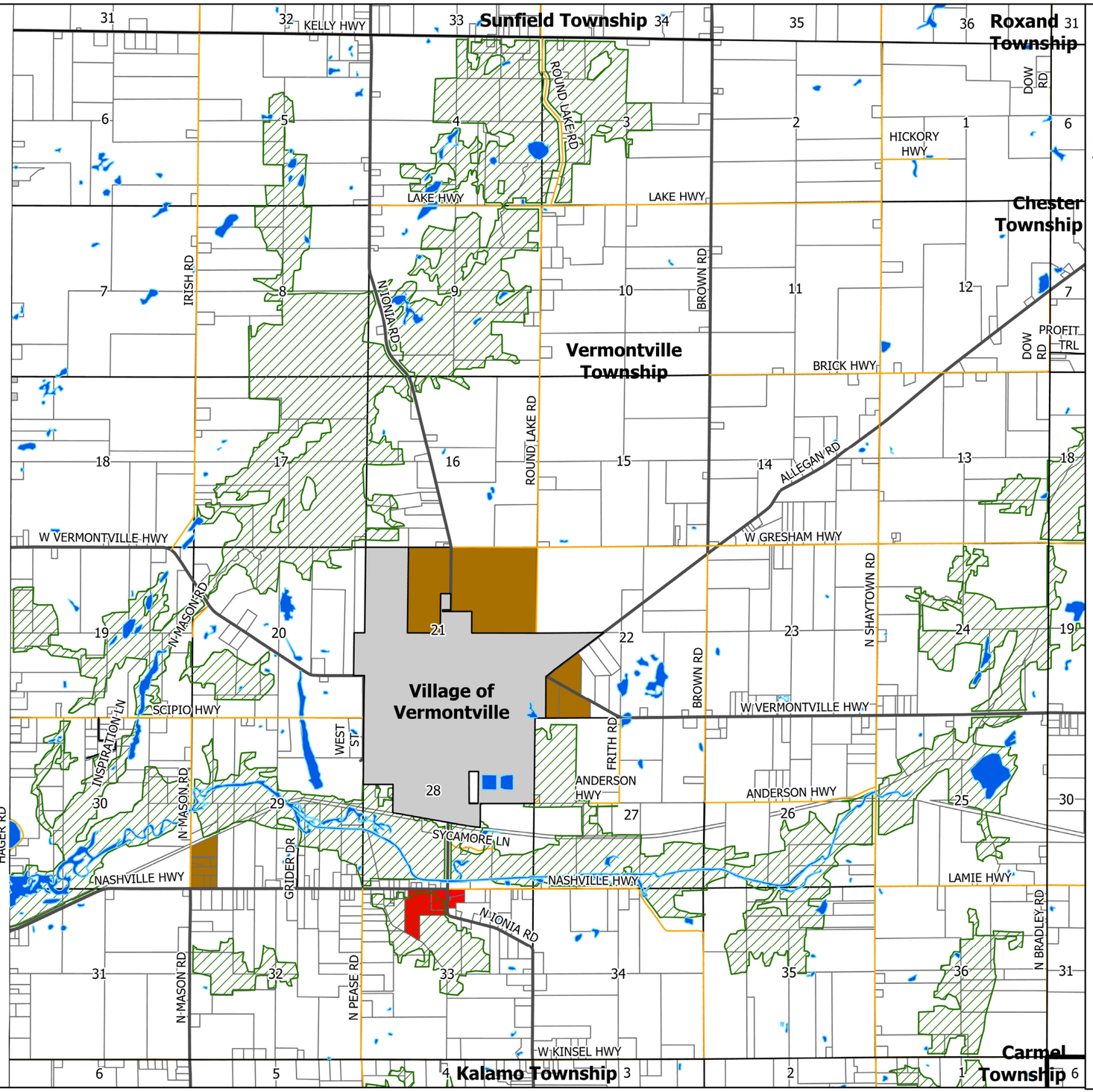
Printed:
December 2020

Zoning Records:
Community Development

Data Source:
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Eaton County Community Development

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2023 Master Plan Update: Vermontville Township Future Land Use



Legend

- Water Bodies
- Section Lines

Roads

- Highway
- County/Local Road
- Unpaved
- Other

Future Land Use

- Agricultural Preservation
- Rural Residential
- Mixed-Use Transition
- Local Business
- General Business
- Industrial
- Resource Conservation
- Not Under County Zoning

0 0.5 1 2 Miles

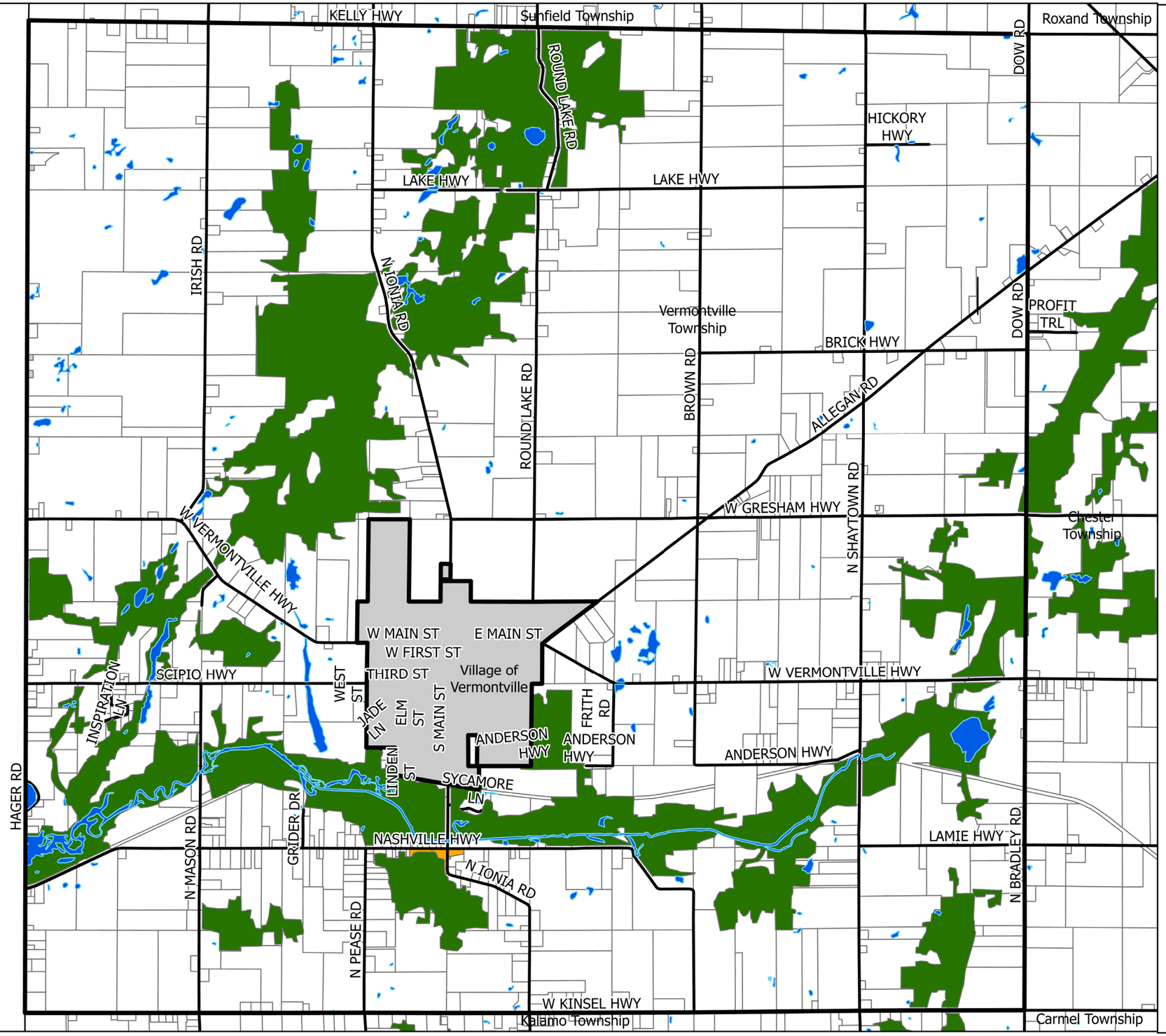
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Vermontville Township Future Land Use



Legend

- Water Bodies
- Roads

Future Land Use

- Resource Conservation
- Agricultural Preservation
- General Business
- Industrial
- Local Business
- Rural Residential
- Secondary Agricultural
- Not Under County Zoning

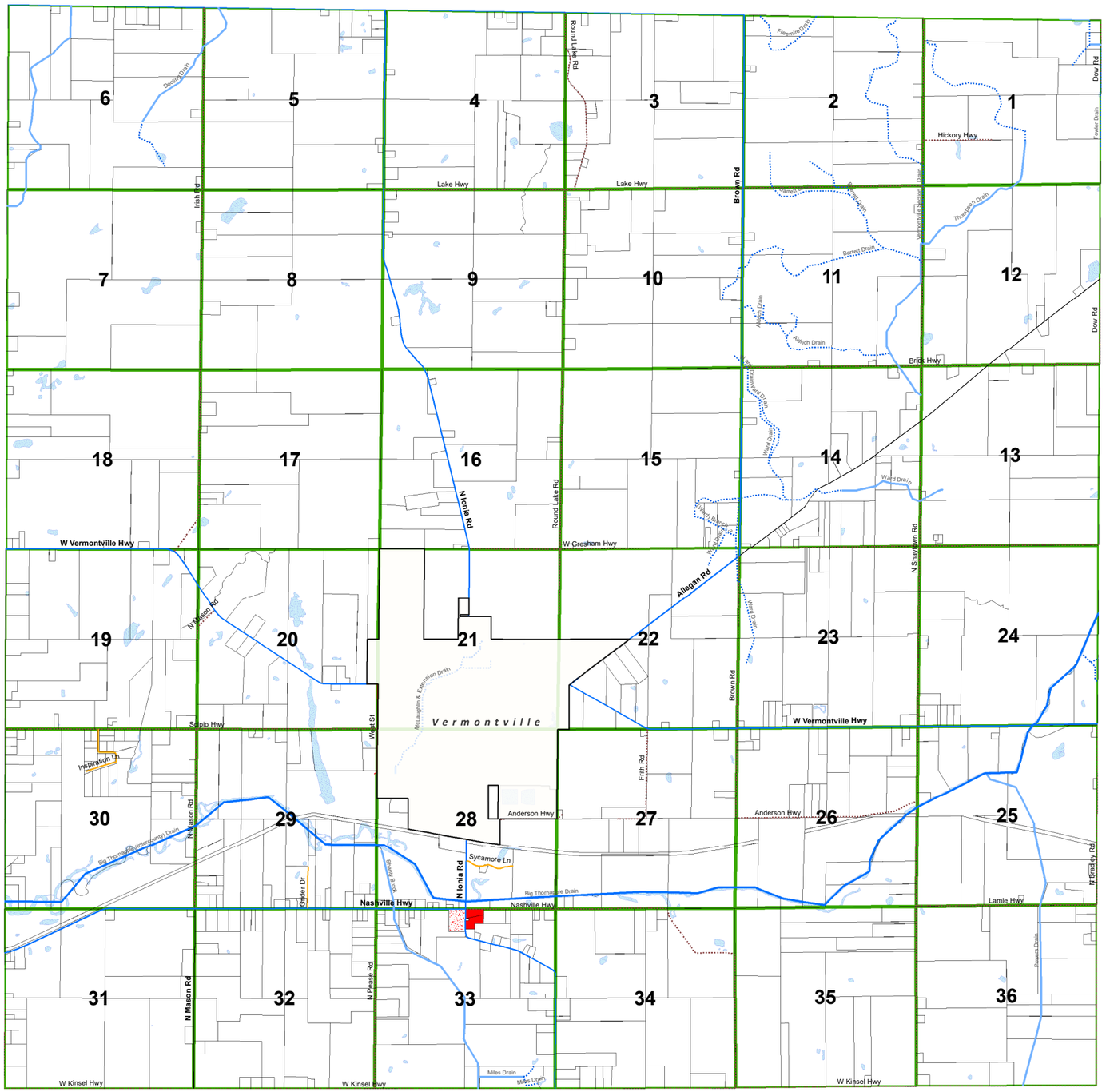
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0 0.35 0.7 1.4 Miles

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Eaton County Community Development

Vermontville Township Zoning Map

Zoning

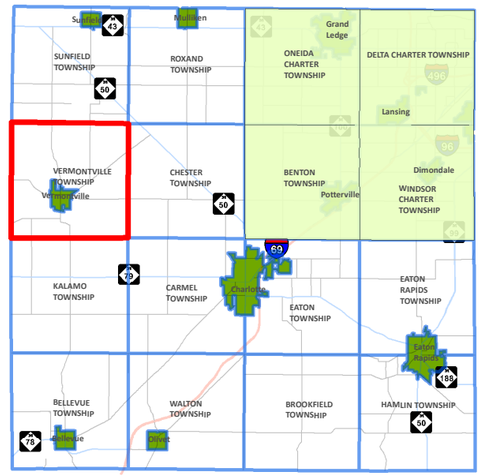
- LA
- R1
- R2
- C1
- C2
- I
- RC

County Drain

- Open Drain
- Tile Drain
- River
- City/Village
- Section Lines
- Waterbodies
- Railroads

Roads

- City
- CLP
- CPP
- Interstate
- Interstate Ramp
- Private
- State
- Unpaved



0 750 1,500 3,000 4,500 6,000 Feet

1 inch = 1,500 feet

Printed:
December 2020

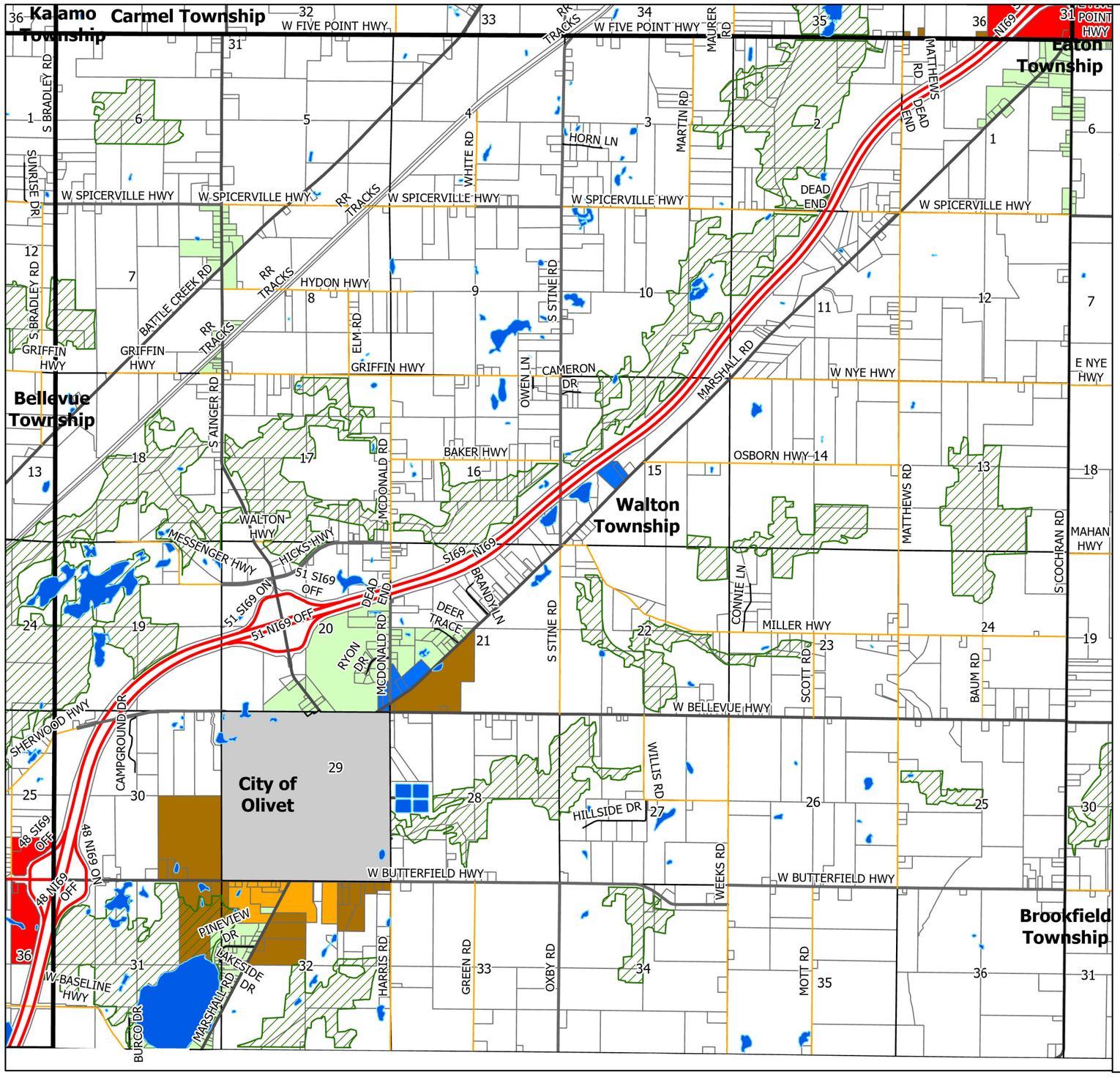
Zoning Records:
Community Development

Data Source:
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Eaton County Community Development

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2023 Master Plan Update: Walton Township Future Land Use



Legend

- Water Bodies
- Section Lines

Roads

- Highway
- County/Local Road
- Unpaved
- Other

Future Land Use

- Agricultural Preservation
- Rural Residential
- Mixed-Use Transition
- Local Business
- General Business
- Industrial
- Resource Conservation
- Not Under County Zoning

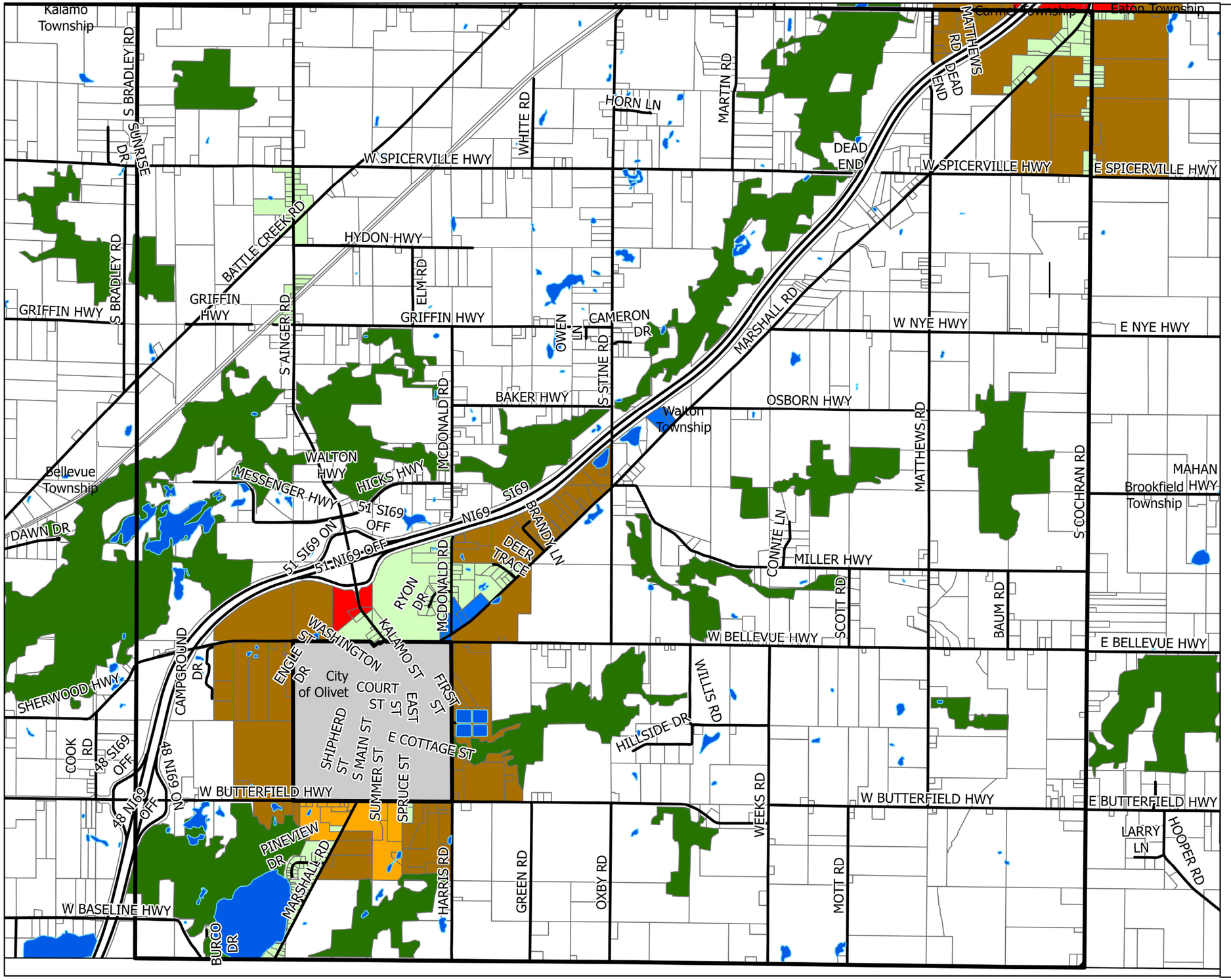
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Walton Township Future Land Use

Legend

- Water Bodies
- Roads

Future Land Use

- Resource Conservation
- Agricultural Preservation
- General Business
- Industrial
- Local Business
- Rural Residential
- Secondary Agricultural
- Not Under County Zoning

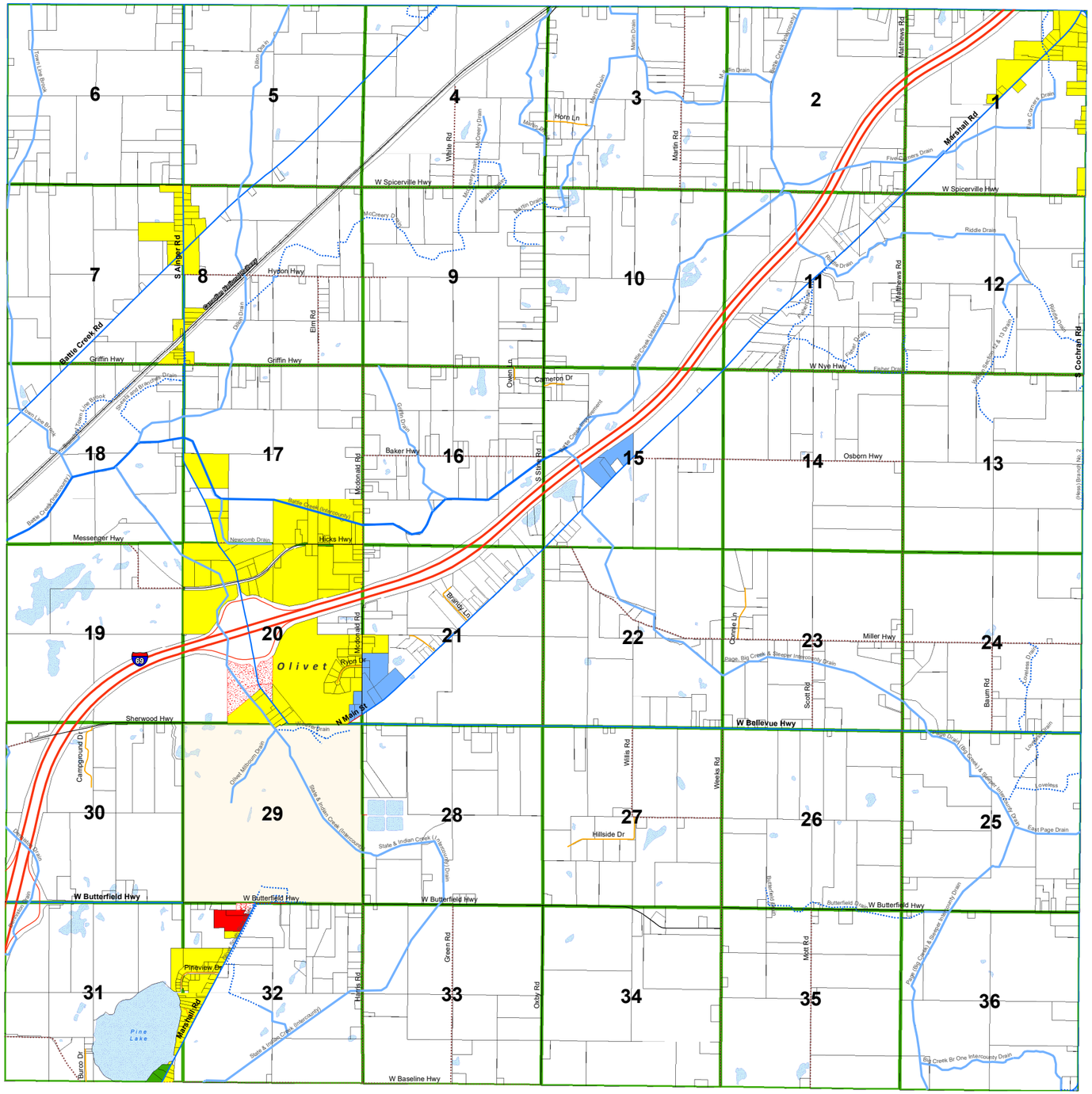
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0 0.35 0.7 1.4 Miles

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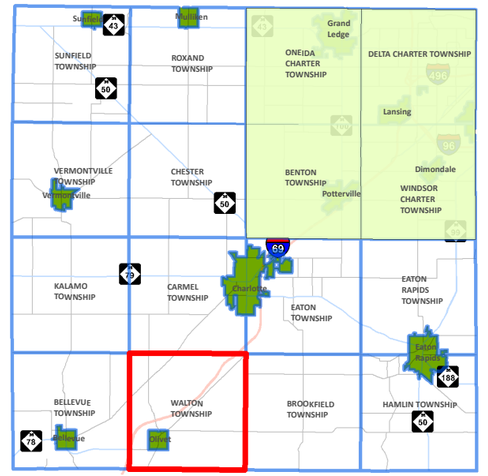


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Eaton County Community Development

Walton Township Zoning Map

Zoning		County Drain		Roads	
	LA		Open Drain		City
	R1		Tile Drain		CLP
	R2		River		CPP
	C1		City/Village		Interstate
	C2		Section Lines		Interstate Ramp
	I		Waterbodies		Private
	RC		Railroads		State
					Unpaved



0 750 1,500 3,000 4,500 6,000 Feet

1 inch = 1,500 feet

Printed:
December 2020

Zoning Records:
Community Development

Data Source:
Eaton County GIS
Eaton County Community Development

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