

# Antwerp Township

Van Buren County, Michigan

**Master Plan Update**  
**Adopted November 10, 2009**

**RESOLUTION OF ADOPTION  
ANTWERP TOWNSHIP MASTER PLAN  
ANTWERP TOWNSHIP BOARD**

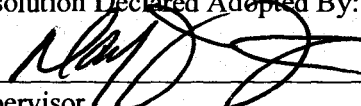
- WHEREAS, Act 33, Public Acts of Michigan 2008, as amended, provides for a Township Planning Commission to prepare and recommend adoption of a master plan for the physical development of the Township; and,
- WHEREAS, the Antwerp Township Planning Commission has prepared a Master Plan for Antwerp Township in compliance with Act 33; and,
- WHEREAS, The Antwerp Township Board has passed a resolution asserting the Board's right to adopt the Master Plan and all elements of that Plan, as allowed by Act 33, Public Acts of Michigan 2008, as amended; and,
- WHEREAS, Antwerp Township distributed the draft Master Plan to the Van Buren County Planning Commission, and the planning commissions of surrounding units of government, and all other relevant agencies for review and comment in compliance with Act 33; and,
- WHEREAS, the Antwerp Township Planning Commission held a properly noticed public hearing on the draft Master Plan on October 7, 2009, in accordance with the requirements of Act 33 and other applicable State statutes; and,
- WHEREAS, at the public hearing held on October 7, 2009, the citizens of Antwerp Township were afforded the opportunity to provide oral and written comments on the draft Plan; and,
- WHEREAS, the Antwerp Township Planning Commission has adopted a motion by a majority vote of its membership recommending adoption of the Plan to the Township Board;

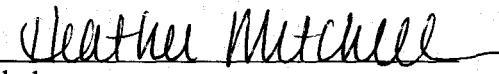
NOW, THEREFORE, BE IT RESOLVED, that the Antwerp Township Board does hereby adopt the Antwerp Township Master Plan, to be dated as adopted this day of November 10, 2009.

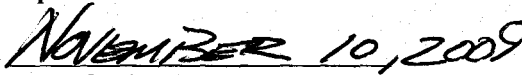
**CERTIFICATION OF ADOPTION:**

Offered by: Mitchell  
Supported by: Derhammer  
Yeas: Five (5)  
Nays: Zero (0)  
Absent: None

Resolution Declared Adopted By:

  
\_\_\_\_\_  
Supervisor

  
\_\_\_\_\_  
Clerk

  
\_\_\_\_\_  
Date of Adoption

The master plan update was initiated by the Antwerp Township Planning Commission in 2008 and was completed by the planning commission with assistance from LSL Planning, Inc.

Antwerp Township Planning Commission members:

- Ray VanUum - Planning Commission Chair
- Leslie Cronenwett - Vice Chair
- Denise M. Schultz - Secretary
- Harriet Kucinich
- Ronald Derhammer
- John Paquin
- Steve Bryer

Antwerp Township Board of Trustees:

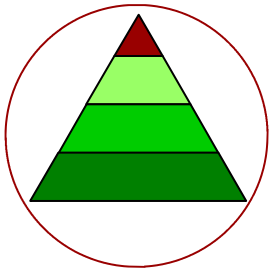
- Daniel J. Ruzick, Supervisor
- Heather Mitchell, Clerk
- Bonnie Osborne, Treasurer
- Bruce T. Cutting, Trustee
- Ronald DerHammer, Trustee

LSL Planning, Inc.:

- Steven Van Steenhuyse, AICP
- Rose Scovel, AICP
- Eric Frederick, AICP
- Kathleen Duffy

### *Acknowledgements*

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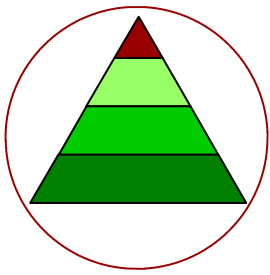
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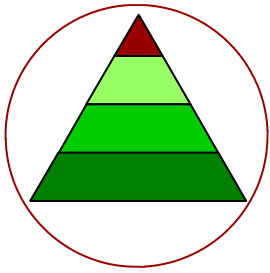
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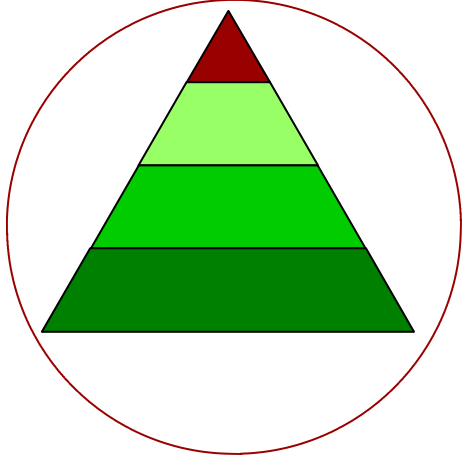
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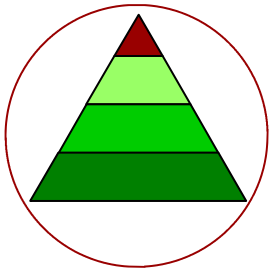
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# Executive Summary



**Antwerp Township, Van Buren County, Michigan**

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This plan updates the Antwerp Township Master Plan adopted December 4, 2002 by the Antwerp Township Planning Commission. The process affirmed and revised the goals and objectives, reconsidered the future land use map, revised and added to the recommendations, and provided a township-wide vision statement and an action plan for implementation.

The update process included a community opinion survey using the 2002 survey as a template. This allowed for understanding changes in resident's opinions about the township over time. The remainder of the public process took place during regular meetings of the Antwerp Township Planning Commission between summer 2008 and spring 2009.

An executive summary is intended to convey the "big ideas" and framework of a plan, not the specifics. This summary will do just that and is intended to be used as a "pull out" for conveying the key themes of the plan to residents, existing and prospective business owners, land owners, and developers.

### **Vision**

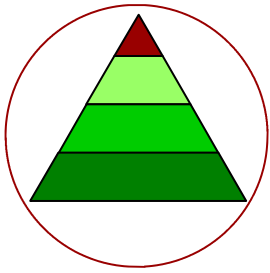
The 2002 planning process included visioning exercises, but no vision was developed as a part of the plan. The information collected in 2002, and affirmed in the 2008 community opinion survey, was used to draft the following vision statement for the township:

*Antwerp Township will be a community of choice that celebrates its unique area and natural features, offers quality housing and schools, achieved through environmental stewardship, growth management, and quality of life initiatives with active input from community residents.*

### **Goals**

The goals from the 2002 master plan were reviewed and progress made was noted. As appropriate, the goals were affirmed, revised, or replaced. The goals for the 2008 plan update are:

- Create a community that offers a high quality of life for present and future residents, that addresses their physical needs, avoids nuisances, and offers variety and opportunities for individual growth.
- Guide new development in a manner that conserves natural features and environmentally sensitive areas and meets the needs of the community both today and in the future.
- Continue to actively involve the public in the decision-making process.



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- Guide future growth and development in a manner that respects the township's rural character.
- Protect environmentally sensitive areas such as wetlands, streams and groundwater recharge areas.
- Balance the rate of land development with the availability of public facilities and services such as roads and utilities. Compact development should occur near the established "urbanized" areas of the township.
- Promote cooperation with other governmental units in the Van Buren County area through joint meetings and shared awareness of proposed development areas.
- Base land use decisions primarily on the natural characteristics of the land and the long-term needs of the community, rather than on short-term, private economic gain.
- Balance the rights of the individual property owner with the public interest.

### Objectives

In order to support the goals, objectives were developed as a part of the 2002 master plan and affirmed, revised, or replaced for the 2008 update. The objectives are grouped by topic: environmental features, agricultural lands, residential land uses, commercial land uses, industrial land uses, public/semi-public land uses, and community facilities and infrastructure.

### Environmental Features

- Maintain the township's scenic and rural character by minimizing the impacts of development on environmental features such as wetlands, woodlands and scenic views (including open space areas).
- Protect the quality and quantity of surface and groundwater resources in the community from development and related impacts.
  - Protect residents and property from the hazards often associated with inappropriate development infringing on natural systems.



### Agricultural Lands

- Facilitate the preservation of viable farmlands from conversion to and encroachment of non-agricultural uses.
- Balance the needs of the agricultural community with the interests of non-farm residents to mitigate conflicts between farm and non-farm uses in active agricultural areas.
- Discourage the fragmentation of farmland through coordinated land use planning.
- Establish requirements for transitional uses and/or landscape screening between commercial and residential, agricultural, or open space land uses.



### Residential Land Use

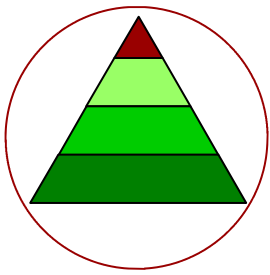
- Provide for a range of residential styles and densities to meet the needs of the community.
- Design and develop residential neighborhoods that are well integrated into the existing landscape and complement the character of existing neighborhoods and/or residential development.
- Develop site plan review requirements that will serve to encourage shared access drives and minimize the hazards of excessive curb cuts.
- Establish requirements for transitional uses and/or landscape screening between commercial and residential, agricultural, or open space land uses.



### Commercial Land Use

- Provide reasonable opportunities for the establishment of commercial uses which meet the market needs of area residents.
- Ensure that the structural scale, landscaping, and signs associated with commercial establishments are compatible with the community's rural character.





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- Develop site plan review requirements that will encourage shared access drives and minimize the hazards of excessive curb cuts.



### Industrial Land Use

- Ensure the structural scale, landscaping, and signs associated with industrial developments are compatible with the community's rural character.
- Develop site plan review requirements that will encourage shared access drives and minimize the hazards of excessive curb cuts.
- Establish requirements for transitional uses and/or landscape screening between commercial and residential, agricultural, or open space land uses.



### Public/Semi-Public Lands

- Provide for public and semi-public uses in locations appropriate for their development and utilization.

### Community Facilities and Infrastructure

- Provide for the effective and efficient location of public facilities and delivery of public services.
- Assess the impact of a major development or large scale employment expansion by an employer within the neighboring villages on Township roads,

services and housing, and plan accordingly.

## Recommendations

Recommendations were made to help support implementation of the plan. These are reflected both in the individual chapters of the plan and in the action plans in Chapter 7.

### Land Use

#### *Encourage commercial development along the Red Arrow Highway and M-40 corridor in nodes at key intersections, as shown in the Future Land Use map.*

The existing commercial overlay district for the Red Arrow and M-40 corridors encourages strip commercial development along these arterials. This type of commercial development does not explicitly support the vision and goals of Antwerp Township. An approach that would provide for commercial development along the corridors but focus the development and encourage a growth pattern more consistent with the community vision and goals is to develop commercial nodes at key intersections where a pattern of commercial development is already established. A technique for achieving the desired character of development is to use a form-based code approach at these nodes, rather than the commercial overlay district. A form-based code would focus more heavily on the bulk and design considerations of proposed development than the specific uses. This would allow for mixed-use development as well as traditional retail and office uses.

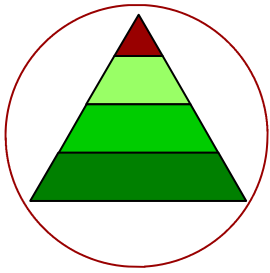
#### *Cluster development*

One way to protect environmental features and natural resources is to allow smaller individual lot sizes in a proposed development in order to preserve natural features. The overall gross density of the site still needs to meet the density requirements of the district where the project is proposed, but the individual lots may be smaller to preserve common areas of natural features. This allows a balance between resource protection and the need for developed uses in the township.

#### *Mandatory PUD*

The Planned Unit Development (PUD) process allows the township to relax some of the density, setback and other requirements in exchange for amenities such as additional open space and higher quality design. PUD gives the township much more control over the type of development, preservation of natural features, and other elements that ensure a quality development.

Recently, the Michigan courts have upheld local regulations that mandate the PUD process when a development meets or exceeds a threshold number of



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dwelling units. For instance, the zoning ordinance could require that any multi-family development, land division, subdivision or site condominium that results in 12 dwelling units or more must be approved as a PUD.

Since the PUD process is, by nature, a negotiation, both the township and the developer can benefit. However, it is important to ensure that the PUD regulations in the zoning ordinance maintain minimum standards and are not used merely as a way around the minimum zoning district requirements. When used correctly, PUD results in a better end product than would be likely under conventional zoning. Therefore, adopting a mandatory PUD in the zoning ordinance can be an effective tool to meet the goals of this plan.

### *Mixed-use*

Mixed-use development is not a new concept, in fact it is a very old land use concept. It simply means allowing compatible, but dissimilar, land uses to be located on the same site or in the same building. Residential uses above commercial uses in village and city downtowns has been a development pattern in this country for centuries. The key is for the project to be designed well and for the uses to be compatible. Allowing mixed-use in the commercial nodes would support the character of the corridors and allow for flexibility.

### *Resource-based development*

Local development should be built on supporting local resources—this is the idea behind resource-based development. In Antwerp Township it would mean supporting development of wineries and tasting rooms in areas where there are vineyards, developing businesses that support outdoor recreation and education like bike stores along trails, and allowing horse farms in the agricultural and resource preservation areas. This type of development builds on local assets, rather than working to attract development that is not native to the area or the resources.

## **Transportation**

### *Access Management*

Addressing excessive curb cuts on major thoroughfares through access management was a recommendation of the 2002 Master Plan that continues through the plan update. A significant number of curb cuts along a transportation corridor tends to reduce speed and increase potential conflicts (and crashes), decreasing the roadway's transportation function.

Access management is “a process that provides or manages access to land development while simultaneously preserving the flow of traffic on the surrounding road system in terms of safety, capacity, and speed” (Michigan Department of Transportation, *Improving Driveway & Access Management in Michigan*).

### *Pathways*

Pedestrian connectivity has been highly desired in each of the last two community surveys and is the focus of the Antwerp Township Pathways Plan currently being developed.

## **Parks and Recreation**

### *Implement the Community Recreation Plan recommendations*

The goals of the Community Recreation Plan should be implemented, including:

- Create a framework for the trailway/ecology park concept
- Identify and assess potential recreational lands
- Implement trailway/ecology park plan

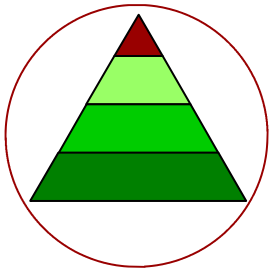
### *Implement the Pathways Plan recommendations*

While the Pathways Plan is still being developed, the recommendations will lead toward implementation of long-held desires in the community for a pathway system and an ecology park.

### *Implement the applicable recommendations of the Paw Paw River Watershed Management Plan*

The following Protection Area tasks, listed in the Implementation chapter of the Management Plan, are applicable to Antwerp Township:

- Enact water quality protection and riparian buffer ordinances
- Protect wetlands and environmentally sensitive lands
- Locate high density and high intensity uses in appropriate areas



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### Community Facilities and Infrastructure

#### *Water*

- Consider impacts to ground and surface water quality when evaluating development proposals
- Encourage the villages to provide public water and fire hydrants to proposed residential developments with a density greater than one unit per acre, located adjacent to village boundaries

#### *Wastewater*

- Encourage development of small community wastewater treatment systems, constructed wetlands, and other technologies for treating wastewater in new subdivisions with a density over one unit per acre
- Provide information to new residents about septic system maintenance
- Work with the villages to provide public sewer service to dense residential areas adjacent to village boundaries

#### *Fire*

- Encourage the villages to provide public water and fire hydrants to proposed residential developments with a density greater than one unit per acre adjacent to village boundaries

#### *Other Community Services*

- Conduct a level of service (LOS) study for township services
- Identify desired levels of service for township services

## Differences Between Master Plan and Zoning

The master plan provides a foundation for the zoning ordinance and land use decision-making, but it is not a regulatory document. It is intended to set forth a vision, goals, and an overall direction for the community over a long period of time. This does not mean that the master plan has no role in zoning decisions, quite the opposite, zoning decisions should be supported by the goals and future land use map of the master plan. The future land use map is largely conceptual in nature and provides an overall growth pattern for the township. The master plan is adopted by motion or resolution, rather than by ordinance. It is a policy document, not a legal document.

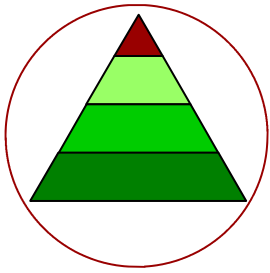
The zoning ordinance sets for the laws of the township related to land use. It is a legal tool for implementing the master plan. Zoning provides a legal means for the township to regulate private property to promote orderly land use patterns. The zoning ordinance includes both the text and the official zoning map. The zoning map is parcel specific and related to the text that regulates land uses in each of the districts. The zoning ordinance text and map are adopted by ordinance and can only be amended through a formal process.

When the planning commission reviews rezoning applications, they should consider the following guidelines to the decision making process:

- Is the proposed rezoning consistent with the Master Plan?
- Are all of the permitted and special land uses in the district appropriate for the site and compatible with the adjacent land uses and zoning?
- Is infrastructure available to the proposed site, or planned to be extended to the site? Does the available/proposed infrastructure meet the needs of all of the permitted uses for the proposed district?

There may be times when it is appropriate to rezone property that does not conform to the guidelines above. However, compatibility with the master plan is important (for both planning and legal purposes) and should not be done lightly. If an incompatible rezoning is seen as necessary, then this plan should be revisited, and amended if necessary.

When considering changes to the Master Plan, the Planning Commission should look at the following factors:



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Future Land Use Evaluation Factors		
1	<input checked="" type="checkbox"/>	Does the proposed new classification meet the qualifications noted in the appropriate section of the Future Land Use Plan?
2	<input checked="" type="checkbox"/>	Are the zoning districts and their uses which may apply to the new classification compatible and appropriate in the vicinity of the property under consideration?
3	<input checked="" type="checkbox"/>	Have any conditions changed in the area since the plan was adopted that justify this change?
4	<input checked="" type="checkbox"/>	Will there be any community impacts that should be considered, such as increased traffic, or others that might create a need for additional services or improvements?
5	<input checked="" type="checkbox"/>	Are there any environmental considerations that may be contrary to the intent of the existing or proposed classification of that land use?
6	<input checked="" type="checkbox"/>	Was the property improperly classified when the plan was adopted or amended? Are the qualities of the property (or area) different than those that are described in the plan?
7	<input checked="" type="checkbox"/>	Will there be any adverse effects on adjacent properties as a result of the proposed land use change?
8	<input checked="" type="checkbox"/>	What impacts will result on the public health, safety, and welfare?



# Chapter 1: Introduction



## **Antwerp Township, Van Buren County, Michigan**

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The 2008 Antwerp Township Master Plan Update is an expansion and refinement of the township master plan adopted in 2002. In mid 2008, the township leadership decided to reevaluate the master plan in accordance with the recently adopted provisions of the Michigan Planning Enabling Act. The purpose of the master plan update is to refresh base data with more recent numbers to better understand the current conditions and trends in the community, revisit the goals and objectives in light of progress made and new opportunities and challenges, and refine the future land use map to reflect changes in the area and new or revised goals.

The Planning Commission met monthly to review work and make decisions related to the direction of the master plan update. A community survey was performed in 2008 that built on the prior survey conducted in 2002 and, while it was available in hard copy, it was also available on the township web page, which produced the vast majority of the responses.

The Antwerp Township Master Plan Update, like all master plans, is intended to fulfill important public purposes. For this plan, those purposes include:

- Assist the Planning Commission, Zoning Board of Appeals, and Township Board in decision-making on development proposals.
- Promote the general health, safety, and welfare of the community.
- Protect the important natural features and characteristics of the area including prime farmland, wetlands, and woodlands.
- Encourage development that supports the small town character of the villages and the township.
- Facilitate efficient and effective use of community resources including infrastructure like roads, water and wastewater treatment, and parks and recreation facilities.
- Promote land use patterns that prevent overcrowding and support compatible relationships.
- Anticipate needs for preservation and development.
- Support effective communication between all units of government, the business community, and residents.
- Educate local officials, business people, and residents on planning and zoning.
- Support implementation of the plan through clear action plans.

A master plan is not a regulatory document, but rather provides the policy direction for the adoption and amendment of zoning ordinances and land development ordinances.



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### **Michigan Planning Enabling Act (Michigan Public Act 33 of 2008)**

The 2008 Michigan Planning Enabling Act (Michigan Public Act 33 of 2008) provides for the formation of planning commissions and the procedures for preparing, adopting, amending, and implementing master plans. This plan complies with PA 33 of 2008, particularly Section 33 of the Act, which specifies the elements of a master plan.

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*Antwerp Township will be a community of choice that celebrates its unique area and natural features, offers quality housing and schools, achieved through environmental stewardship, growth management, and quality of life initiatives with active input from community residents.*



## Chapter 2: Vision and Goals



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A community vision is a statement, arrived at through consensus, which describes the community at some point in the future. It should be lofty, though attainable with effort. The vision for Antwerp Township was developed from the 2002 Master Plan visioning exercise results.

*Antwerp Township will be a community of choice that celebrates its unique area and natural features, that offers quality housing and schools, achieved through environmental stewardship, growth management, and quality of life initiatives with active input from community residents.*

### Goals

Goals are broad statements that add another level of detail to the vision. They are statements of what must be achieved if the vision is to be reached. The goals in this plan update are revised from the 2002 Antwerp Township Master Plan goals.

It is the goal of the Antwerp Township Planning Commission to:

- Create a community that offers a high quality of life for present and future residents, that addresses their physical needs, avoids nuisances, and offers variety and opportunities for individual growth.
- Guide new development in a manner that conserves natural features and environmentally sensitive areas and meets the needs of the community both today and in the future.
- Continue to actively involve the public in the decision-making process.
- Guide future growth and development in a manner that respects the township's rural character.
- Protect environmentally sensitive areas such as wetlands, streams and groundwater recharge areas.
- Balance the rate of land development with the availability of public facilities and services such as roads and utilities. Compact development should occur near the established "urbanized" areas of the township.
- Promote cooperation with other governmental units in the Van Buren County area through joint meetings and shared awareness of proposed development areas.
- Base land use decisions primarily on the natural characteristics of the land and the long-term needs of the community, rather than on short-term, private economic gain.
- Balance the rights of the individual property owner with the needs of the broader community.



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### Objectives

Objectives provide more detail than goals in specific topical areas. They explain how the goals are to be achieved. Progress on some objectives has been made since 2002 and is noted here to celebrate these accomplishments and document progress.

#### *Environmental Features*

- Maintain the township's scenic and rural character by minimizing the impacts of development on environmental features such as wetlands, woodlands and scenic views (including open space areas).

*Progress Made: Adoption of a Parks and Recreation Plan, commencement of the Pathways Plan.*

- Protect the quality and quantity of surface and groundwater resources in the community from development and related impacts.

*Progress Made: Township participation in the Paw Paw River Watershed Study.*

- Protect residents and property from the hazards often associated with inappropriate development infringing on natural systems.

*Progress Made: Lands have been protected with conservation easements and dedication/sale to the Nature Conservancy.*

#### *Agricultural Lands*

- Facilitate the preservation of viable farmlands from conversion to and encroachment of non-agricultural uses.

*Progress Made: The Township has affirmed Van Buren County's Purchase of Development Rights (PDR) program (no township lands have been purchased under PDR as of yet).*

- Balance the needs of the agricultural community with the interests of non-farm residents to mitigate conflicts between farm and non-farm uses in active agricultural areas.

- Discourage the fragmentation of farmland through coordinated land use planning.

- Establish requirements for transitional uses and/or landscape screening between commercial and residential, agricultural, or open space land uses.

*Progress Made: Adoption of buffer and landscaping requirements in the Zoning Ordinance and implementation/enforcement via the site plan review process.*

### *Residential Land Use*

- Provide for a range of residential styles and densities to meet the needs of the community.
- Design and develop residential neighborhoods that are well integrated into the existing landscape and complement the character of existing neighborhoods and/or residential development.
- Develop site plan review requirements that will serve to encourage shared access drives and minimize the hazards of excessive curb cuts.
- Establish requirements for transitional uses and/or landscape screening between commercial and residential, agricultural, or open space land uses.

*Progress Made: Adoption of buffer and landscaping requirements in the Zoning Ordinance and implementation/enforcement via the site planning process.*

### *Commercial Land Use*

- Provide reasonable opportunities for the establishment of commercial uses which meet the market needs of area residents.

*Progress Made: Adoption of the M-40/Red Arrow Highway Commercial Overlay District; rezoning to commercial in appropriate areas.*

- Ensure that the structural scale, landscaping, and signs associated with commercial establishments are compatible with the community's rural character.

*Progress Made: Adoption of landscape and buffer requirements, resulting in better site design and transitions between uses. Sign regulations need revisions.*

- Develop site plan review requirements that will encourage shared access drives and minimize the hazards of excessive curb cuts.

### *Industrial Land Use*

- Ensure the structural scale, landscaping, and signs associated with industrial developments are compatible with the community's rural character.

*Progress Made: Adoption of landscape and buffer requirements, resulting in better site design and transitions between uses. Sign regulations need revisions.*

- Develop site plan review requirements that will encourage shared access drives and minimize the hazards of excessive curb cuts.
- Establish requirements for transitional uses and/or landscape screening between commercial and residential, agricultural, or open space land uses.



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*Progress Made: Adoption of buffer and landscaping requirements in the Zoning Ordinance and implementation/enforcement via the site plan review process.*

### *Public/Semi-Public Lands*

- Provide for public and semi-public uses in locations appropriate for their development and utilization.

*Progress Made: Adoption of a Parks and Recreation Plan, commencement of the Pathways Plan; preservation of environmentally sensitive lands via the Nature Conservancy.*

### *Community Facilities and Infrastructure*

- Provide for the effective and efficient location of public facilities and delivery of public services.
- Assess the impact of a major development or large scale employment expansion by an employer within the neighboring villages on Township roads, services and housing, and plan accordingly

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*“Rural” and “scenic” are important characteristics of Antwerp Township and retaining the rural and agricultural areas are important features of the future land use plan as is protection of environmentally sensitive areas. However, this is not a “no growth” plan; it supports residential development of different densities, commercial development, and industrial land uses in the township as well.*





## **Antwerp Township, Van Buren County, Michigan**

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Van Buren County is located in the southwestern lower peninsula of Michigan near the Indiana border. Antwerp Township is located in the east central portion of Van Buren County and is surrounded by Almena Township to the north, Porter Township to the south, Paw Paw Township to the west and Texas Township in Kalamazoo County to the east. The three villages located in Antwerp Township are Mattawan, Lawton, and Paw Paw. Mattawan and Lawton are located entirely within Antwerp Township while the village of Paw Paw is partially in Antwerp Township and partially in Paw Paw Township.

### Existing Land Uses

Existing land uses discussed in this chapter include agriculture, residential, commercial, residential, and public and quasi-public uses.

#### Agricultural

Agricultural land uses include row crops, fruit orchards, vineyards, and animal grazing or feeding operations. The predominant pattern is large parcels in productive agricultural use with a residential farmstead and several outbuildings related to the agricultural production.

Agricultural uses are found throughout the township, with much of the specialty agriculture (vineyards, fruit orchards) in the southeast and south central portions of the township. Most of the agriculture in the northern portion of the township is in traditional row crops.

#### Residential

The residential land use category includes all housing in the township that is not part of a farmstead; single family homes, manufactured homes, duplexes, apartments, and other types of housing. The identification of residential parcels was made based on the tax classification of the land. Some parcels identified as residential may be vacant.

Limited water and sewer availability outside of the villages generally means that most of the residential development in the unincorporated areas of the township is single family homes on relatively large lots. This type of development is land intensive and can limit the effectiveness of agricultural preservation policies if significant rural residential development occurs.





## Antwerp Township, Van Buren County, Michigan

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Rural residential uses are typically characterized by single family lots of one to four acres. Several lots are platted in this size range that may be small farms or under the same ownership as adjacent lots.

Antwerp Township's proximity to Kalamazoo and makes it an attractive community for people who work in either of that urban center. People enjoy the large, quiet, rural lots that characterize Antwerp Township and appreciate the beauty of the area.

Homes on smaller lots are considered urban residential uses which also encompasses manufactured homes and duplex or multi family units. The density for these uses, depending on the location, could be five units per acre or higher.



### Commercial

Commercial uses include retail and office types of businesses and include both small and large operations. Commercial uses are generally classified by the market that they serve, such as neighborhood commercial, general commercial, and highway-oriented commercial uses. Neighborhood commercial uses (pharmacies, banks, convenience stores, salons, and similar uses) are those that serve the day to day

needs of residents in relatively close proximity. General commercial uses are more intense and are generally located at intersections of major roads in the community. These uses include grocery stores, gas stations, restaurants, home improvement stores, and the like. They may also include offices like the doctor or dentist.



Most of the commercial development in Antwerp Township is located near the villages and along the M-40 and Red Arrow corridors. The commercial uses are primarily focused at intersections along Red Arrow Highway (CR 653, 30th Street, 29 1/2 Street, and 28th Street) and along M-40 at 62nd Avenue. Most of the uses on Red Arrow Highway are the classic "old highway" uses.

### Chapter 3: Land Use

## Industrial

The industrial land use classification includes all types of industry from warehousing to auto repair facilities, to manufacturing establishments. Industry is scarce in Antwerp Township due to the relative lack of urban services like water and sewer. The most appropriate locations for industrial uses are in or adjacent to the villages or urban centers where they have access to these urban services, as well as transportation systems and an available workforce. An industrial park is located along M-40 ,where the corridor enters the Village of Paw Paw, but except for a few established light industrial uses the industrial park is mostly undeveloped.

## Public/Semi-Public

Public and semi-public land uses include government buildings like township offices, libraries, fire stations, schools, churches, cemeteries, and other similar uses. Open space areas and parks are also within this classification.



## Changes since 2002

The changes in the land use pattern of the community that have occurred since adoption of the 2002 master plan include:

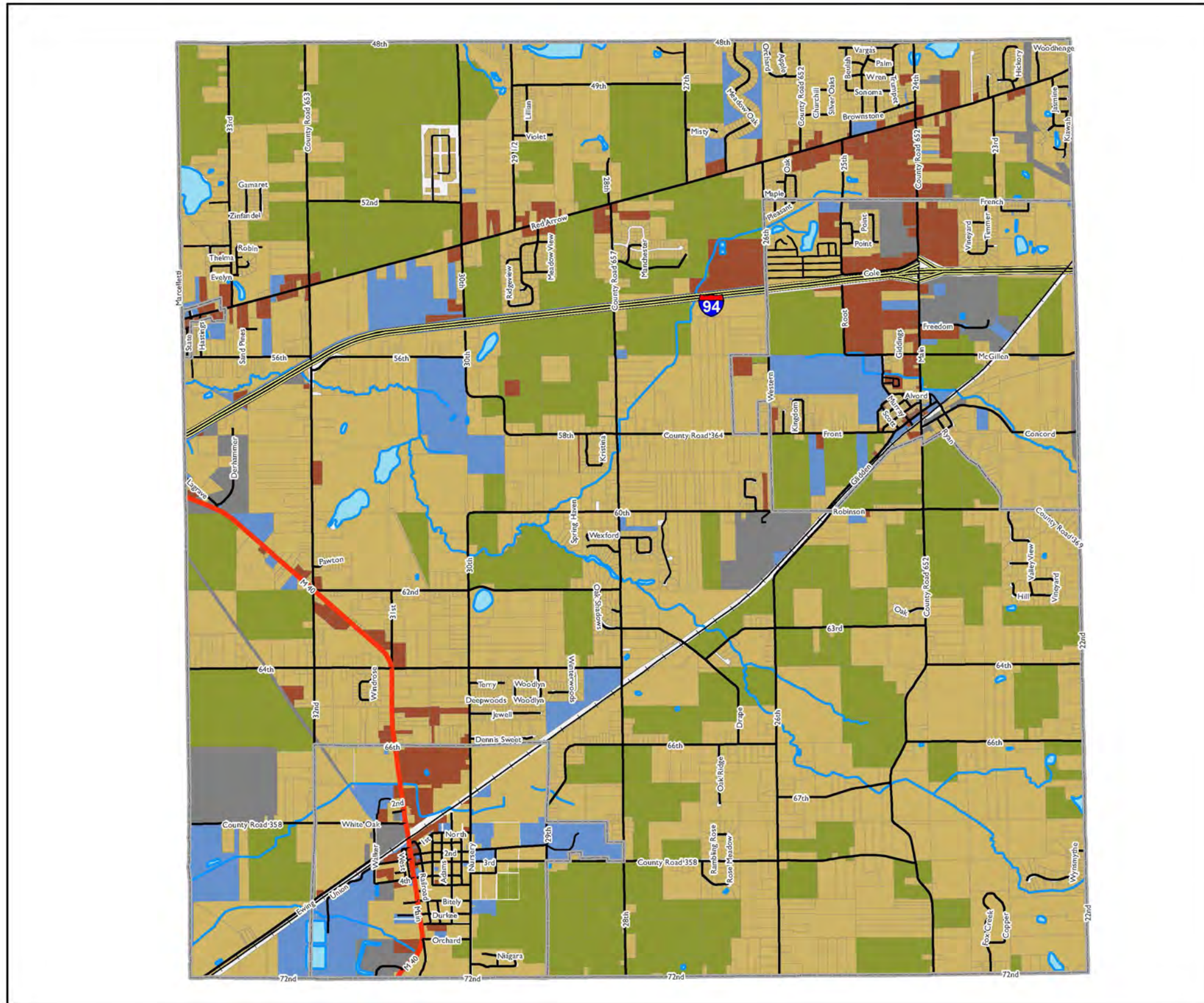
- Land southeast of Paw Paw has been changed to “industrial” from “vacant” for the industrial park, while most of the land remains vacant it is taxed as industrial land.
- Similarly, west of Mattawan, north of I-94, a large tract has been converted to “commercial” use from “vacant/open space.” While there are no structures on the site it is taxed as a commercial use.
- Additional commercial development has occurred on the north side of Red Arrow Highway north of Mattawan.
- Additional land has been converted to public or quasi-public uses (or is now taxed as such) in several locations in the township.



## **Antwerp Township, Van Buren County, Michigan**








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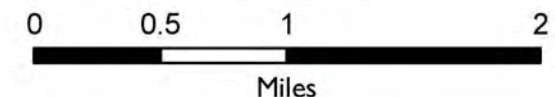
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Antwerp Township  
 Van Buren County, Michigan  
**Master Plan**

**Existing Land Use**

-  Municipal Boundary
-  Agricultural
-  Commercial/Office
-  Industrial
-  Public/Quasi-Public
-  Residential
-  Vacant



Source: State of Michigan,  
 Southwest Michigan Planning  
 Commission

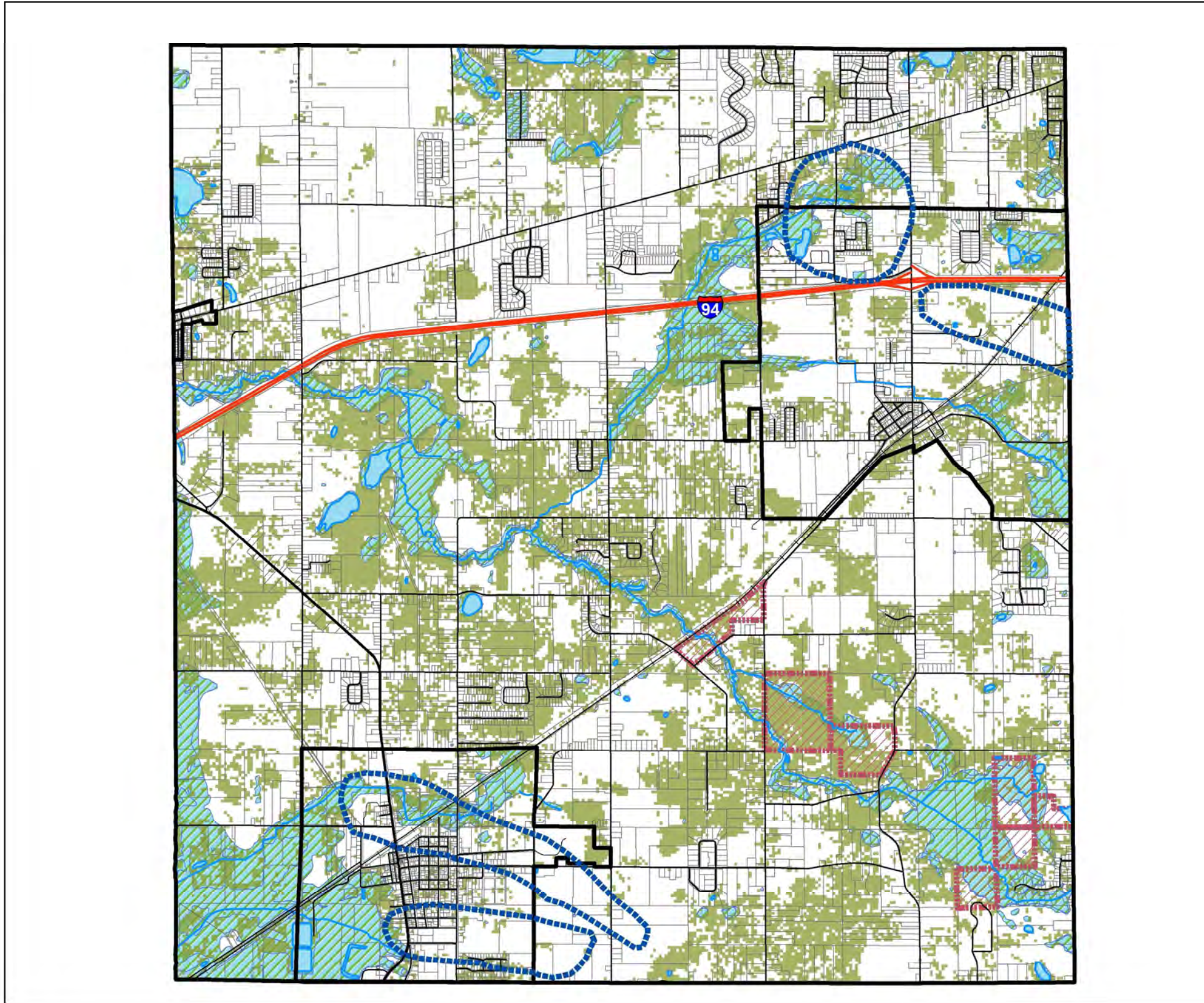




**Antwerp Township, Van Buren County, Michigan**

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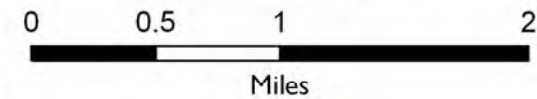


Antwerp Township  
Van Buren County, Michigan

## Master Plan

### Natural Features

-  Wellhead Protection Areas
-  Waterways
-  Perpetual Conservation
-  Forest Cover
-  Wetlands



Source: State of Michigan,  
Southwest Michigan Planning  
Commission





**Antwerp Township, Van Buren County, Michigan**

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### **Future Land Use**

A key task of updating the master plan is to update the future land use map to ensure it is consistent with the vision and goals of Antwerp Township and reflects the changes that have occurred in the community since the last plan was adopted. To this end, principles were developed for the master plan update that support the vision and goals for land use.

#### **Principles related to land use:**

- Create a range of housing opportunities and choices
- Create walkable communities
- Foster distinctive, attractive communities with a strong sense of place
- Mix land uses
- Preserve open space, farmland, natural beauty and critical environmental areas
- Strengthen and direct development towards existing communities

*Source: Smart Growth Network*

#### **Development of the Future Land Use Map**

The future land use map was developed through a process of considering alternative development scenarios and evaluating the benefits and implications of each in relation to various planning criteria, including:

- Change to existing non-conforming uses
- Changes where existing development is incompatible with the future land use map
- Relationship to goals and objectives
- Changes at borders
- Transportation system
- Infrastructure changes
- Character implications
- Environmental implications
- Coordination with other plans

#### **Future Land Use Map**

The scenario selected by the planning commission to serve as the basis of the future land use map was developed using the principles of Smart Growth and sound planning principles combined with the community's environmental ethic.



## Antwerp Township, Van Buren County, Michigan

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### *Agricultural Preservation*

The agricultural preservation areas are intended to retain prime farmland in agricultural use for the economic benefit, open space, and scenic views it provides. The intent is to preserve appropriate size tracts of land for modern farming including grazing, row crops, vineyards, and orchards. The primary crops in the agricultural preservation areas are orchards and vineyards which are compatible with limited residential development. Further division of land for residential subdivisions is discouraged in this area.

### *Rural Preservation*

Rural preservation is important to the character of the township and protecting the rural viewsheds and open space throughout the community.

Agricultural activities may take place in the rural preservation area, but agricultural activity is not the focus of the area. Large lot residential

development is expected in this area, with provision of private water and sewage systems. Densities are expected to range between 1 dwelling unit per each five acres down to 1 unit per twenty acres. Home sites with less than 100 feet of road frontage are encouraged to have shared driveways.



### *Environmental Overlay*

Areas along the East Branch of the Paw Paw River and its tributaries, surface water features and wetlands provide special natural resource areas in Antwerp Township, and their protection is important to the residents of the township. The environmental overlay is an area along the river, tributaries, water features and wetlands where development is not advisable or intended.

Areas near surface water features (particularly Ackley Lake) should protect water quality by preserving natural vegetative buffers along the

waterfront. Owners of lakefront land should be educated about the effects of runoff into area lakes and ponds.

Also included within the Environmental Overlay are sections of Antwerp Township that are within a Wellhead Protection Area (WHPA) for the Public Water Supply Systems of Mattawan and Lawton. A WHPA is the surface and subsurface area that can contribute to groundwater that is eventually captured and used by municipal wells. Since some residents of Antwerp Townships rely on Public Water Supply Systems for their drinking water, it is critical to protect the WHPAs from incompatible land uses that are high risk potential sources of contamination.

### *Low Density Residential*

Housing is the largest developed land use in the township and needs to be accommodated at a variety of densities. Low density residential development includes those subdivisions and residential lots that are greater than one acre per housing unit, but generally smaller than five acres per lot. In these areas water and sewage treatment may be provided by private systems or by the public utilities, if available. The intent of this district is to provide for large lot subdivisions, rather than individual homes with private access to township roads. Cluster development that protects natural features and viewsheds is encouraged.



### *Medium Density Residential*

Medium density residential uses are typically single-family homes with a density of two to four units per acre. This is the density found in most neighborhoods and subdivisions of single-family homes outside of center cities. It is intended that medium density residential development would be served by public water and sewer services. Connectivity for vehicles and pedestrians should be important features of proposed development in these areas.

### *High Density Residential*

The high density residential areas are for single-family homes at a density higher than four units per acre, multi-family units, and special housing types like retirement facilities for aging in place and nursing homes. Aging in place (or continuum of care) means the ability to remain in the community where you live as you age, regardless of your health or physical changes. This can include modifications to single-family homes to support physical needs, or the development of facilities that include single-family homes. These uses are



## Antwerp Township, Van Buren County, Michigan

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intended to be served with public utilities and have excellent pedestrian connectivity to the existing development to which they are adjacent.



### *Commercial*

Commercial development is to be focused in nodes at key intersections along the Red Arrow Highway and M-40. This includes retail, restaurant, and office uses and is intended to serve the Antwerp Township community outside of the incorporated villages. The intent is for high quality commercial development in these nodes. Mixed-use development including residential units above commercial establishments is appropriate in these locations.

### *Red Arrow Highway Corridor*

The plan also recognizes that the historic pattern of development along Red Arrow Highway has been a mix of agriculture, residential and commercial. The Zoning Ordinance currently allows several light commercial uses as special land uses. While this has resulted in a hodgepodge of uses along the corridor, it mirrors the “road into town” development that characterizes older highway corridors that have been supplanted by interstates.

Rather than attempting to prevent commercial development outside of the key intersections noted above, the plan allows for limited commercial development anywhere along Red Arrow Highway, provided that it fits the historic character of the corridor. Although the area shown on the Future Land Use Map extends only 500 feet from the center line of the road, this designation applies to all portions of any lot that fronts on Red Arrow Highway.

There are several zoning tools that would allow for a variety of uses and development that fits the character of the corridor, but the best method may be a *form-based code*. Form-based codes focus more on the form and character of an area and less on separating land uses (uses are still considered, however; the uses allowed would be similar to those permitted under current zoning). A form-based code creates specific site and architectural requirements for an area, and allows a developer to proceed directly to final building permits if all of the form requirements are followed (it is usually possible to vary from the requirements, but this requires special Township approval). Under this scenario, the use is secondary to the design and character of the development. A form-based code for Red Arrow Highway could allow for a variety of uses while maintaining the historic, pre-Interstate era character of the corridor.

### *Industrial*

Industrial development is anticipated in the industrial park southeast of Paw Paw on M-40 and the land at the southwest corner of Mattawan that includes the airstrip. This development should have high-quality vehicle circulation for trucks and be served by public utilities, if available, to be extended from nearby villages for water and wastewater.

### *Public Transfer Station*

A site at County Road 657 and 64th Street is specially designated as a Public Transfer Station. This site is used currently for scrap and materials recycling. At one point in the past, however, it was used as a landfill. Since its use predates modern landfill licensing standards, this site is not considered to be suitable for any kind of habitation or commercial/industrial use. As publicly owned property, it is considered appropriate for a future passive or active recreational use. A portion of the property is wooded and would lend itself to a trail, whereas other areas are cleared and relatively flat, and may be appropriate for ball fields and other active recreational uses.

## **Evaluation of Future Land Use Map**

Each of the land use alternatives considered by the planning commission were evaluated based on several criteria. The future land use map, as formulated by the planning commission, has also been evaluated based on the same criteria and the evaluation follows.

### *Change to Existing Non-Conforming Uses*

- Maintains rural preservation (including agriculture) in the northwest corner of the township
- Supports only limited additional residential development in area between Paw Paw and Mattawan
- Supports residential development south of Mattawan along eastern border of township, planned as agricultural

### *Changes Where Existing Development is Incompatible*

- Creation of commercial development in nodes along Red Arrow Highway, and re-evaluation of the mix of uses along the remainder of the corridor.
- Reduced support for residential development south of the railroad



## Antwerp Township, Van Buren County, Michigan

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### *Relationship to Goals and Objectives*

- Conserves natural features and environmentally sensitive areas
- Guides future development in a manner that respects the rural character
- Protects environmentally sensitive areas such as wetlands and streams
- Balances development with availability of public facilities
- Compact development near urbanized areas
- Maintains scenic and rural character
- Protects water resources
- Facilitates preservation of viable farmland
- Discourages fragmentation of farmland
- Provides reasonable opportunities for commercial uses
- Provides for the effective and efficient location of public facilities

### *Changes at Borders*

- Northern border adjoining agricultural and residential uses; consistent
- Northwestern border adjoining agricultural and residential uses; consistent
- Respects land uses in Paw Paw
- Western border adjoining agricultural and residential use; consistent
- Southern border adjoining agricultural and residential use; consistent

### *Transportation System*

- Limited road improvements needed

### *Infrastructure Changes*

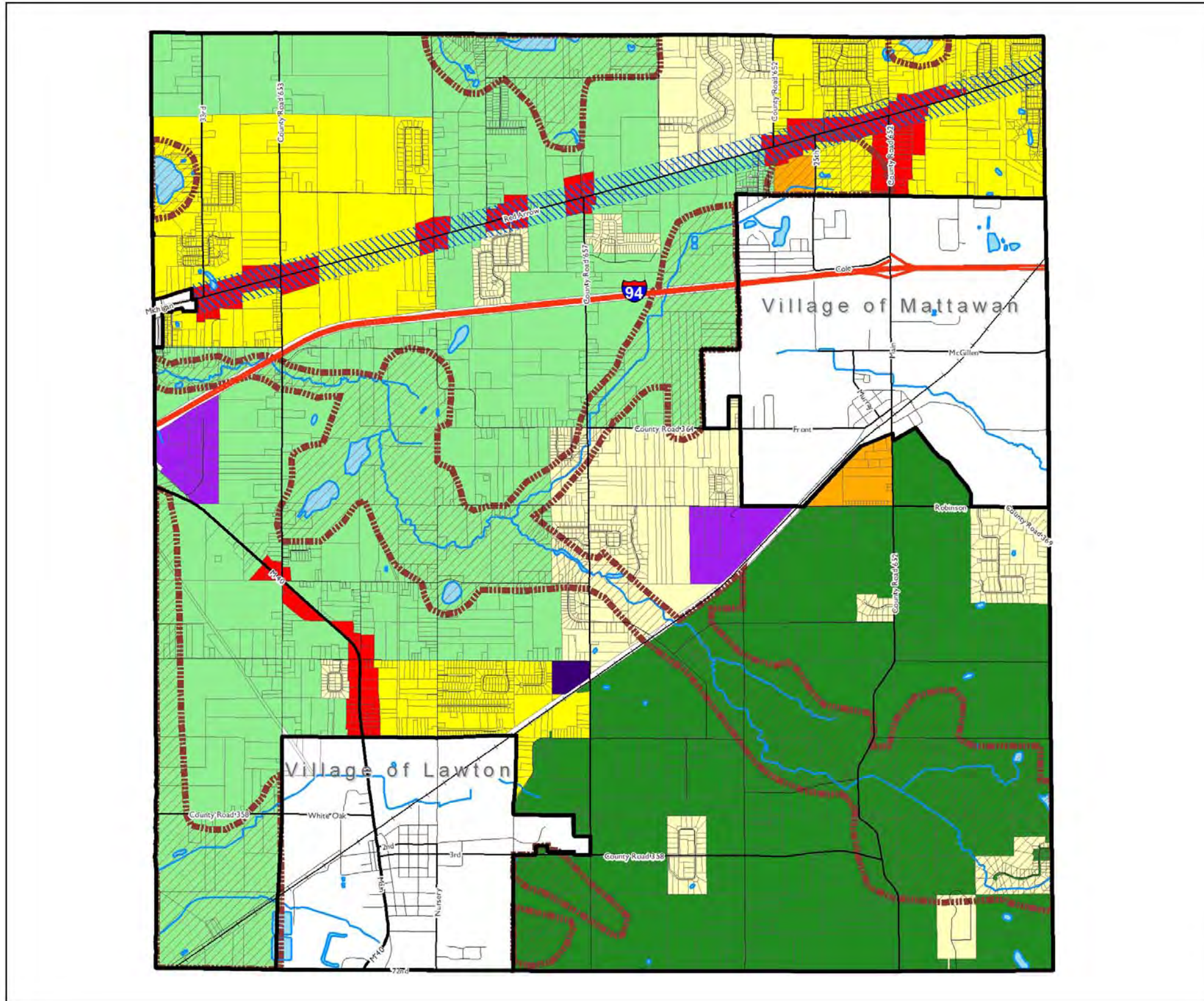
- Limited extension of water and sewer need to serve medium and intense development, including industrial development
- New development primarily served by water and sewer, except potentially low density residential areas
- New development served with adequate roads for projected volume

### *Character Implications*

- Development of commercial nodes
- Maintain rural character
- Maintain character of natural resource areas

### *Environmental Implications*

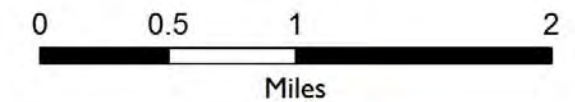
- Limited development in environmental overlay



Antwerp Township  
Van Buren County, Michigan  
**Master Plan**

**Future Land Use**

-  Municipal Boundary
-  Red Arrow Highway Corridor
-  Environmental Protection Overlay
-  Agricultural Preservation
-  Rural Preservation
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Commercial
-  Industrial
-  Public Transfer Station



Source: State of Michigan,  
Southwest Michigan Planning  
Commission





**Antwerp Township, Van Buren County, Michigan**

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### *Coordination with Other Plans*

- Paw Paw River Watershed Management Plan: Antwerp Township is a priority protection area
- protected habitat for native aquatic and terrestrial wildlife
- improved recreation access along the river

## **Recommendations**

Changing the approach to development in Antwerp Township through use of innovative tools can help the township achieve its vision. The following recommendations should be implemented in order to promote quality development of the character desired locally:

### *Encourage commercial development along the Red Arrow Highway and M-40 corridor in nodes at key intersections along the corridor as shown in the Future Land Use map.*

The existing commercial overlay district for the Red Arrow and M-40 corridors encourages strip commercial development along the corridors. This type of commercial development does not explicitly support the vision and goals of Antwerp Township. An approach that would provide for commercial development along the corridors but focus the development and encourage a growth pattern more consistent with the community vision and goals is to develop commercial nodes at key intersections that already have commercial development.

A recommendation for achieving the desired character of development is to use a form-based code approach to regulation for the nodes, rather than the commercial overlay district. A form-based code approach would focus more heavily on the bulk and design considerations of the proposed development than the specific uses. The desired character would be defined and the regulations would support achieving that character. If a development proposal fits the character and the regulations, it would be approved, regardless of the mix of uses involved. However, this does not mean “anything goes” - there would be a list of prohibited uses that are not appropriate for the district. This would allow for mixed-use development as well as traditional retail and office uses.

### *Cluster development*

One way to protect environmental features and natural resources is to allow smaller individual lot sizes in a proposed development in order to preserve natural features. The overall gross density of the site still needs to meet the



## Antwerp Township, Van Buren County, Michigan

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density requirements of the district where the project is proposed, but the individual lots may be smaller to preserve common areas of natural features. This allows a balance between resource protection and the need for developed uses in the township.

### *Mandatory PUD*

The Planned Unit Development (PUD) process allows the township to relax some of the density, setback and other requirements in exchange for amenities such as additional open space and higher quality design. PUD gives the township much more control over the type of development, preservation of natural features, and other elements that ensure a quality development.

Recently, the Michigan courts have upheld local regulations that mandate the PUD process when a development meets or exceeds a threshold number of dwelling units. For instance, the zoning ordinance could require that any multi-family development, land division, subdivision or site condominium that results in 12 dwelling units or more must be approved as a PUD.

Since the PUD process is, by nature, a negotiation, both the township and the developer can benefit. However, it is important to ensure that the PUD regulations in the zoning ordinance maintain minimum standards and are not used merely as a way around the minimum zoning district requirements. When used correctly, PUD results in a better end product than would be likely under conventional zoning. Therefore, adopting a mandatory PUD in the zoning ordinance can be an effective tool to meet the goals of this plan.

### *Mixed-use*

Mixed-use development is not a new concept, in fact it is a very old land use concept. It simply means allowing compatible land use that are not the same to be included on the same site or in the same building. Residential uses above commercial uses in village and city downtowns has been a development pattern in this country for centuries, as well as within neighborhoods (such as the corner store with the owners living in the apartment above it). The key is for the project to be designed well and for the uses to be compatible. Allowing mixed-use in the commercial nodes would support the character of the corridors and allow for flexibility.

### *Resource-based development*

Local development should be built on supporting local resources—this is the idea behind resource-based development. In Antwerp Township it would mean supporting development of wineries and tasting rooms in areas where

there are vineyards, developing businesses that support outdoor recreation and education like bike stores along trails, and allowing horse farms in the agricultural and resource preservation areas. This type of development builds on local assets, rather than working to attract development that is not native to the area or the resources.

## **How land use categories relate to districts on the zoning map**

Under Michigan law, the plan must state how the future land use map classifications relate to the zoning districts. In Antwerp Township, for the most part, there is a nearly direct translation between the future land use classifications and the zoning districts. Exceptions are discussed in detail in this section.

### *Indirect Relationship*

On the future land use map two types of agricultural uses are distinguished, agricultural preservation and rural preservation. Both of these classifications would be included in the township's current A-Agriculture district. Following adoption of the master plan, the planning commission should consider a zoning amendment to differentiate between the two land use classifications in the zoning ordinance and adopt separate and appropriate standards for each district.

The future land use map shows the public transfer station (the former landfill) as a special type of industrial development. There is not a corresponding zoning district for this land use classification.

### *Direct Relationship*

The residential classifications translate directly into the residential zoning districts. Low density residential land use would be the R-1 zoning district. Similarly medium density residential would be R-2 and high density residential uses would be R-3 zoning. The R-2 and R-3 zoning districts allow for less dense development as well as the more intensive, therefore the areas zoned for these classifications may not all be developed at the greatest allowable density.

The commercial and industrial classifications are also direct translations to the commercial and industrial zoning districts, respectively. The Red Arrow Highway Corridor corresponds to the Red Arrow Highway/M-40 Commercial Corridor Overlay District in the Zoning Ordinance. The environmental overlay in the future land use map also corresponds to the environmental buffer overlay on the zoning map.



## **Antwerp Township, Van Buren County, Michigan**

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*The transportation network supports land uses as well as responding to them. Balancing the needs for access and mobility are important considerations in development along key transportation corridors, and managing access is the way to achieve balance. The transportation system also includes railroads, airports, and non-motorized infrastructure including pathways.*



# Chapter 4: Transportation



## **Antwerp Township, Van Buren County, Michigan**

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The transportation network and land use are interconnected. Land use responds to transportation through the market and the transportation network responds to land uses in terms of traffic flow, need for improvements, and need for new connections.

### Road Network

In the Midwest, and particularly in Michigan, the primary means of transportation for people is the car and the primary mode of transportation for goods is the semi tractor-trailer. Hence the road network is vital to the movement of people, goods, and services within and between communities.

### Interstates and US Highways

Interstates connect communities with one another in a national network of limited access roads. The primary function of the interstate system is regional mobility, hence access is limited. The spacing between interchanges differs between rural and urban areas; but in most urban locations interchanges are spaced at approximately one mile intervals and in rural areas the typical spacing is a minimum of two miles.

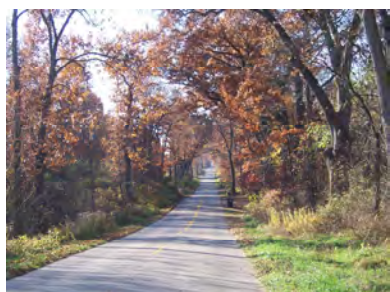
I-94 crosses Antwerp Township. It serves primarily through traffic as a major corridor between Chicago and Detroit. Two interchanges serve Antwerp Township at Mattawan and Paw Paw.

### State Routes

M-40 is the only state route serving Antwerp Township. It extends from Holland, Michigan in the north to US 12 near the border between Michigan and Indiana. It is an arterial road, connecting Lawton and Paw Paw, and serving longer trips within west Michigan. It carries a relatively large volume of traffic.

### Local Roads and Streets

The other arterial road serving Antwerp Township is the Red Arrow Highway, which runs east-west in the northern part of the township between Paw Paw and the county's eastern border with Texas Township. This road, under the jurisdiction of the Van Buren County Road Commission, is the old highway corridor between Kalamazoo and the Lake Michigan shore that served travelers prior to the construction of I-94.





## Antwerp Township, Van Buren County, Michigan

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Another road classification category is collectors, which primarily collect traffic from local roads and distribute it to the arterial and interstate system.

Collectors balance access to adjacent land with mobility between various parts of the road network. In Antwerp Township the collectors are CR 652, CR 657 (between CR 358 and 58th Avenue), CR 653 (between Red Arrow Highway and M-40), and CR358 (between CR 653 and CR 652).

While townships are responsible for funding half of the improvement costs for local roads, they have no direct responsibility for maintaining or repairing county roads. The county road commission is responsible for all roads and streets outside of the incorporated cities and villages under the McNitt Act of 1931 and PA 51 of 1951.

Traffic counts from the Michigan Department of Transportation (MDOT) and the Southwest Michigan Regional Planning Commission are included in Figure 4.1 and reflect average daily traffic (ADT) on individual roadways for 2004 and 2007. The highest volume roads in the township are I-94, the Red Arrow Highway, and M-40, consistent with the function they are designed to serve.

### Rail

Amtrak owns and operates a rail line in Antwerp Township. It is part of a high-speed passenger line that runs from Detroit to Chicago. There is no stop in Antwerp Township; nearby stops include Kalamazoo and Dowagiac.

### Air

Mattawan Airpark is a 96 acre facility located southwest of Mattawan. The airport is privately owned and is for private use only.

### Non-Motorized Transportation

Non-motorized transportation includes pedestrian and bike facilities like multi-use paths/trails, on-street bike routes, and sidewalks.

The Kal-Haven Trail is north of Antwerp Township and runs from South Haven to Kalamazoo.

Antwerp Township is currently in the process of developing a Pathways Plan that will determine the desired location and type of bicycle and pedestrian facilities in the township. This plan is expected to be completed in 2009.

### Issues

Red Arrow Highway and M-40 are critical transportation corridors in the township, but are also the logical and practical location for commercial development in the township. These roads are relatively high volume but also

provide access to the adjacent land. To date, the township has not required new commercial development to share driveways or use frontage roads in order to preserve the transportation function of the road. Continued development of this pattern could significantly impact the transportation function of the road and require widening or other approaches to addressing the traffic volume and flow.

Non-motorized facilities are another concern in the township. While many people enjoy biking and walking for leisure, fitness, and short trips, there are few pedestrian corridors in the township. Anecdotal evidence suggests that many people walk in the street since there are not pedestrian routes to key destinations in the township.

### **Recommendations**

#### *Access Management*

Addressing excessive curb cuts on major thoroughfares through access management was a recommendation of the 2002 Master Plan that continues through the plan update. A significant number of curb cuts along a transportation corridor tends to minimize the efficiency of traffic flow and increase potential conflicts (and crashes), decreasing the roadway's transportation function.

Access management is "a process that provides or manages access to land development while simultaneously preserving the flow of traffic on the surrounding road system in terms of safety, capacity, and speed" (Michigan Department of Transportation, *Improving Driveway & Access Management in Michigan*).

Six basic principles are recommended to realize the benefits of access management:

- Limit the number of conflict points. Conflict points occur at intersections and other locations where there are turning movements. These are the locations where accidents (crashes) are most likely. Limiting the number of conflict points, like excessive driveways and left-turn movements, reduces the number of conflict points and can improve roadway function and reduce crashes.
- Separate conflict points. It is impossible to avoid all conflict points. Where intersections and driveways are needed, they should be spaced to reduce driver confusion and increase safety. Corner clearances and appropriate driveway spacing are ways to separate conflict points.
- Separate turning volumes from through movements. When drivers



## Antwerp Township, Van Buren County, Michigan

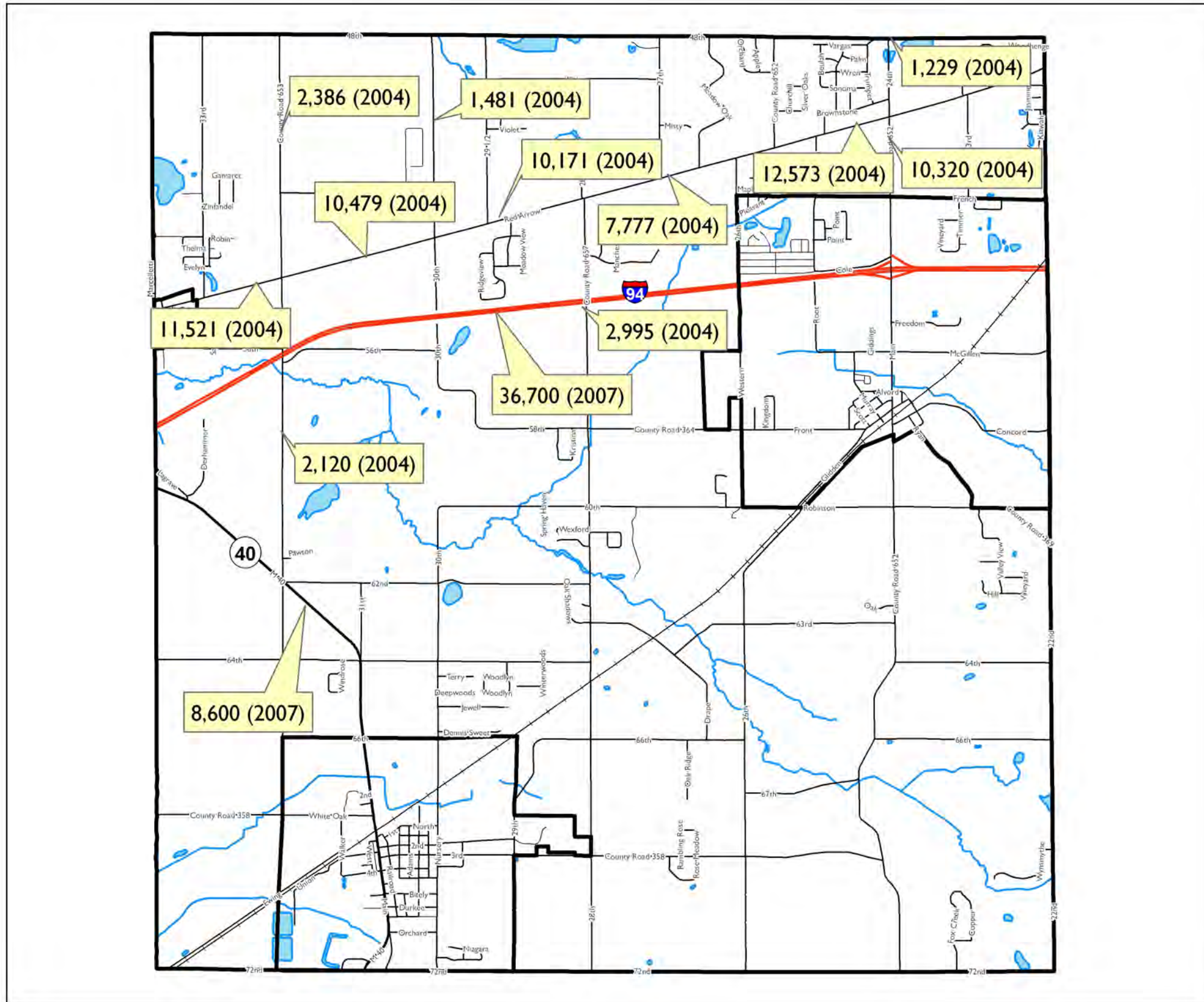
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approach a turn, they slow down. This interrupts through traffic speeds and increases the potential for crashes. When turning traffic uses separate turning lanes such as deceleration lanes, these conflicts are reduced. Frontage roads are another means of achieving separated turning movements.

- Locate traffic signals to facilitate traffic movement. Traffic signals that are poorly spaced or poorly timed can reduce the efficiency of the road. Traffic signals should optimally be no closer than one-half mile apart and should be as evenly spaced as possible.
- Maintain a hierarchy of roadways by function. The function of the road (access or mobility) should be considered when considering the number of desirable access points. Roads, such as arterials, that are intended to serve a mobility function for high volumes of traffic, should have more limited access than collectors and local streets which are lower speed and intended to provide access to adjacent land.
- Limit direct access on higher speed roads. Driveways (residential or commercial) create conflict points that are not well anticipated by drivers. On higher speed roads like arterials, access should be limited to signalized intersections and public streets, rather than individual driveways. Shared driveways and frontage roads are ways of achieving limited access.

### *Natural Beauty Roads*

Legislation passed in 1995 allows citizens to petition the local road authority to designate scenic road corridors as “natural beauty roads.” This designation does not affect the normal maintenance of these roads, so long as the character of the use and development of the road does not change so that a higher degree of maintenance is necessary. Natural beauty roads attract tourists, particularly those looking for a pastoral drive through wine country. There are several local roads in the southeast quadrant of the township that would meet the required criteria.



Antwerp Township  
Van Buren County, Michigan

## Master Plan

# Traffic Counts

- Interstate
- State Route
- Major Road
- Local Road
- Municipal Boundary

Miles

Source: State of Michigan, Southwest Michigan Planning Commission



**Antwerp Township, Van Buren County, Michigan**

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### *Pathways*

Pedestrian connectivity has been highly desired in each of the last two community surveys and is the focus of the Antwerp Township Pathways Plan currently being developed. The principles of the plan are:

- Connect villages in the township
- Provide for pathways to key destinations
- Meet the needs of a variety of pathway users

The intention is that eventually the pathway system will connect to the Kal-Haven trail, providing a greater regional trail network for the residents of Antwerp Township. This important process should move toward implementation.



## **Antwerp Township, Van Buren County, Michigan**

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*Open space, natural resources, and pathways for biking and walking are important to the Antwerp Township community. These all contribute to the recreation system in the community, either formally or informally.*



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# Chapter 5: Recreation and Environment



## **Antwerp Township, Van Buren County, Michigan**

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Quality of life is one of those phrases that is used often but means different things to different people and different communities. In Antwerp Township quality of life is strongly tied to the natural beauty, rural character, and environmental features of the community and the opportunities for recreation provided by those abundant features.

Parks and recreational opportunities are key attributes that can distinguish Antwerp Township from other communities and serve as a catalyst for growth.

### **Recreation Opportunities Inventory**

Antwerp Township does not have any township-owned parks . However, a number of village parks are available in Paw Paw, Mattawan, and Lawton.

The Antwerp Township Activity Center is located adjacent to the Township Hall in Mattawan. It features a multi-purpose room, kitchen facilities, restrooms, and a dance floor.

Paw Paw High School on Red Arrow Highway is located in the township and has recreational facilities including baseball and soccer fields. Other school facilities are located in the Villages of Mattawan and Lawton and contribute to the opportunities available to township residents.

Semi-public recreation facilities include the adult softball league fields, Lawton Golf Club, West Point Hills Community, Mattawan Little League, and the Formula K Family Fun Park.

The township completed a Community Recreation Plan in 2006 that identifies recreational needs and lays out a strategy for the period from 2006 to 2011. Also in 2006 the Antwerp Township Board of Trustees adopted a resolution creating the Township Recreation Committee. This committee is involved in the development of the Pathways Plan.

On a regional scale, Van Buren State Park provides 400 acres of recreational land along Lake Michigan in northern Van Buren County. There are also state game areas/nature preserves in several locations throughout the region.

The Kal-Haven trail and the Van Buren Trail State Park are two recreational trails available at the regional level, as well.

Golf courses, skiing, and camping are other recreational opportunities available regionally.

In the Community Recreation Plan, the township identified the following recreation deficiencies:

- An outdoor basketball court
- An outdoor volleyball court



## Antwerp Township, Van Buren County, Michigan

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Neither of these facilities was a priority in the community survey (see Public Opinion in this chapter).

### **Natural Resources**

Natural features include wetlands, woodlands, and bodies of water. The quantity and quality of these features contributes to the prized character of Antwerp Township.

The township is fortunate to have a rolling topography in the southeast and relatively flat lands in the northwest. There is more than 300 feet of elevation change between the highest point in the township (southeast) and the lowest (near Mud Lake). Much of the southeast portion of the township is characterized by slopes in excess of 12 percent which are generally unsuitable for development.

The East Branch of the Paw Paw River is the main waterway in the township. The river drains a watershed of approximately 33.8 square miles, according to the Paw Paw River Watershed Management Plan. All of Antwerp Township is located within the areas designated by the Plan as High Priority or Medium Priority protection areas, with the East Branch centered within the High Priority area.

Wetlands are another key environmental feature in the township that are regulated under federal and state law. The Michigan Department of Natural Resources defines wetlands as “areas between terrestrial and aquatic systems where the water table is at, near, or above the land surface for a significant part of most years.”

### **Public Opinion**

A community survey was conducted in summer 2008 to identify priorities for the master plan. When asked how important it was that recreation facilities be located in the township, more than half felt it was very important for neighborhood parks, pedestrian/bike paths, and nature trails/passive recreation areas to be located in Antwerp Township. Golf courses were decidedly not important for the township. These were the strongest reactions. Other recreational facilities including a teen/youth recreation center, soccer fields, ball fields, tennis courts, and a senior citizen center were deemed “somewhat important” by the greatest number of respondents.

Asked if they were willing to contribute financially to future park and recreation facilities, improvements, and programs the response was quite evenly split, with a narrow margin supporting the idea.

There was a strong consensus that the existing public recreation opportunities in the area are not adequate to meet the future needs of the township. More than 60 percent responded that they disagreed that the existing facilities were adequate to meet future needs.

### **Recommendations**

The community has completed a current Community Recreation Plan and is in the process of developing a Pathways Plan. Between these two documents, recreational opportunities in the township should be adequately addressed. Therefore the recommendations of the master plan in this area are:

#### *Implement the Community Recreation Plan recommendations*

The goals of the Community Recreation Plan should be implemented, including:

- Create a framework for the trailway/ecology park concept
- Identify and assess potential recreational lands
- Implement trailway/ecology park plan

*Reference: Antwerp Township (Van Buren County, MI), Community Recreation Plan 2006-2011*

#### *Implement the Pathways Plan recommendations*

While the Pathways Plan is still being developed, the recommendations will lead toward implementation of long-held desires in the community for a pathway system and an ecology park.

#### *Implement the applicable recommendations of the Paw Paw River Watershed Management Plan*

The following Protection Area tasks, listed in the Implementation chapter of the Management Plan, are applicable to Antwerp Township:

- Enact water quality protection and riparian buffer ordinances
- Protect wetlands and environmentally sensitive lands
- Locate high density and high intensity uses in appropriate areas

*Reference: Paw Paw River Watershed Management Plan, Southwestern Michigan Planning Commission, August, 2008*



## **Antwerp Township, Van Buren County, Michigan**

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*Community services, like water and sewer, can have a significant influence on the location and density of development. Other community services like schools, fire, and police protection are also affected by growth in the community. Developing in a sustainable manner that respects community services is part of the Antwerp Township Master Plan.*





## **Antwerp Township, Van Buren County, Michigan**

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## Water

All of Antwerp Township relies on groundwater for its water supply. Therefore, groundwater quality is important to the entire community. A majority of the township residents depend on private wells for their water supply.

The only part of the township served by a public water system, outside of the villages, is the area just south of Mattawan that was detached from the village prior to adoption of the 2002 Master Plan. The water comes down Main Street to 60th and serves homes on the west side of the Main Street (CR 652).

## Wastewater

Nearly all of the area of Antwerp Township not in a village is served by private septic systems. The area south of Mattawan that was detached from the village is the only township area served by public sanitary sewers. The sewer comes down Main Street to 60th and serves homes on the west side of Main Street (CR 652).

## Schools

Antwerp Township is served by three school districts, Mattawan Consolidated Schools, Lawton Community Schools, and Paw Paw Public Schools.

### *Mattawan Consolidated School District*

The Mattawan Consolidated School District has a high school, middle school, and two elementary schools (early and later) located on a campus at 56720 Murray Street in Mattawan.

### *Lawton Community Schools*

Lawton Elementary School is located at 100 Primary Way. Lawton Middle School is located on the new Blue Pride Drive, off of 29th Street approximately a mile east of downtown Lawton. Lawton High School is located at the end of Second St. approximately one mile east of downtown Lawton. The Arboretum at Lawton High School has been mentioned as a destination for trail users.

### *Paw Paw Public School District*

Paw Paw Early Elementary School is located at 512 North Street, and the Later Elementary School is located at 612 North Street. The Paw Paw Middle School is located at 313 W. Michigan Avenue. These are all in the village of Paw Paw. Paw Paw High School is located at 30609 Red Arrow Highway in Antwerp Township.



## Antwerp Township, Van Buren County, Michigan

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### Police

The county sheriff's department provides police protection to the residents of Antwerp Township. Michigan State Police patrol I-94 and M-40 and assist when requested by Van Buren County. The township also contracts with the Van Buren County Sheriff's Department for building and zoning enforcement.

### Fire

Three fire districts serve Antwerp Township—the fire districts for the villages of Paw Paw, Mattawan, and Lawton. These districts serve the township through an annual contract and also provide Emergency Medical Services (EMS) to the township.

### Other Community Services

Community services often need to expand as the community's population grows. One way for the community to understand what is happening to service as the community grows is to conduct a Level of Service (LOS) study to determine how many employees there are per 1,000 residents for each service. This LOS can then be evaluated compared to other communities and a desired LOS can be established. As population increases, staff then increases to maintain the desired level of service. The same concept can be applied to park acres, equipment, or budgets. Though such ratios are not precise measures, they do offer a benchmark comparison that is useful for planning purposes.

### Recommendations

Recommendations for community services are:

#### *Water*

- Consider impacts to ground and surface water quality when evaluating development proposals
- Encourage the villages to provide public water and fire hydrants to proposed residential developments adjacent to village boundaries where the density is greater than one unit per acre

#### *Wastewater*

- Encourage development of small community wastewater treatment systems, constructed wetlands, and other technologies for treating wastewater in new subdivisions with a density over one unit per acre
- Provide information to new residents about septic system maintenance
- Work with the villages to provide public sewer service to dense residential areas adjacent to village boundaries

*Fire*

- Encourage the villages to provide public water and fire hydrants to proposed residential developments adjacent to village boundaries with a density greater than one unit per acre

*Other Community Services*

- Conduct a LOS study for township services
- Identify desired levels of service for township services



## Antwerp Township, Van Buren County, Michigan

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*Plans should be living, breathing documents that change as items are implemented and local conditions change. The action plan is a tool that provides the detail needed to foster implementation, rather than allowing the plan to sit on a shelf as a compilation of big ideas.*



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# Action Plan



## **Antwerp Township, Van Buren County, Michigan**

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The action plan establishes a framework for the tasks that need to be completed to implement the plan, including a timeframe and assigned responsibilities. This helps to ensure that someone is responsible for individual tasks and that tasks are completed throughout the plan’s lifespan.

The action plan is arranged around the plan objectives found in Chapter 2. These objectives are grouped into the areas of: environmental features, agricultural lands, residential land use, commercial land use, industrial land use, public/semi-public lands, and community facilities and infrastructure.

**Environmental Features**

Action Plan

<b>Environmental Features</b>		
<b>Action</b>	<b>Responsible Party</b>	<b>Timeline</b>
Complete the Pathways Plan	Township Recreation Committee	Short term (1-5 years)
Revise zoning and subdivision control ordinances to support cluster subdivisions	Planning Commission, Township Board	Short term (1-5 years)
Require protection of environmental features (tree stands, wetlands, etc.) in site plans	Planning Commission, Township Board	Short term (1-5 years)
Develop and implement a tree preservation and replacement section of the zoning ordinance	Planning Commission, Township Board	Short term (1-5 years)
Revise engineering standards to allow for natural and pre-treatment stormwater management systems	Planning Commission, Township Board	Short term (1-5 years)
Provide information to land owners interested in conservation easements	Planning Commission, Nature Conservancy, Southwest Michigan Land Conservancy	Short term (1-5 years)
Implement applicable actions from the Paw Paw River Watershed Management Plan	Planning Commission, Township Board; land conservancies	Short term to medium term (1-10 years)

The actions would require changes to the zoning and subdivision ordinances, which should be completed in the short term to protect resources that may otherwise be destroyed or compromised by development in the long term.



## Antwerp Township, Van Buren County, Michigan

### Agricultural Lands

#### Action Plan

Agricultural Lands		
Action	Responsible Party	Timeline
Continue to implement the Purchase of Development Rights (PDR) program	Van Buren County Commission	Ongoing
Require signed “Right to Farm” declarations attached to subdivision plats in agricultural zones	Planning Commission, Township Board	Short term (1-5 years)
Continue to use the site planning process to ensure transition between agricultural and non-agricultural uses	Planning Commission	Ongoing

The township trustees have affirmed the Van Buren County PDR program. To the extent that funds become available and Antwerp Township landowners are interested in the program, land in the township should enter the program.

Many times when people move from cities to “quaint rural areas” they don’t realize the impacts of the surrounding agricultural uses including noise, dust, lights, and overspray from pesticides, herbicides, and fertilizers. In order to minimize conflicts between agricultural and non-agricultural land uses, the township should require new plats in agricultural districts to sign a “Right to Farm” declaration that is affixed to the back of the plat.

In the period since the master plan was last adopted in 2002, the site planning process has been used to support buffers and transitions between agricultural and non-agricultural uses. This process should continue to be a focus of the planning commission.

**Residential Land Use**

Action Plan

Residential Land Use		
Action	Responsible Party	Timeline
Review the zoning ordinance to ensure that a range of housing types and densities is permitted; revise if needed	Planning Commission, Township Board	Short term (1-5 years)
Revise zoning and subdivision control ordinances to support cluster subdivisions	Planning Commission, Township Board	Short term (1-5 years)
Revise zoning and subdivision control ordinances to include a mandatory PUD process for larger development proposals.	Planning Commission, Township Board	Short Term (1-5 years)
Develop and implement access management standards for residential development	Planning Commission, Highway Commission, Township Board	Medium term (5-10 years)
Continue to use the site planning process to implement and enforce the transitions between residential and non-residential uses	Planning Commission	Ongoing

Access management for residential development would involve developing policies that require proposed development of more than three or four residential structures to use a shared driveway (or street) off of the county collector or local road. They may also require shared driveways for two adjacent residential structures. These policies would need to be coordinated with the County Road Commission and would affect issuance of driveway permits.

Cluster development not only protects natural features, but ensures that new development is integrated into the existing landscape where there is not an existing subdivision to be compatible with the residential character.



## Antwerp Township, Van Buren County, Michigan

### Commercial Land Use

#### Action Plan

Commercial Land Use		
Action	Responsible Party	Timeline
Revise the Highway Commercial Overlay District to have a greater focus on nodes identified in the Future Land Use Map.	Planning Commission, Township Board	Short term (1-5 years)
Revise sign regulations to ensure commercial development is compatible with the township's rural character.	Planning Commission, Township Board	Short term (1-5 years)
Review and revise zoning ordinance to improve buffers and transitions between commercial and residential uses.	Planning Commission, Township Board	Short term (1-5 years)
Review and revise zoning ordinance to allow for mixed-use development in commercial districts.	Planning Commission, Township Board	Medium term (5-10 years)
Develop and implement access management standards for commercial development.	Planning Commission, Highway Commission, Township Board	Medium term (5-10 years)

The current Red Arrow Highway/M-40 Commercial Overlay District promotes strip commercial development in these corridors and does not allow for efficient land use. Focusing commercial nodes at key intersections allows for more efficient land use and better transportation patterns. The overlay should be amended to reflect the commercial node pattern of the future land use map or a form-based code should be adopted for development along the entire corridor with highway-oriented uses focused at these nodes.

Access management policies for commercial uses would focus on shared driveways for adjacent commercial structures and use of frontage roads where appropriate. This would require coordination with the Highway Commission and would affect issuance of driveway permits.

Excessive signs clutter the landscape, particularly on key corridors, and affect the image of the community projected to visitors. Antwerp Township residents are proud of the township's scenic and rural character and want to preserve it. Managing commercial signs, particularly along the key corridors, would minimize distractions from the scenic, rural image of the township.

### Chapter 7: Action Plan

**Industrial Land Uses**

Action Plan

<b>Industrial Land Use</b>		
<b>Action</b>	<b>Responsible Party</b>	<b>Timeline</b>
Revise sign regulations to ensure industrial development is compatible with the township’s rural character	Planning Commission, Township Board	Short term (1-5 years)
Review and revise zoning ordinance to improve buffers and transitions between industrial and residential uses	Planning Commission, Township Board	Short term (1-5 years)
Develop and implement access management standards for industrial development	Planning Commission, Highway Commission, Township Board	Medium term (5-10 years)

As with commercial development, there is a need to regulate signs for industrial development to protect the scenic and rural character of the township.

Access management policies for industrial development would have some of the same priorities as for commercial development, but would also focus on the circulation patterns for semi-tractor trailers making deliveries and shipping finished products from any proposed facility.

**Public/Semi-Public Lands**

Action Plan

<b>Public/Semi-Public Lands</b>		
<b>Action</b>	<b>Responsible Party</b>	<b>Timeline</b>
Complete and implement the Pathways Plan	Township Recreation Committee	Short term (1-5 years)
Protect additional environmentally sensitive lands through conservation easements or the Purchase of Development Rights (PDR) program	Planning Commission, Nature Conservancy, SW Michigan Land Conservancy, Township Board, Van Buren County Commissioners	Ongoing



## Antwerp Township, Van Buren County, Michigan

### Community Facilities and Infrastructure

#### Action Plan

Community Facilities/Infrastructure		
Action	Responsible Party	Timeline
Coordinate with the villages on major economic development announcements and work with professionals to determine the impact on Antwerp Township facilities	Planning Commission, Township Board	Ongoing
Support petitions for rezoning to intense residential or commercial uses within areas served or capable of being efficiently served by public services.	Planning Commission, Township Board	Ongoing
Coordinate at least quarterly with villages on development proposals, infrastructure expansion, and other issues at the village boundaries.	Township Supervisor	Ongoing
Conduct a community Level of Service (LOS) study to identify the current level of service and determine the desired level of service in the community	Township Board, Utility Providers, Service Providers	Medium term (5-10 years)

These actions are consistent with the recommendations in the Community Services chapter of the master plan and focus on coordination and efficiency of services.

### Action Plan Matrix

The action plan matrix shows the actions in the earlier part of the chapter arranged by their timeline for implementation.

Complete (check when implemented)	Action	Responsible Party	Timeline
<b>Short Term</b>			
	Complete the Pathways Plan	Township Recreation Committee	Short term (1-5 years)
	Revise zoning and subdivision control ordinances to support cluster subdivisions	Planning Commission, Township Board	Short term (1-5 years)
	Require protection of environmental features (tree stands, wetlands, etc.) in site plans	Planning Commission, Township Board	Short term (1-5 years)
	Develop and implement a tree preservation and replacement section of the zoning ordinance	Planning Commission, Township Board	Short term (1-5 years)
	Revise engineering standards to allow for natural stormwater management systems	Planning Commission, Township Board	Short term (1-5 years)
	Provide information to land owners interested in conservation easements	Planning Commission, Nature Conservancy, SW MI Land Conservancy	Short term (1-5 years)
	Require signed “Right to Farm” declarations attached to subdivision plats in agricultural zones	Planning Commission, Township Board	Short term (1-5 years)
	Review the zoning ordinance to ensure that a range of housing types and densities is permitted; revise if needed	Planning Commission, Township Board	Short term (1-5 years)
	Revise zoning and subdivision control ordinances to support cluster subdivisions	Planning Commission, Township Board	Short term (1-5 years)
	Revise zoning and subdivision control ordinances to include a mandatory PUD process for larger development proposals.	Planning Commission, Township Board	Short Term (1-5 years)



## Antwerp Township, Van Buren County, Michigan

Complete (check when implemented)	Action	Responsible Party	Timeline
	Revise the Highway Commercial Overlay District to have a greater focus on nodes identified in the Future Land Use Map.	Planning Commission, Township Board	Short term (1-5 years)
	Revise sign regulations to ensure commercial development is compatible with the township's rural character.	Planning Commission, Township Board	Short term (1-5 years)
	Review and revise zoning ordinance to improve buffers and transitions between commercial and residential uses.	Planning Commission, Township Board	Short term (1-5 years)
	Review the zoning ordinance to ensure that a range of housing types and densities is permitted; revise if needed	Planning Commission, Township Board	Short term (1-5 years)
	Revise zoning and subdivision control ordinances to support cluster subdivisions	Planning Commission, Township Board	Short term (1-5 years)
	Revise the Highway Commercial Overlay District to have a greater focus on nodes identified in the Future Land Use Map.	Planning Commission, Township Board	Short term (1-5 years)
	Revise sign regulations to ensure commercial development is compatible with the township's rural character.	Planning Commission, Township Board	Short term (1-5 years)
	Review and revise zoning ordinance to improve buffers and transitions between commercial and residential uses.	Planning Commission, Township Board	Short term (1-5 years)
	Revise sign regulations to ensure industrial development is compatible with the township's rural character	Planning Commission, Township Board	Short term (1-5 years)
	Review and revise zoning ordinance to improve buffers and transitions between industrial and residential uses	Planning Commission, Township Board	Short term (1-5 years)
	Complete and implement the Pathways Plan	Township Recreation Committee	Short term (1-5 years)

### Chapter 7: Action Plan

Complete (check when implemented)	Action	Responsible Party	Timeline
<b>Short Term to Medium Term</b>			
	Implement applicable actions from the Paw Paw River Watershed Management Plan	Planning Commission, Township Board; land conservancies	Short term to medium term (1-10 years)
<b>Medium Term</b>			
	Develop and implement access management standards for residential development	Planning Commission, Road Commission, Township Board	Medium term (5-10 years)
	Review and revise zoning ordinance to allow for mixed-use development in commercial districts.	Planning Commission, Township Board	Medium term (5-10 years)
	Develop and implement access management standards for commercial development.	Planning Commission, Road Commission, Township Board	Medium term (5-10 years)
	Develop and implement access management standards for industrial development	Planning Commission, Road Commission, Township Board	Medium term (5-10 years)
	Conduct a community Level of Service (LOS) study to identify the current level of service and determine the desired level of service in the community	Township Board, Utility Providers, Service Providers	Medium term (5-10 years)
<b>Ongoing</b>			
	Continue to implement the Purchase of Development Rights (PDR) program	Van Buren County Board of Commissioners	Ongoing
	Continue to use the site planning process to ensure transition between agricultural and non-agricultural uses	Planning Commission	Ongoing



## Antwerp Township, Van Buren County, Michigan

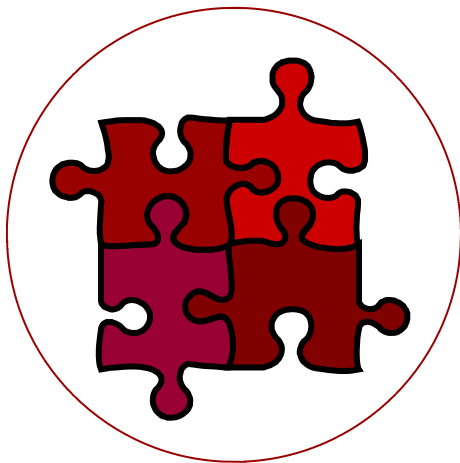
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Complete (check when implemented)	Action	Responsible Party	Timeline
	Continue to use the site planning process to implement and enforce the transitions between residential and non-residential uses	Planning Commission	Ongoing
	Protect additional environmentally sensitive lands through conservation easements or the Purchase of Development Rights (PDR) program	Planning Commission, Nature Conservancy, SW MI Land Conservancy, Township Board, Van Buren County Board of Commissioners	Ongoing
	Coordinate with the villages on major economic development announcements and work with professionals to determine the impact on Antwerp Township facilities	Planning Commission, Township Board	Ongoing
	Support petitions for rezoning to intense residential or commercial uses within areas served or capable of being efficiently served by public services.	Planning Commission, Township Board	Ongoing
	Coordinate at least quarterly with villages on development proposals, infrastructure expansion, and other issues at the village boundaries.	Township Supervisor	Ongoing

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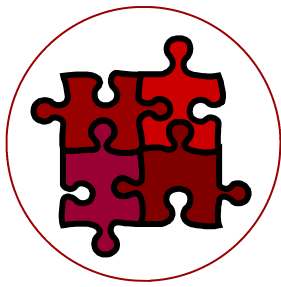
*The community profile includes demographic and economic information about Antwerp Township.*

*It provided a common language for the steering committee, consulting team and the public to use in developing the goals and objectives for the community.*



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# Appendix A: Community Profile



## Antwerp Township, Van Buren County, Michigan

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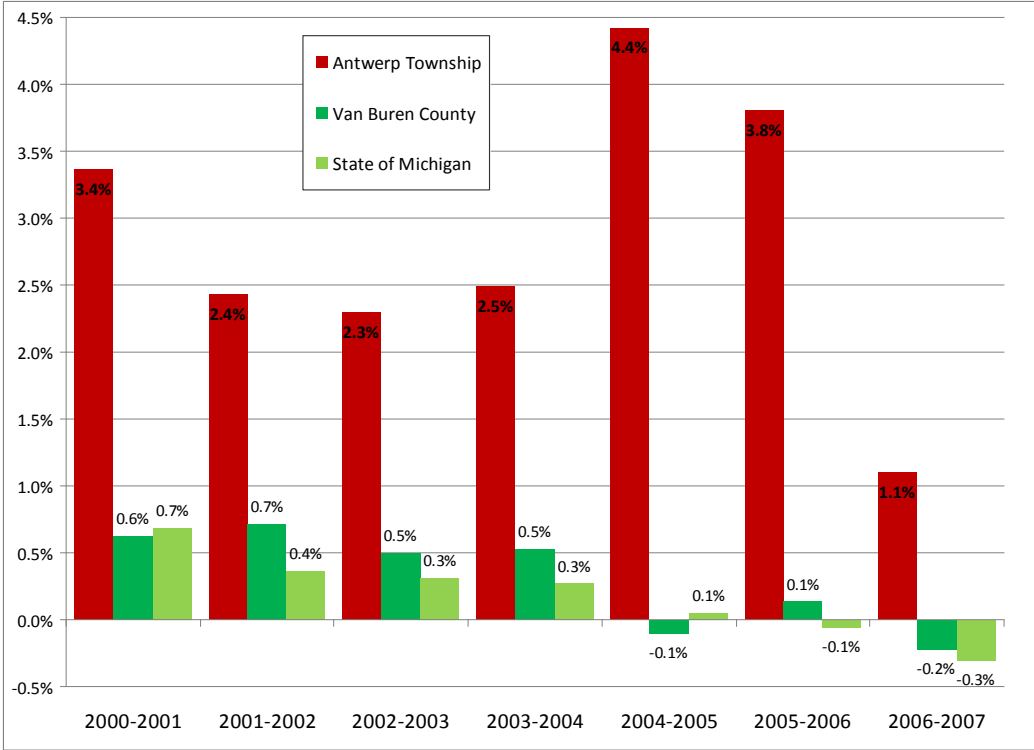
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## Population

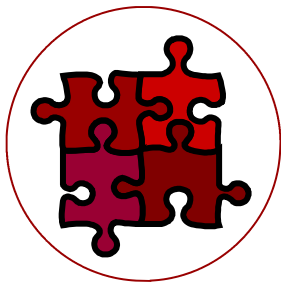
According to the U.S. Census estimates for 2007, Antwerp Township has a population of 7,698. While many Michigan communities are expected to have declined in the years since 2000, Antwerp Township is estimated to have grown by 21 percent between 2000 and 2007 (see Figure 1). This is likely due to developmental expansion of the Kalamazoo metropolitan area as well as the attractive rural lifestyle offered in the township.

As shown in Figure 1, Antwerp Township experienced a moderate level of growth each year from 2000 to 2007 averaging nearly three percent per year. Compared to the annual growth rates in Van Buren County as well as in the state as a whole, Antwerp Township is growing swiftly. This steady increase in population has implications for land use and zoning policy as the expansion of the Kalamazoo metropolitan area is expected to continue. Future growth and development will need to be guided in order to maintain the township’s attractive and desirable rural and pastoral character. Recent slowed population growth is likely due to the soft economy; though, population growth will likely recover as the economy improves.

Figure 1 – Estimated Annual Population Change: 2000 – 2007



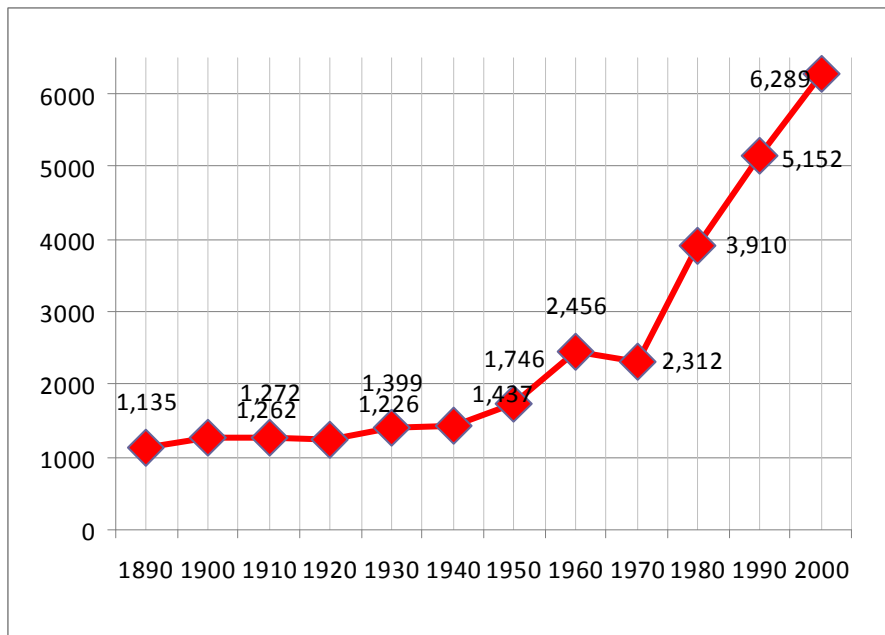
Source: US Census Bureau



## Antwerp Township, Van Buren County, Michigan

Antwerp Township has a history of consistent and rapid population growth (see Figure 2). Between 1890 and 1960, the population of the township increased by 116 percent, interrupted only by a small decline between 1960 and 1970 (due in part to the incorporation of the Village of Mattawan in 1960). This trend, however, was followed by the most staggering population increase in township history between 1970 and 2000 when nearly 4,000 new residents were added to the township population.

Figure 2 – Historic Population Trend



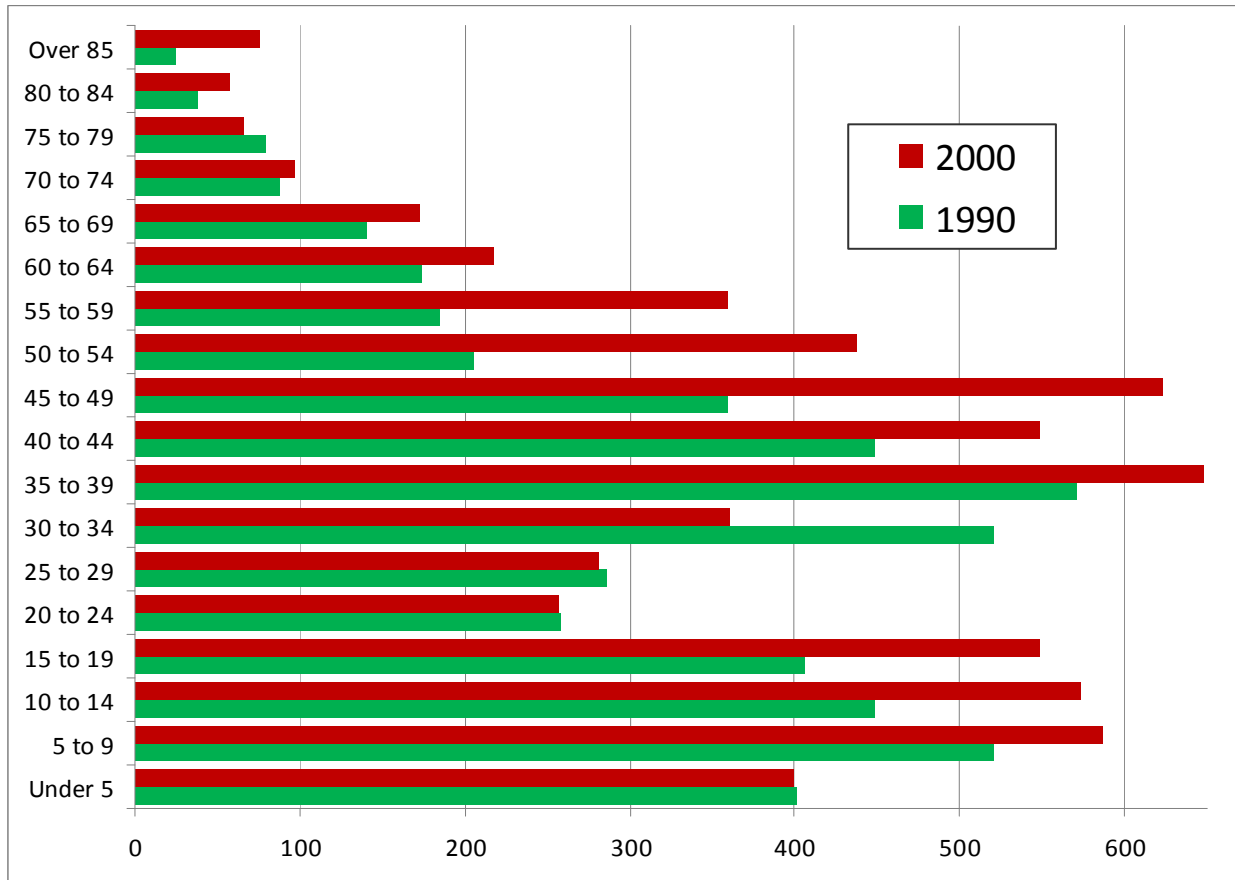
Source: US Census Bureau

### Age

As shown in Figure 3, the township median age rose between 1990 and 2000 from 32 years to 35 years. This change is close to that experienced in the state as a whole, but less than the change seen in Van Buren County, which aged slightly more between 1990 and 2000. A more detailed analysis of Antwerp Township’s aging population appears in Figure 4.

Figure 3 - Median Age			
Geography	1990	2000	Change 1990-2000
Antwerp Township	32.5	35.1	2.6
Van Buren County	33.3	36.6	3.3
State of Michigan	32.6	35.5	2.9

Figure 4 – Age Group Population Change: 1990-2000

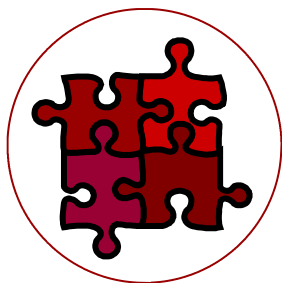


Source: US Census Bureau

Figure 4 shows how the population of each age group in the township changed between 1990 and 2000. The most striking change occurred with residents aged 35 to 59 years. Between 1990 and 2000, the number of residents in this group increased by 48 percent. Not only did the number increase, this age group also increased its total proportion of the population from 34 percent in 1990 to 41 percent in 2000.

### Household Characteristics

Between 1990 and 2000, the number of households in Antwerp Township grew by almost 30 percent. This is high considering the total population of the township only grew by 18 percent, but is consistent with the decline in average household size experienced nationally. The township rate of household growth is nearly three times that of Van Buren County as a whole, which experienced an increase of only 10 percent between 1990 and 2000. This



## Antwerp Township, Van Buren County, Michigan

further emphasizes the appeal of Antwerp Township's rural and agricultural character as an attractant to families, empty nesters, and active seniors.

Number of Households - 1990	1,687
Number of Households - 2000	2,193
Change - Number of Households	29.99%
Avg. Household Size - 1990	2.87
Avg. Household Size - 2000	2.78
Change - Avg. Household Size	-9.00%

Source: US Census Bureau

The median year housing structures were built in Antwerp Township is 1977. On average, the Township housing stock is newer than either Van Buren County or the State as a whole. Antwerp Township experienced a housing boom in the 1970s and, consequently, 71 percent of all housing units in the Township were built after 1970.

Antwerp Township's median owner-occupied home value, in 2000, of \$110,200 was well above the median home value of Van Buren County and slightly lower than that of the state. While the township enjoys a relatively high owner-occupied home value, the rate at which home value increased between 1990 and 2000 in the township (88%) was lower than home value growth in Van Buren County (96%) and the state (92%). Even with a lower rate of home value growth, a high median home value, coupled with a newer housing stock, indicates the township has a supply of newer homes in relatively good condition. The housing market has changed dramatically since the last Census numbers were produced for the township. Anecdotal evidence statewide suggests that home prices likely stabilized or declined slightly since then.

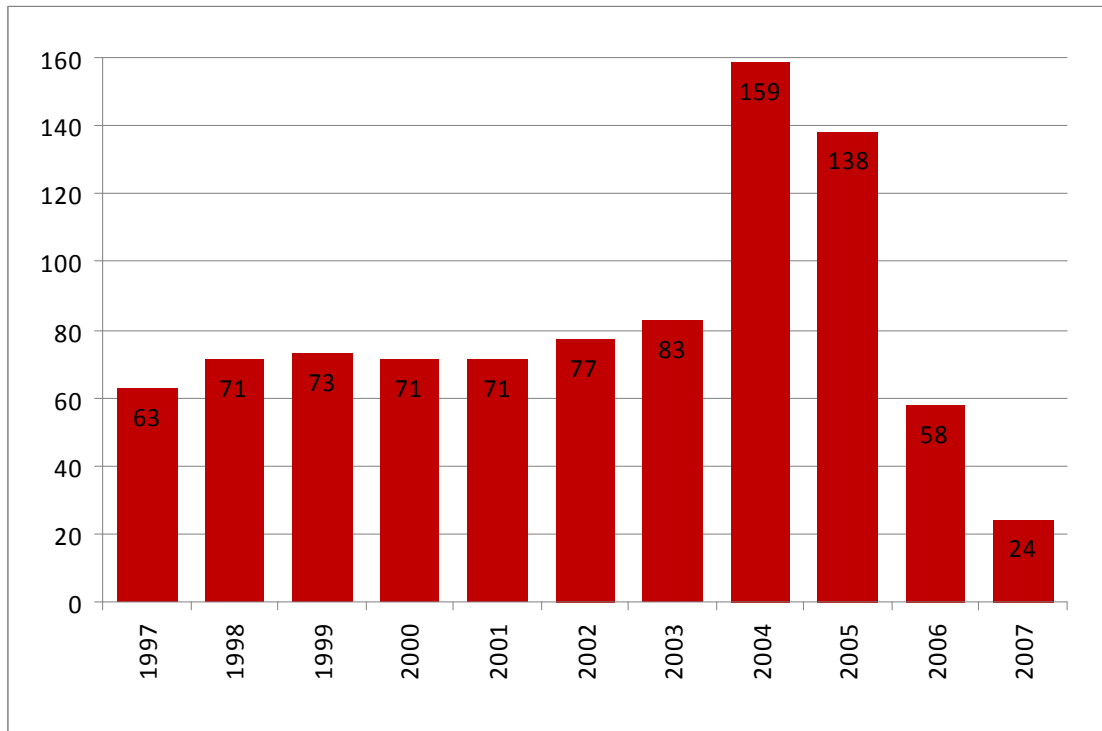
	<i>Antwerp Township</i>	Van Buren County	State of Michigan
Median Home Value	\$110,200	\$94,200	\$115,600
Median Year Built	1977	1969	1965

Source: US Census Bureau

While much of Michigan experienced a decline in new home construction over the last decade, Antwerp Township enjoyed a relatively steady level of newly-built single-family homes. Between 1997 and 2003, an average of 72 building permits were filed each year for single-family residential construction. Antwerp Township saw a spike in permits in 2004 and 2005 and a sharp decline in 2006 and 2007. This trend is consistent with national housing market trends and the number of permits filed in the near future is expected to remain low.

### Appendix A: Community Profile

Figure 7 – Single Family Residential Building Permits



Source: US Census Bureau

Antwerp Township has a high percentage of owner occupied housing units (91%) compared to Van Buren County and the state. The township also enjoys a low vacancy rate (less than 4%). A low vacancy and low renter-occupied rate indicate stable residential neighborhoods and a population that is closely tied to the community.

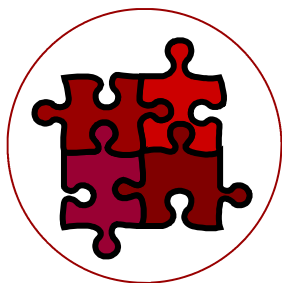
**Figure 8 - Occupancy**

	Owner Occupied	Renter Occupied	Vacant Units
State of Michigan	73.79%	26.21%	10.5%
Van Buren County	79.53%	20.47%	17.6%
Antwerp Township	91.17%	8.83%	3.9%

Source: US Census Bureau

In 2000, Antwerp Township had a median income that is above both the State and Van Buren County as a whole. The median income in the township grew by 10 percent between 1990 and 2000 (after adjusting for inflation). This change is slightly less than the household income growth in Van Buren County (13%), but much greater than that of the State (5%) during the same period.

In 2000, the United States federal poverty income level for a family of four was \$16,700. At the time of the Census, four percent of Antwerp Township residents earned less than this amount annually. This percentage is far less



## Antwerp Township, Van Buren County, Michigan

than the population falling below the poverty level in Van Buren County and the state as a whole. While the percentage of those below the poverty level is low, the percentage is increasing when compared to the 1990 Census. In 1990, the federal poverty level for a family of four was \$12,674, and three percent of township residents reported an income at or below this level.

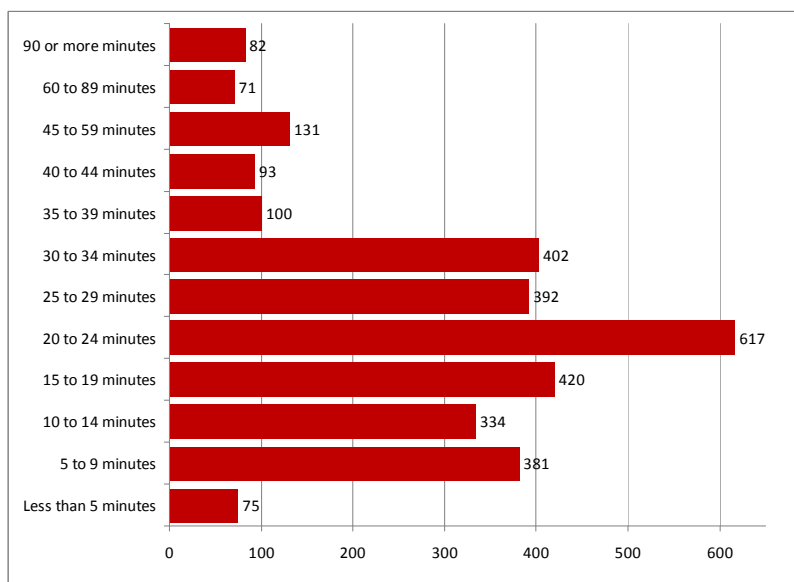
Figure 9 - Income		
Geography	Median Household Income	% Below Poverty Level
Antwerp Township	\$50,556	4.30%
Van Buren County	\$39,365	11.13%
State of Michigan	\$44,667	10.53%

Source: US Census Bureau

## Employment

Antwerp Township residents have a diverse employment base that ranges from white-to blue-collar jobs. Twenty-five percent of township residents work in the manufacturing sector. With easy access to I-94, there are several production and assembly facilities in the township, Mattawan, Lawton, and surrounding communities providing jobs for township residents. The educational, health, and social services sector has the highest number of employees in Antwerp Township at 27 percent. The township's proximity to Kalamazoo, home of Western Michigan University, Kalamazoo College,

Figure 10 – Travel Time to Work

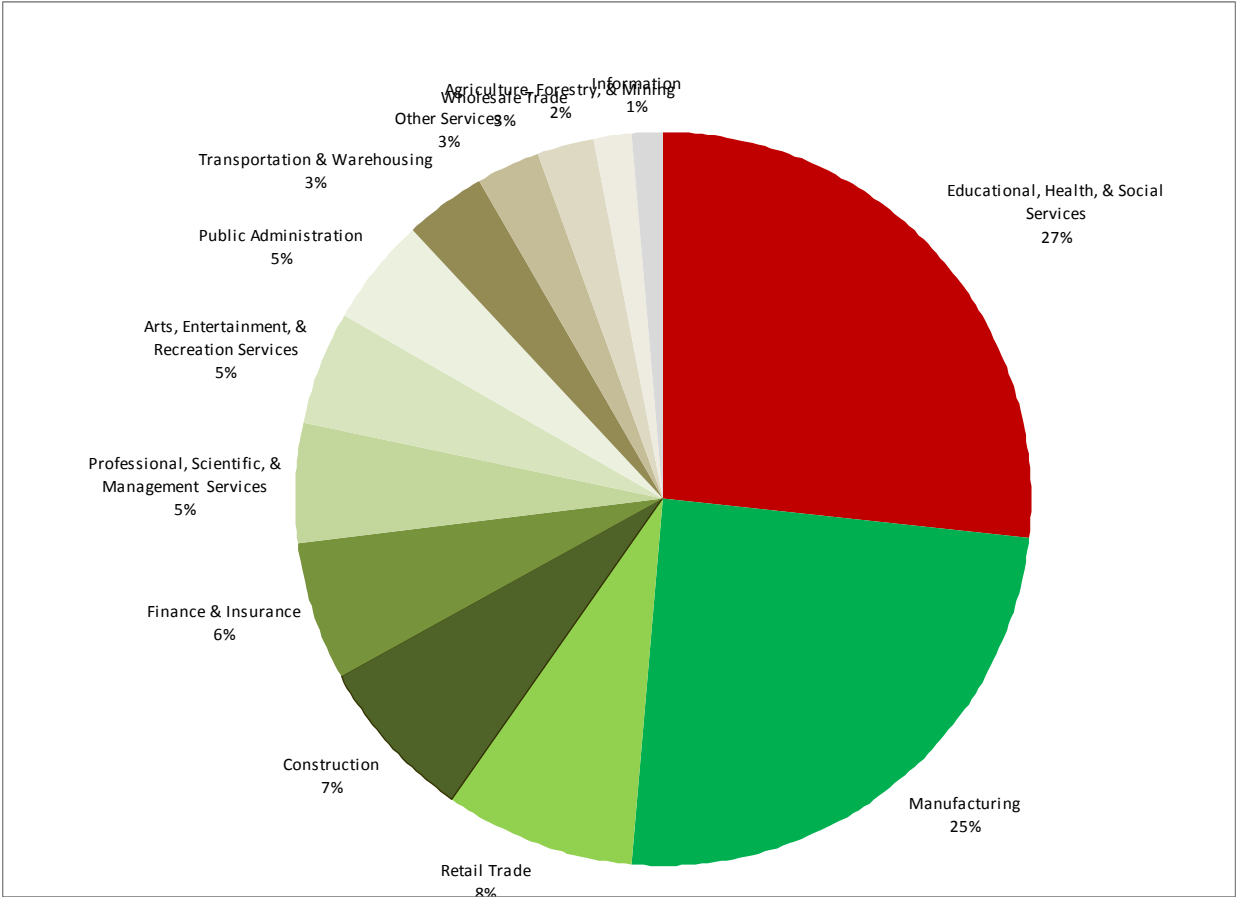


Source: US Census Bureau

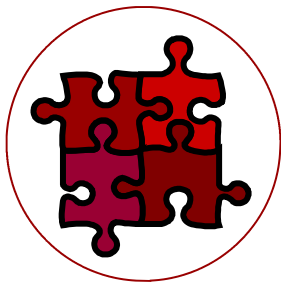
Kalamazoo Valley Community College, and Bronson and Borgess hospitals, among others, is one characteristic contributing to this high percentage. This is demonstrated by the large number of Antwerp Township residents commuting 15 to 35 minutes for work (see Figure 10). Most likely, this population, representing 59 percent of Antwerp Township's working residents, is employed in Kalamazoo or its immediate outlying areas.

## Appendix A: Community Profile

Figure 11 – Employment by Industry



Source: US Census Bureau

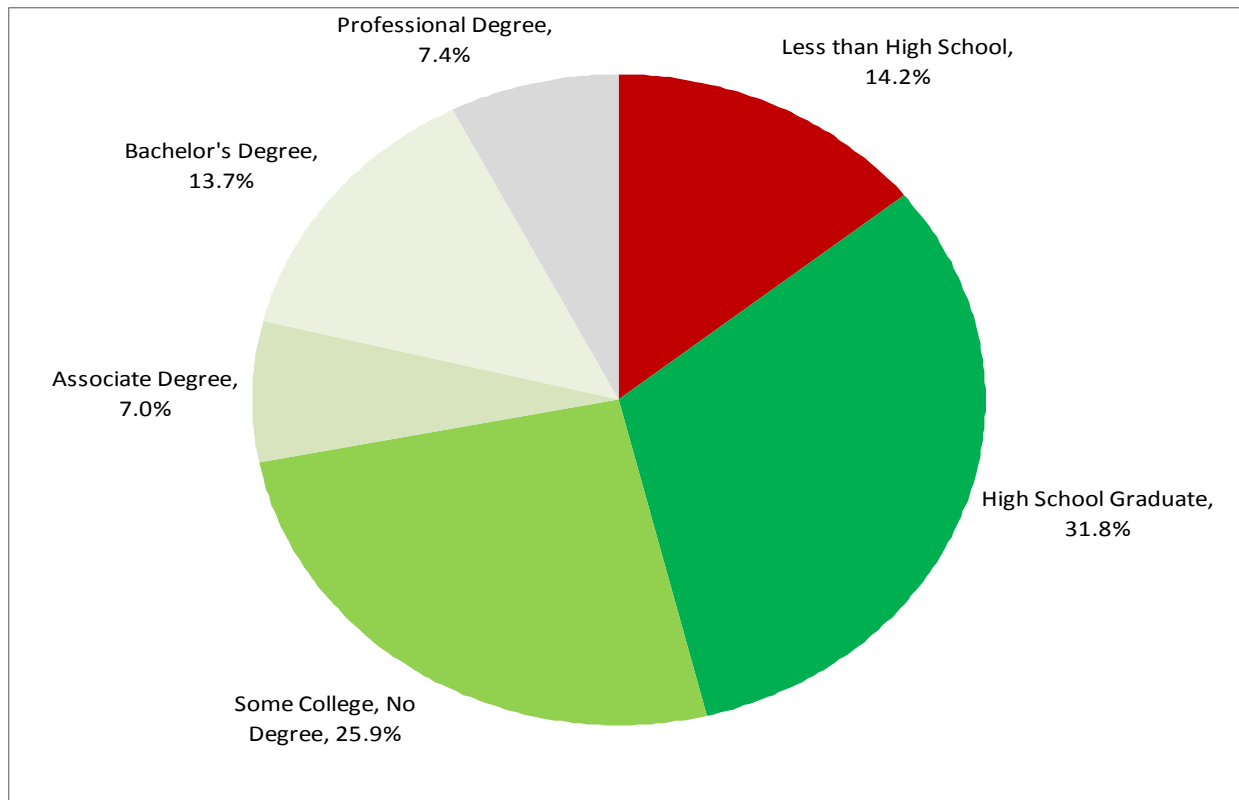


## Antwerp Township, Van Buren County, Michigan

### Education

Just over 85 percent of the population of Antwerp Township has at least a high school education (see Figure 12). This is higher than both Van Buren County (81%) and the State of Michigan (83%). Twenty-eight percent of township residents possess a college degree (Associates, Bachelors, Masters, or Doctorate). This distribution is similar to the State of Michigan and slightly higher than Van Buren County as a whole at just under 27 percent. The proximity of the township to Western Michigan University and Kalamazoo College, again, is a factor in the higher education levels of Antwerp Township.

Figure 12 – Educational Attainment

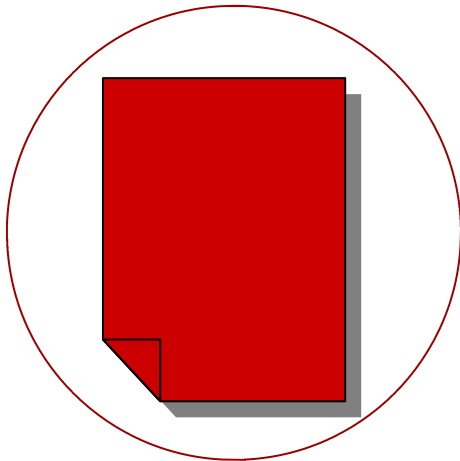


Source: US Census Bureau

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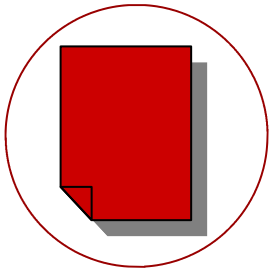
*A community survey was conducted to solicit input from the residents of Antwerp Township. The survey was available through the Antwerp Township web site and from the Township Hall.*

*The survey addressed such issues as residential, commercial, and industrial development, recreational activities, and natural resource protection.*



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# Appendix B: Community Survey



## **Antwerp Township, Van Buren County, Michigan**

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## Community Attitude Survey - Survey Instrument

Antwerp Township

Dear Resident,

Here is your household copy of the Antwerp Township Citizen Attitude Survey. It should take only a few minutes to complete and will provide local officials valuable insight into how the residents feel about a number of issues. Thank you in advance for your assistance and if you have any questions please call the township supervisor.

### Agricultural Land Use

Please select all that apply:

Farm land is valuable for the:

- Economic benefits/jobs it provides
- Open space it provides
- Scenic views it provides

The following uses should be allowed in agricultural areas:

- Commercial outdoor recreation areas such as golf courses and riding stables.
- Lodging facilities such as bed and breakfasts and inns.
- Seasonal or specialty markets such as farm, artisan, or antique markets.
- Commercial storage and/or warehouse facilities, for personal property and recreational vehicles.
- Residential subdivisions.
- Grain elevators, feed stores or other agribusiness uses.
- Confined animal feeding operations (commercial dairies, chicken houses, hog operations)
- Churches, cemeteries, and columbarium

## Antwerp Township, Van Buren County, Michigan

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### Residential Land Use

Indicate how strongly you agree or disagree with the following statements:

	<u>Strongly Agree</u>	<u>Agree</u>	<u>Disagree</u>	<u>Strongly Disagree</u>
Residential developments that provide a mix of housing types, on one site, such as a mix of single-family homes, condominiums and apartments, should be encouraged.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Residential developments which provide housing affordable to low and moderate income households should be encouraged.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Low density residential development (for example, lots larger than 1 acre) should be encouraged.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Strip residential development (multiple home sites with direct access to main roads) should be encouraged.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Moderate density single-family residential development (1/2 to 1 acre per home) should be encouraged.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Apartments and condominium-type development should be more available in the township as an alternative housing type.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Residential neighborhoods should be connected to other neighborhoods and commercial areas by pedestrian/bike paths.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Certain areas along M-40 and Red Arrow Highway should be set aside for residential uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Small commercial uses, such as corner stores, should, be allowed within single-family residential neighborhoods.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Home-based businesses (“home occupations”) should be allowed in residential neighborhoods.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A water and sewer utility feasibility study should be conducted by the township (last sewer study was completed in 1999)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Commercial Land Use**

Indicate how strongly you agree or disagree with the following statements:

	<u>Strongly Agree</u>	<u>Agree</u>	<u>Disagree</u>	<u>Strongly Disagree</u>
Commercial uses which primarily meet the needs of local residents such as grocery stores, hair salons and offices, should be encouraged.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The size and character of commercial signs should be controlled.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing commercial development is adequate to meet the future needs of the community.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Strip commercial development (multiple commercial establishments along main road with separate drives, parking and signs) should be encouraged.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Intense commercial uses, such as gasoline service stations, should be allowed at any location along the Red Arrow Highway.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Intense commercial uses, such as gasoline service stations, should be allowed at any location along M-40.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Industrial Land Use**

Please select ONE statement that best describes your feelings towards industrial land use.

- Industrial development should be encouraged.
- Additional industrial development may be needed in the future, but should be concentrated near existing industrial uses or reuse vacant industrial sites.
- Existing industrial development is adequate to meet the future needs of the community.

## Antwerp Township, Van Buren County, Michigan

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### Parks and Recreation

How important is it to you that the following recreation activities/facilities are located within the township?

	<u>Very Important</u>	<u>Somewhat Important</u>	<u>Not Important</u>
Neighborhood parks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Teen/youth recreation center	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pedestrian/bike paths	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Golf courses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nature trails/passive recreation areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Soccer fields	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ball fields	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tennis courts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Senior Citizen center	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	<u>Agree</u>	<u>Disagree</u>
Existing public recreation opportunities within the area are adequate to meet the future needs of the township.	<input type="checkbox"/>	<input type="checkbox"/>
I would be willing to contribute financially to future park and recreation facilities, improvements, and programs.	<input type="checkbox"/>	<input type="checkbox"/>

**Housing**

Should Antwerp Township have more, about the same, or fewer, of the following housing types?

	<u>More</u>	<u>Same</u>	<u>Fewer</u>
Single-family homes on lots greater than 1 ½ acres in size	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single-family homes on lots smaller than 1 ½ acres	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Housing for lower income families	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Modular/Manufactured homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Condominiums	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Senior housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Manufactured home parks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Antwerp Township, Van Buren County, Michigan

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### Environment

Please indicate how strongly you agree or disagree with the following statements:

	<u>Strongly Agree</u>	<u>Agree</u>	<u>No Opinion</u>	<u>Strongly Disagree</u>
The township should pass and enforce stricter ordinances to preserve and conserve the township's natural resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I would support a special millage to be used exclusively for environmental purposes (purchase of environmentally sensitive lands, operation of recycling programs, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Allow developers more homesites on some parts of parcels in exchange for protecting the natural features on other parts of the same site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Resources destroyed by development should be replaced by the developer of the property.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The township should require builders to preserve natural features in their development plans.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Antwerp Township needs improved regulations and policies to adequately address:

(Please select all that apply.)

- Loss of farmland
- Traffic congestion
- Urban sprawl
- Loss of natural features
- Surface water pollution
- Groundwater pollution
- Blight
- Signs
- Outdoor storage (commercial)
- Home occupations
- Other \_\_\_\_\_

**Growth Management**

Please select the ONE statement that best describes the kind of community you would like Antwerp Township to be. Read all statements before selecting one.

- Antwerp Township should be a residential community
- Antwerp Township should be a primarily agricultural community with some residential development
- Antwerp Township should have a mixture of residential, commercial, and industrial land uses, with an emphasis on residential uses
- Antwerp Township should have a balance of agricultural, residential, commercial, and industrial land uses
- Antwerp Township should have a mixture of residential and other land uses, with an emphasis on commercial and industrial uses
- Antwerp Township should have large areas of commercial and industrial land uses

## Antwerp Township, Van Buren County, Michigan

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Please select the ONE statement that best describes your feelings about growth in Antwerp Township. Read all statements before selecting one.

- I would like to see the township actively encourage all types of development.
- I believe that growth and development should be allowed to take its own course with as little government interference as possible.
- I am satisfied with the current rate of growth in the township.
- We should allow any development provided that adequate utilities, roads, schools, fire and police services, and other public services are available.
- The township should attempt to stop all new development.

How important were the following when you decided to move to/live in Antwerp Township?

	<u>Very Important</u>	<u>Somewhat Important</u>	<u>Not Important</u>
Job location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Quality of neighborhoods	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Available open space/parks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Family living nearby	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Housing in a price range I could afford	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Quality of schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wanted to be in a growing community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience of services, shopping, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rural nature of the township	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Demographics

How many years have you lived in the community?

- Less than 2 years
- 2 to 5 years
- 6 to 10 years
- 11 to 20 years
- More than 20 years

Which best describes your household?

- Single adult living alone
- Single adult with children
- Married couple with no children living at home
- Married couple with children at home
- Two or more unrelated individuals

Which of the following ranges includes your age? Which of the following age ranges are represented in your household?

- Newborn to 5 years
- 6-10 years
- 11-15 years
- 16-20 years
- 21-24 years
- 25-34 years
- 35-44 years
- 45-54 years
- 55-64 years
- 65-74 years
- 75 years or older

Which best describes your home?

- Farmstead
- Single-family home on one acre or more
- Single-family home of less than one acre
- Duplex
- Apartment
- Condominium
- Modular or mobile home on your own lot
- Modular or mobile home in a mobile home park

## Antwerp Township, Van Buren County, Michigan

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Do you own or rent your home?

- Rent
- Own

Using the map below, indicate the area of the township in which your primary residence is located.



**7** Outside of Antwerp Township

*Thank you for taking the time of answer our questions! Remember that we do not ask for your name and that all responses are confidential. We will not be looking at the returned surveys individually, but adding the responses together to obtain the most accurate opinions from the area residents. Please return the survey by mail to the township offices no later than September 30, 2008.*

## Community Opinion Survey Response Summary

A community opinion survey was conducted in August and September 2008 asking the same or similar questions to those asked in the 2002 community opinion survey. In 2008 the primary method of collecting survey responses was through the township's web page. Hard copies were available to those residents without access to the Internet or who preferred a paper survey. The following is a summary of the responses received and a comparison to responses from 2002. A total of 398 responses were submitted in 2008, a similar amount to 2002.

### Demographics

More than forty-six percent (46.8%) of the respondents have lived in the community for more than ten years, and one-quarter for (25.6%) had lived in Antwerp Township for less than six years. Approximately thirty-six percent (35.7%) of the respondents identified themselves as being married with children living at home. In 2002, nearly two-thirds (66%) of the respondents had lived in the township for more than ten years and most of them were married with children living at home.

The ages represented in the surveyed households range from newborns to those over age 75. The largest groups were age 45-54 (28.4%) and age 55-64 (23.9%).

More than forty percent (40.4%) of respondents live on parcels of less than one acre, and just under 40 percent lived on parcels over an acre. The remaining respondents live on farmsteads, in duplexes and apartments, and in mobile/modular homes. Forty-four respondents chose not to answer this question. In 2002 more than half of the respondents lived on parcels over an acre.

The northern part of the township was somewhat better represented by the respondents than the southern part of the township. The villages of Lawton (9%) and Mattawan (13.6%) were underrepresented compared to some other parts of the township, but this is not surprising since the township and the villages do not have overlapping jurisdiction. The northeast part of the township was best represented (23.2%), followed by the northwest (20.1%). Less than one percent of the responses came from outside Antwerp Township.

### Agricultural Land

More than eighty percent (80.9%) of the respondents expressed that farmland is valuable for the economic value it provides. This is an increase over the 2002 responses where only 70 percent recognized the economic value of farmland. In 2008, more than half also expressed value in the open space and scenic views provided by farmland.

Seasonal and specialty markets enjoyed favor in the responses with 81.8 percent supporting these uses in agricultural areas. Respondents were not generally supportive of commercial storage or warehousing (20.3% favor) or residential subdivisions (23.4% favor) in agricultural areas. Feelings about seasonal and specialty markets and residential subdivisions in agricultural areas remained the same between 2002 and 2008.

### Residential Land Uses

Mixed residential developments that include single-family homes, condominiums, and apartments on one site were not favored by respondents, with more than one-third (34.5%) disagreeing that these types of development should be encouraged. In 2002 slightly more respondents (38% strongly opposed) felt that this type of development was not appropriate for the township.

Respondents generally are not supportive of strip residential development along the main roads, with 35.8 percent disagreeing and 17.8 percent strongly disagreeing that strip residential should be encouraged. There seems to be a shifting attitude toward lot size in the township. In 2008 nearly 45 percent (44.7%) agreed lots over one acre should be encouraged and another 28.8 percent strongly agreed that they should be encouraged. In 2002, a combined 72 percent either agreed or strongly agreed that lots over one acre should be encouraged. This attitude hasn't shifted much. But when asked about encouraging lots between one-half acre and one acre, in 2008 68 percent either agreed or strongly agreed compared to 61 percent in 2002.

When asked if residential neighborhoods should be connected to other neighborhoods and commercial areas by pedestrian/bike paths, there was overwhelming support with 35.5 percent strongly agreeing and 44 percent agreeing. This support was stronger than in the 2002 survey when 66 percent favored paths. More than half of respondents (50.2%) support home occupations while another 23.4 percent strongly support them. More respondents favored supporting small commercial uses in residential areas than disagreed, but opinion was mixed.

### Commercial Land Uses

Nearly 60 percent of respondents felt that strip commercial development should be encouraged. Those living in the south and northeast portions of the township were most likely to support strip commercial development. However, more than half disagreed that intense commercial uses should be encouraged along Red Arrow Highway and people felt nearly as strongly about M-40 (45.6% disagreed).

More than 60 percent of respondents disagreed that current commercial development is adequate to serve the community's future needs. This is a change from 2002 where 53 percent thought the commercial development in the township was adequate.

Nearly two-thirds of respondents (65.7%) felt that commercial uses that met the needs of local residents should be encouraged and another 23.4 percent strongly agreed that they should be encouraged. This is similar to the responses in the 2002 survey.

### Industrial Land Uses

More than 75 percent of respondents felt that more industrial development may be needed in the future, but that it should be concentrated near existing industrial uses. This is a significant change

from 2002 where 57 percent felt that existing industrial development was adequate to meet future needs.

### **Parks and Recreation**

Parks and recreation opportunities need attention in the township. More than sixty percent of respondents noted that existing recreation opportunities were not adequate to support the future needs of the township. The most desired facilities are pedestrian/bike paths (56.5% very important), neighborhood parks (53.6% very important), and nature trails/passive recreation areas (50.4% very important). This is the same as the more desired list from the 2002 survey.

Neighborhood parks appear to be more important the less time a respondent has lived in the community. More than 70 percent of those living in the community for less than two years felt neighborhood parks were very important. Another quarter felt they were important. This is an even stronger response than observed in 2002.

Support for a special millage for parks is mixed. Nearly half agree (49.3%) but 46 percent disagree with a park millage.

### **Environment**

Support for developers protecting the township's natural resources and replacing destroyed resources is high, but less intense than in 2002. The 2008 survey respondents strongly agreed (40.9%) or agreed (29.9%) that developers should protect natural resources, compared to a combined 90 percent in 2002. In 2008, 59.1 percent strongly agreed and 22.3 percent agreed that developers should replace resources destroyed by development, compared to a combined 88 percent in 2002. Support for an environmental millage has also declined slightly, with 51 percent supporting in 2008 compared to 57 percent in 2002.

The three most needed ordinance improvements were related to traffic congestion (55.8%), groundwater pollution (55.8%), and loss of natural resources (56.5%). This has shifted slightly from 2002 where loss of farmland made the top three in place of traffic congestion. Loss of farmland was still a concern in the 2008 survey with 53.5% of respondents supporting improved regulations and policies.

### **Growth Management**

Respondents chose from seven statements the one that most accurately reflected their opinion of growth in the community. The largest number of responses (42.4%) was for "Antwerp Township should have a balance of agricultural, residential, commercial, and industrial land uses." When choosing between five statements related to the amount of growth, respondents largely chose "I am satisfied with the current rate of growth in the township" with 30.3 percent selecting this response. This is somewhat of a change from 2002 when the most residents responded that they would like to

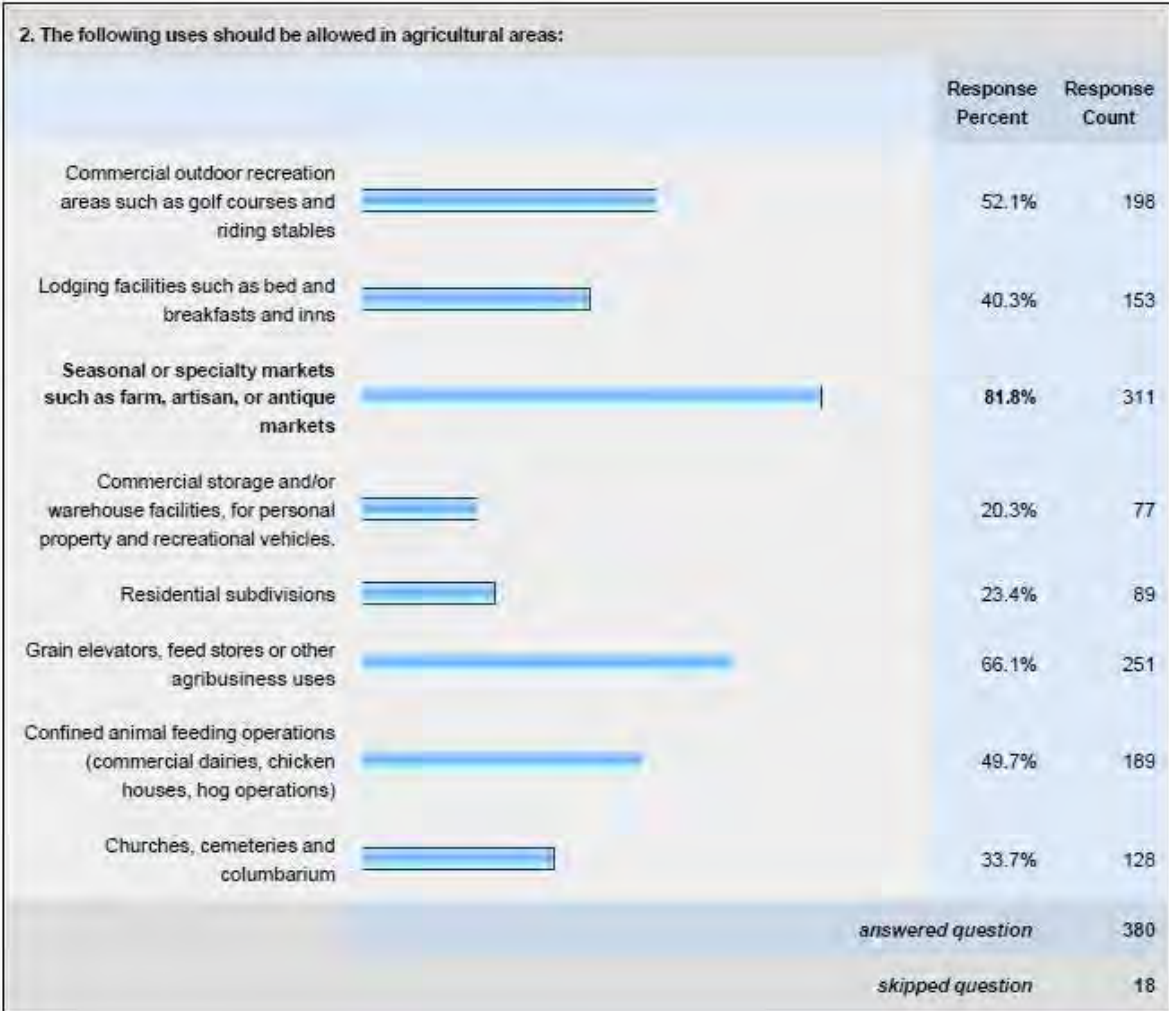
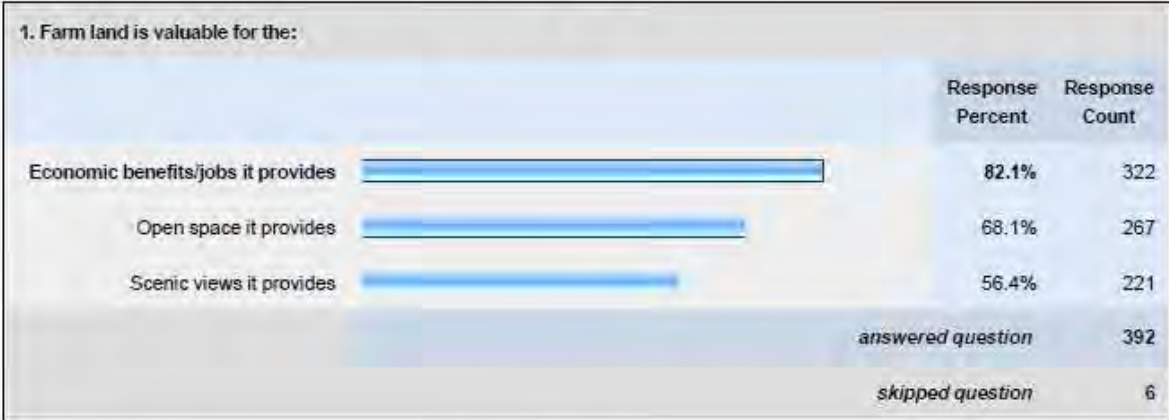
## **Antwerp Township, Van Buren County, Michigan**

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see the community as primarily agricultural with some residential and slightly more people were satisfied with the current rate of growth in the community in 2008.

The top reasons for moving to and remaining in Antwerp Township were the quality of neighborhoods (68.6% very important), the quality of schools (63.6% very important), and the rural nature of the township (58.3% very important). These are similar to the reasons stated in the 2002 survey.

**Antwerp Township Community Attitude Survey**



## Antwerp Township, Van Buren County, Michigan

3. Residential developments that provide a mix of housing types, on one site, such as a mix of single-family homes, condominiums or apartments, should be encouraged.

	Strongly Agree	Agree	Disagree	Strongly Disagree	Response Count
Choose One:	9.9% (38)	27.3% (105)	34.5% (133)	28.3% (109)	385
	<i>answered question</i>				385
	<i>skipped question</i>				13

4. Residential developments which provide housing affordable to low and moderate income households should be encouraged.

	Strongly Agree	Agree	Disagree	Strongly Disagree	Response Count
Choose One:	13.1% (50)	46.0% (176)	23.8% (91)	17.2% (66)	383
	<i>answered question</i>				383
	<i>skipped question</i>				15

5. Low density residential development (for example, lots larger than 1 acre) should be encouraged.

	Strongly Agree	Agree	Disagree	Strongly Disagree	Response Count
Choose 1:	28.8% (111)	44.7% (172)	17.1% (66)	9.4% (36)	385
	<i>answered question</i>				385
	<i>skipped question</i>				13

6. Strip residential development (multiple home sites with direct access to main roads) should be encouraged.

	Strongly Agree	Agree	Disagree	Strongly Disagree	Response Count
Choose One:	6.4% (24)	40.1% (151)	35.8% (135)	17.8% (67)	377
	<i>answered question</i>				377
	<i>skipped question</i>				21

7. Moderate density single-family residential development (1/2 to 1 acre per home) should be encouraged.

	Strongly Agree	Agree	Disagree	Strongly Disagree	Response Count
Choose One:	15.8% (60)	55.5% (211)	20.3% (77)	8.4% (32)	380
				<i>answered question</i>	380
				<i>skipped question</i>	18

8. Apartments and condominium-type development should be more available in the township as an alternative housing type.

	Strongly Agree	Agree	Disagree	Strongly Disagree	Response Count
Choose One:	9.5% (36)	38.8% (147)	31.1% (118)	20.6% (78)	379
				<i>answered question</i>	379
				<i>skipped question</i>	19

9. Residential neighborhoods should be connected to other neighborhoods and commercial areas by pedestrian/bike paths.

	Strongly Agree	Agree	Disagree	Strongly Disagree	Response Count
Choose One:	35.5% (134)	44.0% (166)	15.1% (57)	5.3% (20)	377
				<i>answered question</i>	377
				<i>skipped question</i>	21

10. Certain areas along M-40 and Red Arrow Highway should be set aside for residential uses.

	Strongly Agree	Agree	Disagree	Strongly Disagree	Response Count
Choose One:	9.4% (35)	44.6% (166)	35.2% (131)	10.8% (40)	372
				<i>answered question</i>	372
				<i>skipped question</i>	26

## Antwerp Township, Van Buren County, Michigan

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11. Small commercial uses, such as corner stores, should, be allowed within single-family residential neighborhoods.					
	Strongly Agree	Agree	Disagree	Strongly Disagree	Response Count
Choose One:	9.1% (35)	42.6% (163)	33.4% (128)	14.9% (57)	383
				<i>answered question</i>	383
				<i>skipped question</i>	15

12. Home-based businesses ("home occupations") should be allowed in residential neighborhoods.					
	Strongly Agree	Agree	Disagree	Strongly Disagree	Response Count
Choose One:	24.2% (93)	52.1% (200)	16.7% (64)	7.0% (27)	384
				<i>answered question</i>	384
				<i>skipped question</i>	14

13. A water and sewer utility feasibility study should be conducted by the township (last sewer study was completed in 1999)					
	Strongly Agree	Agree	Disagree	Strongly Disagree	Response Count
Choose One:	22.6% (86)	44.2% (168)	22.9% (87)	10.3% (39)	380
				<i>answered question</i>	380
				<i>skipped question</i>	18

14. Commercial uses which primarily meet the needs of local residents such as grocery stores, hair salons and offices, should be encouraged.					
	Strongly Agree	Agree	Disagree	Strongly Disagree	Response Count
Choose One:	23.4% (90)	65.7% (253)	8.6% (33)	2.3% (9)	385
				<i>answered question</i>	385
				<i>skipped question</i>	13

15. The size and character of commercial signs should be controlled.

	Strongly Agree	Agree	Disagree	Strongly Disagree	Response Count
Choose One:	44.0% (169)	48.4% (186)	5.2% (20)	2.3% (9)	384
	<i>answered question</i>				384
	<i>skipped question</i>				14

16. Existing commercial development is adequate to meet the future needs of the community.

	Strongly Agree	Agree	Disagree	Strongly Disagree	Response Count
Choose One:	6.0% (23)	33.1% (127)	47.9% (184)	13.0% (50)	384
	<i>answered question</i>				384
	<i>skipped question</i>				14

17. Strip commercial development (multiple commercial establishments along main road with separate drives, parking and signs) should be encouraged.


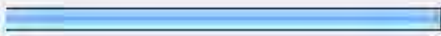

	Strongly Agree	Agree	Disagree	Strongly Disagree	Response Count
Choose One:	9.4% (36)	50.1% (191)	28.6% (109)	11.8% (45)	381
	<i>answered question</i>				381
	<i>skipped question</i>				17

18. Intense commercial uses, such as gasoline service stations, should be allowed at any location along the Red Arrow Highway.

	Strongly Agree	Agree	Disagree	Strongly Disagree	Response Count
Choose One:	5.4% (21)	23.1% (89)	50.0% (193)	21.5% (83)	386
	<i>answered question</i>				386
	<i>skipped question</i>				12

## Antwerp Township, Van Buren County, Michigan

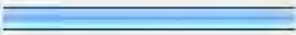

19. Intense commercial uses, such as gasoline service stations, should be allowed at any location along M-40.					
	Strongly Agree	Agree	Disagree	Strongly Disagree	Response Count
Choose One:	5.7% (22)	28.5% (110)	45.6% (176)	20.2% (78)	386
<i>answered question</i>					386
<i>skipped question</i>					12

20. Choose One:			
		Response Percent	Response Count
Industrial development should be encouraged.		16.1%	62
Additional industrial development may be needed in the future, but should be concentrated near existing industrial uses or reuse vacant industrial sites.		77.2%	298
Existing industrial development is adequate to meet the future needs of the community.		6.7%	26
<i>answered question</i>			386
<i>skipped question</i>			12

21. How important is it to you that the following recreational activities/facilities are located within the township?

	Very Important	Somewhat Important	Not Important	Response Count
Neighborhood Parks	53.6% (207)	35.0% (135)	11.4% (44)	386
Teen/youth recreation center	28.4% (110)	48.6% (188)	23.0% (89)	387
Pedestrian/bike paths	56.5% (218)	30.1% (116)	13.5% (52)	386
Golf courses	9.9% (38)	33.1% (127)	57.0% (219)	384
Nature trails/passive recreation areas	50.4% (194)	37.4% (144)	12.2% (47)	385
Soccer fields	20.5% (79)	45.2% (174)	34.3% (132)	385
Ball fields	25.1% (97)	47.3% (183)	27.6% (107)	387
Tennis courts	17.1% (66)	43.6% (168)	39.2% (151)	385
Senior Citizen center	36.5% (139)	43.0% (164)	20.5% (78)	381
			<i>answered question</i>	387
			<i>skipped question</i>	11

22. I would be willing to contribute financially to future park and recreation facilities, improvements, and programs.

	Response Percent	Response Count
Agree 	51.7%	196
Disagree 	48.3%	183
	<i>answered question</i>	379
	<i>skipped question</i>	19

## Antwerp Township, Van Buren County, Michigan

23. Existing public recreation opportunities within the area are adequate to meet the future needs of the township.

	Response Percent	Response Count
Agree	36.6%	138
Disagree	63.4%	239
<i>answered question</i>		377
<i>skipped question</i>		21

24. Should Antwerp Township have more, about the same, or fewer, of the following housing types?

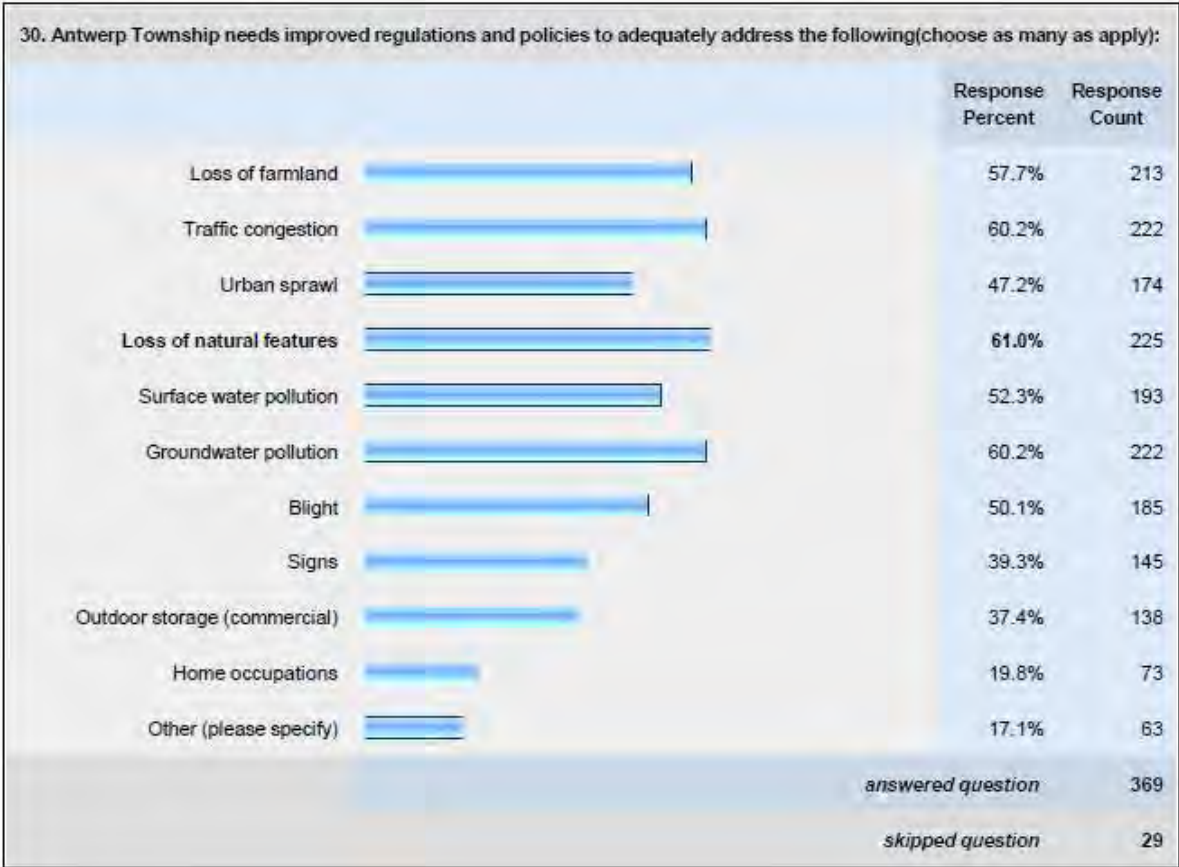
	More	Same	Fewer	Response Count
SINGLE-FAMILY HOMES on lots greater than 1 ½ acres in size	29.3% (111)	52.5% (199)	18.2% (69)	379
SINGLE-FAMILY HOMES on lots smaller than 1 ½ acres	31.7% (120)	50.0% (189)	18.3% (69)	378
Housing for lower income families	20.0% (75)	44.5% (167)	35.5% (133)	375
Modular/Manufactured homes	7.4% (28)	31.7% (120)	60.9% (231)	379
Apartments	25.9% (98)	39.6% (150)	34.6% (131)	379
Condominiums	36.7% (140)	39.1% (149)	24.1% (92)	381
Senior housing	45.9% (175)	44.9% (171)	9.2% (35)	381
Manufactured home parks	4.8% (18)	23.6% (89)	71.6% (270)	377
<i>answered question</i>				382
<i>skipped question</i>				16



## Antwerp Township, Van Buren County, Michigan



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## Antwerp Township, Van Buren County, Michigan

31. Please select the ONE statement that best describes the kind of community you would like Antwerp Township to be. Read all statements before selecting one.

	Response Percent	Response Count
Antwerp Township should be a residential community	3.7%	14
Antwerp Township should be a primarily agricultural community with some residential development	10.4%	39
Antwerp Township should have a mixture of residential, commercial, and industrial land uses, with an emphasis on residential uses	22.9%	86
<b>Antwerp Township should have a balance of agricultural, residential, commercial, and industrial land uses</b>	<b>42.4%</b>	<b>159</b>
Antwerp Township should have a mixture of residential and other land uses, with an emphasis on commercial and industrial uses	2.7%	10
Antwerp Township should have large areas of commercial and industrial land uses	1.1%	4
Development should focus in villages or already developed areas.	16.8%	63
<i>answered question</i>		375
<i>skipped question</i>		23

32. Please select the ONE statement that best describes your feelings about growth in Antwerp Township. Read all statements before selecting one.

	Response Percent	Response Count
I would like to see the township actively encourage all types of development.	17.8%	66
I believe that growth and development should be allowed to take its own course with as little government interference as possible.	17.8%	66
I am satisfied with the current rate of growth in the township.	30.3%	112
We should allow any development provided that adequate utilities, roads, schools, fire and police services, and other public services are available.	26.2%	97
The township should attempt to stop all new development.	7.8%	29
<i>answered question</i>		370
<i>skipped question</i>		28

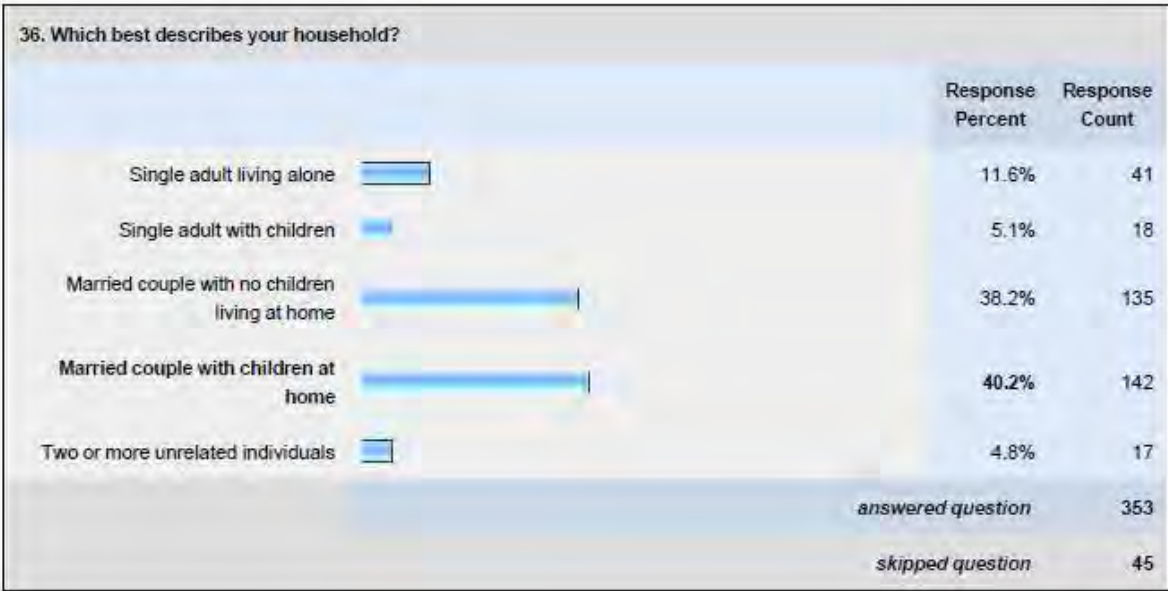
## Antwerp Township, Van Buren County, Michigan

33. How important were the following when you decided to move to/live in Antwerp Township?

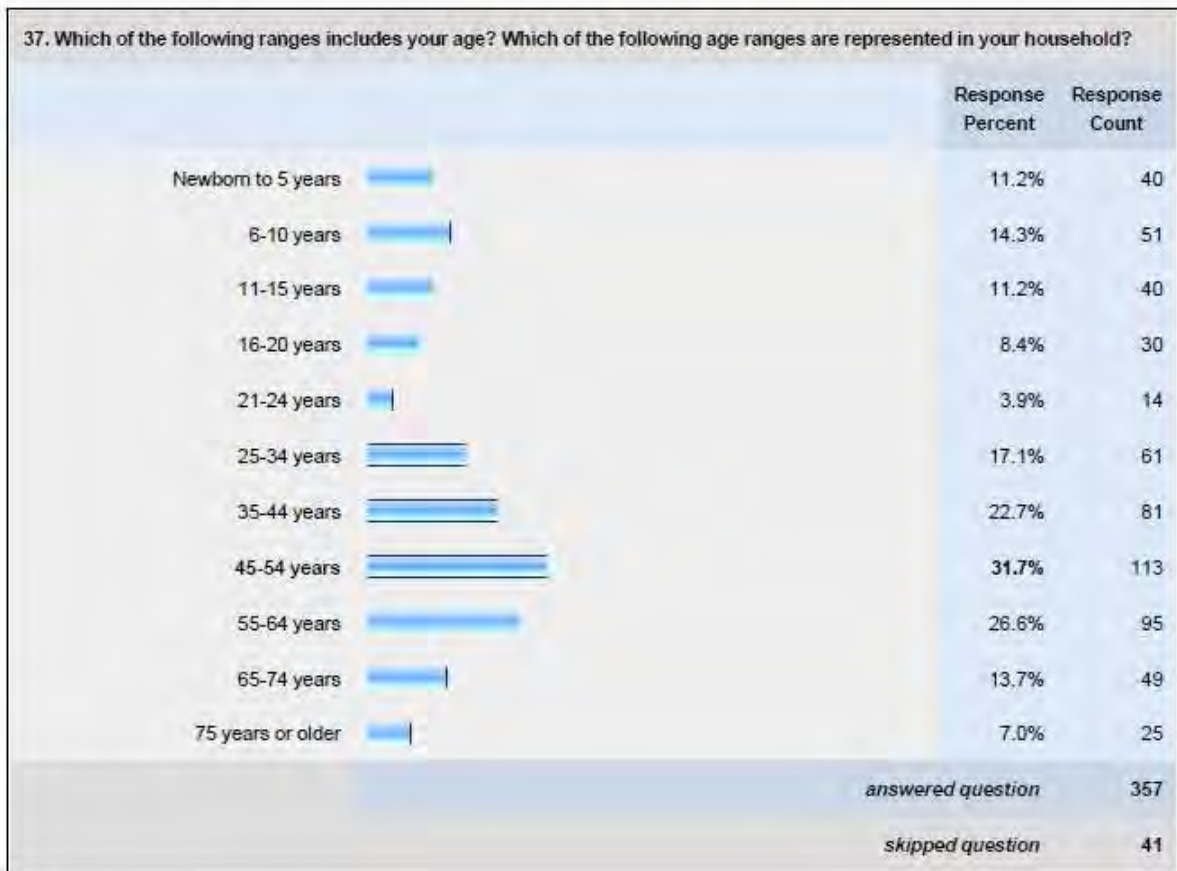
	Very Important	Somewhat Important	Not Important	Response Count
Job location	32.1% (117)	37.5% (137)	30.4% (111)	365
Quality of neighborhoods	72.8% (273)	21.6% (81)	5.6% (21)	375
Available open space/parks	36.1% (134)	41.2% (153)	22.6% (84)	371
Family living nearby	25.4% (94)	29.7% (110)	44.9% (166)	370
Housing in a price range I could afford	61.3% (225)	28.6% (105)	10.1% (37)	367
Quality of schools	68.0% (253)	17.7% (66)	14.2% (53)	372
Wanted to be in a growing community	20.4% (74)	32.8% (119)	46.8% (170)	363
Convenience of services, shopping, etc.	22.3% (81)	49.2% (179)	28.6% (104)	364
Rural nature of the township	61.5% (232)	28.9% (109)	9.5% (36)	377
			<i>answered question</i>	380
			<i>skipped question</i>	18

34. To assist our demographic survey, please enter your address STREET NUMBER (do not enter your street name, number only please)

	Response Count
	359
	<i>answered question</i> 359
	<i>skipped question</i> 39



## Antwerp Township, Van Buren County, Michigan





## Antwerp Township, Van Buren County, Michigan

40. Using the Map above, indicate the are of the township in which your primary residence is located.



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