

PRAIRIE RONDE TOWNSHIP 2043 MASTER PLAN

Adopted by
The Prairie Ronde Township Board

November 2002

(as updated May 11, 2010,
November 14, 2023)

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INTRODUCTION

The Prairie Ronde Township Master Plan is the Land Use Plan adopted in 2002 and updated most recently in 2023. This updated Master Plan is intended to serve as a guide for development of the Township over the next 20 years. The planning process and resulting updated Master Plan provide the foundation for land use and zoning decisions, as well as for coordinating with other potential studies and projects. It utilizes the 2002 Master Plan (developed in 1982 and updated in 2010) as an information resource and does not duplicate but rather builds upon the data and analysis within that plan, benefitting from the completion of the 2020 U.S. Census.

While this Plan is based upon a review of the past and the present leading to a projection of a desired future, it is not always possible to predict or anticipate change that may have a considerable impact on the Township. This could be a change locally or within the surrounding area or be based upon regional, statewide or even national consideration. An example is the often discussed US-131 bypass of the Village of Schoolcraft. Without more concrete knowledge of this as a potential project, this has not been factored into this Plan update. Planning and completion of such a project would certainly be a change of condition that may warrant an update or development of a new Master Plan.

Community

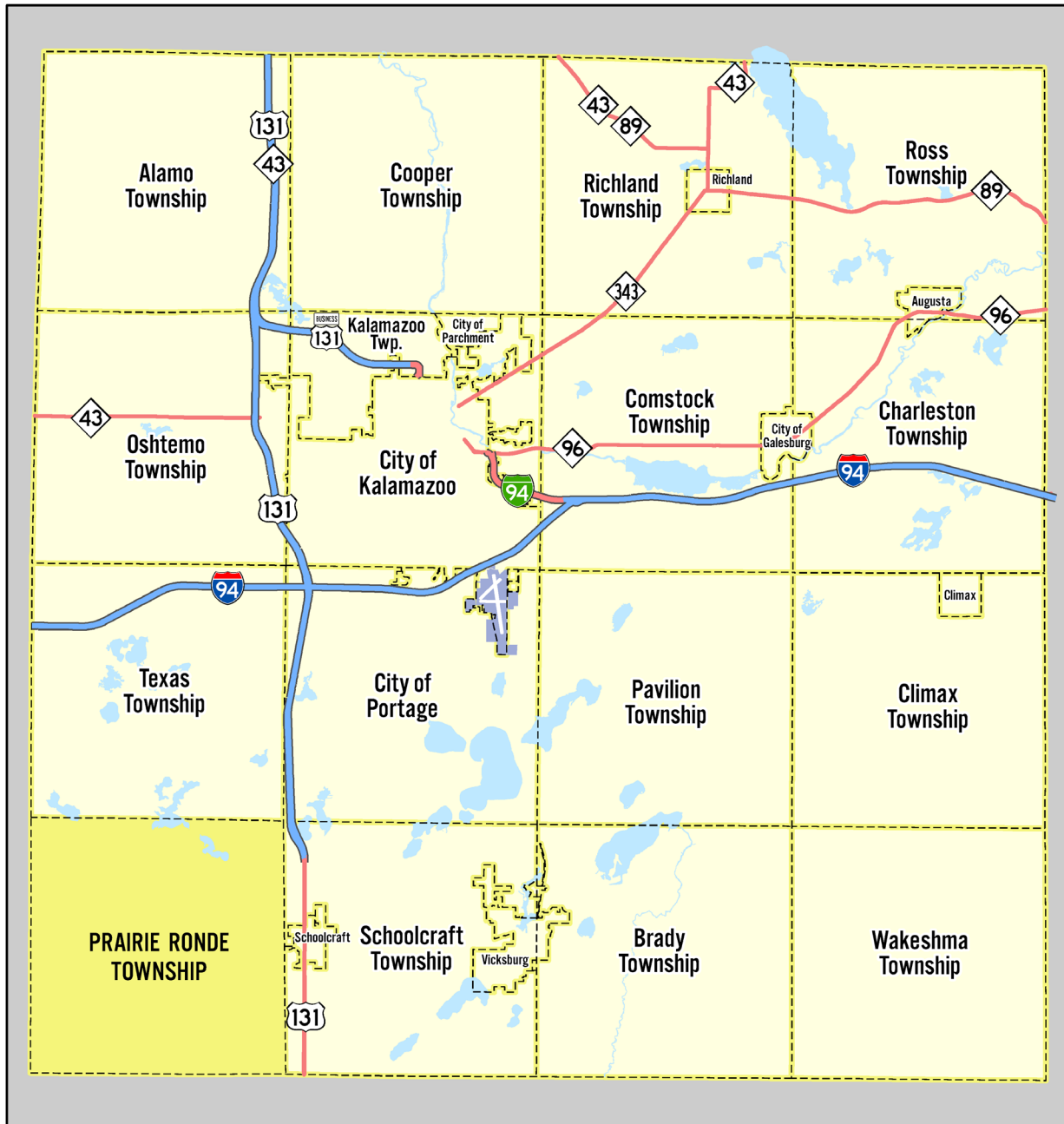
Prairie Ronde Township is a rural community primarily influenced by its location within Kalamazoo County and the Kalamazoo-Portage market area. Its proximity to the Township and Village of Schoolcraft to the east and Texas Township to the north creates a natural pattern of growth based upon population increases in these communities. As part of this planning process, a community survey was completed, providing much of the input related to how residents feel about the Township and their quality of life. Results of the 2022 survey were compared against the 2002 survey and the findings hold – the community wants preservation of agricultural areas, limited residential growth and little to no commercial and industrial growth.

Location

Prairie Ronde Township is located in the far southwest corner of Kalamazoo County and is a traditional 36 square mile Township (23,040 acres). Map 1 reflects the Township's location and the surrounding Townships in Van Buren County, Cass County, and St. Joseph County. Prairie Ronde Township is part of the St. Joseph River Watershed, with Flowerfield Creek serving as the primary tributary and drainage influence through the Township.

The Township is served by an extensive road system maintained by the Road Commission of Kalamazoo County. In most instances, these are located along Section lines with intersecting roads each mile. The County Primary Roads will serve to support most of the more intensive development within the Township and provide connections with surrounding communities.

Map 1 – Location Map



Location of Prairie Ronde Township

Kalamazoo County, Michigan

Legend

- Municipal Boundaries
- Kalamazoo/Battle Creek Int'l Airport

0 1 2 4 6 8 10 Miles



Map courtesy of the Kalamazoo County Geographic Information System,
Kalamazoo County Planning & Development Department.
www.kalcounty.com/planning/gis.htm

3/16/2023

Map 2 – Aerial



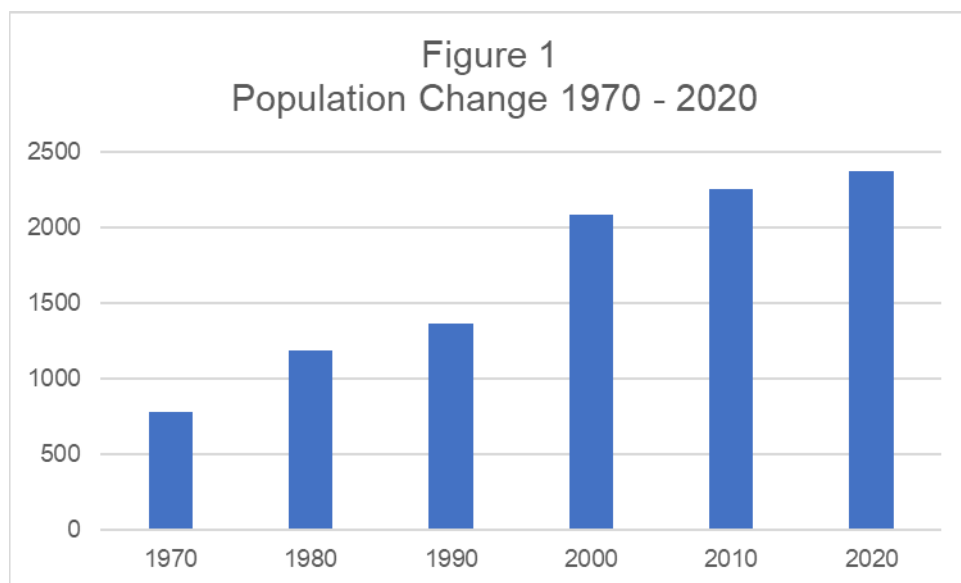
2022 aerial image

DEMOGRAPHIC ANALYSIS

The process to prepare this Master Plan Update involved gathering existing population data for analysis and to project and plan for the existing and future residents.

In gathering the population and household data for this chapter, when available, the 2021 American Community Survey (ACS) was consulted. In other instances, the 2020 Census data was used along with or when ACS data was not available. The ACS is an ongoing statistical survey that samples a small percentage of the population every year. While the Census shows the number of people who live in the United States, the ACS shows how people live. Figure 1 depicts the change in population in Prairie Ronde Township from 1970 to 2020.

There was modest population growth of 5.3% in Prairie Ronde Township between the 2010 Census and the 2020 Census. Neighboring Texas Township and Schoolcraft Township experienced more significant population increases over the same period.



Source: U.S. Bureau of Census

Table 1 displays the population growth of Prairie Ronde Township and a comparison of its population with that of the adjoining townships and Kalamazoo County as a whole.

The following analysis is based upon characteristics of Prairie Ronde Township regarding population and housing from the U.S. Census Bureau and compares those with surrounding communities and Kalamazoo County as a whole.

TABLE 1-POPULATION CHANGE

Community	1970	1980	1990	2000	2010	2020
<i>Prairie Ronde Township</i>	777 ---	1,189 53.0%	1,365 14.8%	2,086 52.8%	2,250 7.9%	2,369 5.3%
Schoolcraft Township	5,289 ---	6,435 21.7%	6,705 4.2%	7,260 8.3%	8,214 13.1%	9,183 11.8%
Schoolcraft Village	1,277 ---	1,359 6.4%	1,517 11.6%	1,587 4.6%	1,525 -3.9%	1,466 -3.9%
Texas Township	3,187 ---	5,643 77.1%	7,711 36.7%	10,919 41.6%	14,697 34.6%	17,691 20.4%
Flowerfield Township	850 ---	1,290 51.8%	1,432 9.9%	1,574 12.2%	1,559 -1.0%	1,587 1.8%
Porter Township	---	2,041 -----	2,091 2.2%	2,416 15.3%	2,468 2.2%	2,556 3.6%
Kalamazoo County	201,550 ---	212,378 5.4%	223,411 5.2%	238,603 6.8%	250,331 4.9%	261,670 4.5%

Source: U.S. Bureau of Census

Table 1 reflects a modest 5.3% increase in population in Prairie Ronde Township from 2010 to 2020 with a 7.9% increase the prior decade and a 52.8% increase two decades preceding (1990 - 2000). Neighboring Texas Township has realized five decades of significant growth. Overall, Kalamazoo County experienced modest growth of 4.5% between 2010 and 2020. The Township's location just southwest of the City of Portage, south of Township Texas and proximity to the transportation corridors of US-131 and I-94 has and will continue to have a great influence on population growth. The attraction of a rural setting with ease of access to employment and commercial services allows residents to enjoy country living while having easy access to jobs and day to day needs. As more emphasis is placed on quality of life issues, this immigration of new residents will likely continue at rates above the rate of growth for the county as a whole.

The population within Prairie Ronde Township below the age of 18 decreased by 13% from 2000 to 2021 while the percentage 65 years of age and older increased at the same rate. This reflects an aging community population. This is reflected in Table 2,

which presents the age breakdown by community. It is also interesting to note that the median age is higher than that of the county and neighboring communities in the county.

TABLE 2 - AGE BREAKDOWN

Community	Under 18		65 and Over		Median Age	
	2000	2021	2000	2021	2000	2021
<i>Prairie Ronde Township</i>	32.2%	19.2%	6.1%	19.2%	35.4	45.4
Schoolcraft Township	27.4%	25.6%	11.3%	17.3%	37.6	39.8
Schoolcraft Village	29.6%	20.4%	12.5%	15.3%	36.1	41.0
Texas Township	29.3%	29.0%	7.7%	13.7%	38.3	39.9
Flowerfield Township	26.6%	22.4%	10.1%	24.8%	38.3	51.2
Porter Township	24.4%	15.5%	13.7%	20.7%	40.6	50.5
Kalamazoo County	24.1%	21.9%	11.4%	14.2%	32.7	34.2

Source: 2000 Census; 2021 ACS

Housing

The 2021 American Community Survey statistics reflect the number of housing units and the makeup of households or occupied housing units. Table 3 identifies the number of housing units.

TABLE 3 – HOUSING UNITS

Community	Housing Units
Prairie Ronde Township	843
Schoolcraft Township	3,809
Schoolcraft Village	645
Texas Township	6,147
Flowerfield Township	656
Porter Township	1,673
Kalamazoo County	114,021

Source: 2021 ACS

Population Projections

There are numerous methods of conducting population projections but they can be categorized in primarily two ways. One method focuses on the natural increase in population associated with the number of births exceeding the number of deaths. An often used method is the cohort-survival method, using the age/sex breakdown for that community and projecting: a) the number of potential births from the base of females in the 15 to 44 age range; and b) the number of anticipated deaths based upon average life expectancy. This method is most often based on the current census of population.

A second method relates to the net population increase associated with the in-migration of people into the community minus the out-migration that may occur. This becomes much more difficult to calculate. Adding this projection to the natural increase, sometimes referred to as the “cohort-component” method, provides for both categories to be utilized in one projection.

Another approach is simply to use the pattern of the past to project the future population. Using the growth rate method or arithmetic method to project future population tends to remove the fluctuations from economic related cycles that may influence a 10-year period but that may be more balanced over a 20-year period. With the modest increase over the last twenty years, a number of assumptions have been made to project population over the next 20-year period:

- The age breakdown of residents within Prairie Ronde Township reflects a similar population breakdown as compared with neighboring communities. All communities saw an increase in the 65 and Over group and with the exception of Texas Township, and a decrease in the Under 18 group.
- Constraints on future development associated with zoning are likely to grow as the more populous townships of Texas to the north and Schoolcraft to the east seek to preserve their own rural character. Continued suburbanization of these areas will likely push residential development into Prairie Ronde Township.
- The potential for future growth in Prairie Ronde Township will be based upon the desire of new residents to seek the benefit of the rural environment with access to employment and commercial services in Kalamazoo/Portage market. This will be balanced by the desire of existing residents to preserve the present environment, reducing the availability of land for this residential expansion. This will likely continue in a scattered site, large lot fashion rather than in a higher density due to constraints on the provision of public utilities to support such growth.

The 13.57% increase in population over the last twenty year period (2000 - 2020) for Prairie Ronde Township was used as the basis for future increase.

	<u>2000</u>	<u>2020</u>	<u>Percent Increase</u>
Prairie Ronde Township	2,086	2,369	13.57%

TABLE 4 - POPULATION PROJECTIONS

	<u>2020</u>	<u>2030</u>	<u>2040</u>
Growth Rate Method	2,369	2,529	2,689
Arithmetic Method	2,369	2,511	2,652

With the growth rate method, beginning from 2020 base population of 2,369 people and projecting this over the next 20 years using the same 13.57% increase from 2000 to 2020 establishes a 20-year projected population of 321 new residents, resulting in a 2040 total of 2,689. Dividing this into equal 10-year increments results in approximately 160 new residents every 10 years.

Using the arithmetic method the pure population increase of 283 persons over the last 20 years as the basis for increase, would result in a 2040 population of 2,652 residents.

It is likely that overall population growth within the county will define what projection may be more accurate. As overall population increases in number, the percentage usually declines. In addition, as the character of the community changes due to population growth, surrounding communities may absorb more of this increase in the future.

GEOGRAPHIC PROFILE

This chapter introduces elements of the natural environment into the planning process. Typically, a general understanding of the topographic features and elevations identify areas where development activity may be subject to flooding. In addition, the composition of soils, relating to both their slope and permeability, may determine whether restrictions exist for building site development or whether the installation of septic systems is advisable. While a complete inventory of natural features is not a part of this master planning process, a review of the topography and soils provides sufficient opportunity for defining areas that should be preserved or where restrictions should be placed on development.

Topography

The United States Department of the Interior Geological Survey (USGS) provides base topographic information, with supplemental data regarding road classifications and existing land use. This database is then updated through aerial photography and field inspections.

Prairie Ronde Township is characterized by flat to gently rolling topography with higher elevations to the west and lower to the east. Elevations range from approximately 850 feet above sea level to 1,000 feet, with most areas in the 850 to 950 elevation range. Without substantial changes in topography and natural drainage areas linked to Flowerfield Creek, limitations solely based upon elevation are not considered detrimental for development in most areas of the Township.

Soils

Initially, investigation of soil conditions begins with those lands that are designated waterbodies, followed by areas (often adjoining those) where characteristics of frequent flooding (fluvaquents) or where ponding is most likely to occur (histosols and aquents). In addition, these soils may also include a series of muck soils, characterized by a high water table. Such soils do not drain sufficiently to support building site development, although many areas have been developed on such soils and face periodic flooding and foundation problems. Thus, more detailed information may be needed to restrict development through zoning.

The Kalamazoo Soil Survey provides the primary means of defining areas of the Township where conditions are not as favorable for development. Combining those soils that have severe limitations for on-site septic systems with those where hydric conditions exist, such as waterways and muck soils, provides the basis for the open space designation on the plan.

Waterways/Wetlands/Floodplains

Flowerfield Creek is a part of the St. Joseph River watershed and runs primarily through the southern third of the Township. This natural drainage way absorbs much of the water runoff in the community and serves as an aesthetic resource through the Olde Mill Golf Course and residential development in the southeast corner of the Township. Paw Paw Lake in the northwest corner of the Township provides the only area for traditional residential lake development.

A delineation of a wetland or a floodplain may be based upon this soil composition or generally defined by a base elevation. The State of Michigan provides assistance to communities in defining these areas and may offer assistance where flooding occurs through the National Flood Insurance Program. In many cases, private firms are retained to assist in formal delineation of specific sites, with such results submitted for project approval or for mitigation efforts.

Natural/Man-Made Drains

In addition to wetlands and floodplains that provide natural drainage in a community, other areas (most often including these natural drainage areas) have been altered to transport or drain water during peak flow activity. In many instances, these man-made drains have been constructed to assist with agricultural operations and then relied on for more intense use when development occurs. Maintenance and improvements to these public drains are typically handled by the Kalamazoo County Drain Commissioner, who has the ability to undertake special assessments within drainage districts to fund such improvements.

Where development occurs that influences drainage on private property, the intent is for the developer to retain stormwater on site. This may be accomplished through natural filtration or, due to an increase in impervious surface from buildings and parking areas, may require the construction of a retention basin or pond. Such development is most often of a commercial nature and should be specifically approved through site plan review.

Woodlots

In addition to areas where development may be limited by soil conditions or elevation, some areas of the Township are devoted to woodlots. These areas may be connected to low lying areas that should be preserved. In many instances, the designation of land for open space preservation includes these woodlots. Development plans may be considered where such areas can be preserved through open space zoning or similar clustering options.

Open Space Preservation

The intent of this plan will be to undertake a review of data provided through the USGS mapping, the soil survey, wetland and floodplain data and any other public informational resources to define areas where open space should be preserved. While some development may be allowed within these areas, plans may require increased scrutiny through the special land use approval process. This will place the burden on the applicant to present more detailed information in support of any proposed development. The submission of this private database can then be used to more clearly define such areas on a case-by-case basis.

EXISTING LAND USE & ZONING

The development of the future land use plan map is based, to some extent, upon the pattern of development that has occurred over the last 100 years in Prairie Ronde Township. While much of the land is in agricultural use due to favorable topography and soil conditions, scattered site large lot residential development has primarily provided home sites for new residents.

Existing Land Use

The pattern of residential development in the Township is primarily scattered large lot residential with few platted or planned development areas. Areas along several of the county roads may have limited concentrations of 3 to 4 residences on smaller parcels that have been approved through traditional land division. Plats and similar developments have been established in the southeast corner of the Township.

Commercial and Industrial areas are almost non-existent within the Township.

Agricultural and farming operations, which may include some home-occupations, are the primary land use in the Township. Some mining and excavation activity exists along the northern boundary of the Township, with this operation extending into Texas Township.

Zoning

Zoning within the Township is primarily agricultural with some scattered low density residential areas. These exist around Paw Paw Lake in the northwest corner and along Flowerfield Creek in the southeast corner of the Township. Some commercial zoning exists along XY Avenue in support of this southeast residential development, although active uses, other than the golf course, are not defined.

Some industrial zoning exists, but is scattered in the northern portion of the Township and not active to any great extent. Multiple Family and Mobile Home Park zones also exist but are not as yet developed. This pattern of zoning in advance of development will provide some assistance in developing the land use plan provided such areas retain their feasibility based upon other factors or characteristics of future development.

SURVEY RESULTS

As part of this Master Plan update, an opinion survey was conducted in 2022. The full survey report can be found in the Appendix. Highlights of the survey responses are below. These results and findings informed the Planning Commission's decision to stay the course with the Master Plan and Future Land Use Map and therefore this update does not include any material changes to either.

Highlights

Regarding agricultural ... 90% of respondents indicated that growth or establishment of agricultural land use is desirable with 75% indicating that the Township should proactively attempt to preserve these lands by restricting them from nonresidential development – including neighborhoods. When offered a selection of minimum lot sizes that should be imposed in these areas, sizes of 2 to 5 acres (32%) or 10 or more acres (32%) were the most commonly selected.

Regarding residential growth ... 70% of respondents indicated that the Township should maintain a 5% rate of population growth as occurred between 2010 and 2020 with 28% finding that a lower growth rate should be encouraged and 7% suggesting a higher rate. With the last survey conducted in 2002, 84% of respondents indicated that the Township should not encourage efforts to increase the population and with 54% suggesting the then-rate of population growth was too fast and 40% finding it okay.

Regarding types of additional housing ... 86% of respondents support additional single-family homes to accommodate population growth with 47% in favor of allowing mother-in-law suites. Other types of residences such as condominiums or apartments were not well received.

Regarding commercial and industrial growth ... Respondents found growth or establishment of commercial and industrial to be undesirable (54% and 70%, respectively) and later indicated that future growth of commercial and industrial land uses should be directed outside the Township with only 22% of respondents indicating that it should be established in Prairie Ronde.

Regarding solar and wind farms ... large scale solar and wind energy farms were found undesirable by 57% and 64% of respondents, respectively.

Regarding US 131 Corridor ... 64% of respondents agreed or strongly agree that they are concerned about the potential rerouting of the US 131 Corridor in the Township. Several of the written comments also spoke to it.

GOALS & OBJECTIVES

These land use goals serve as the policy for the future land use designations described in this section and as depicted on the Future Land Use Map. In addition, these goals and objectives are generally consistent with the analysis of the community survey that was completed at the beginning of this Master Plan update process.

Open Space & Recreation

Prairie Ronde Township is blessed with woodlots, wetlands and level to gently rolling topography that serves as a habitat for wildlife and provides a peaceful setting for its residents. Retaining open space and preserving agriculture and rural character of the Township was a clearly the top priority of residents within the community survey.

- Open Space Goal: To preserve the rural character of the Township through protection of natural resources and limitations on more intensive development. The following objectives shall be directed at the implementation of this goal:
 - Utilize the Open Space District to cluster residential development and to establish conditions that assist in the delineation of open space on the Zoning Map.
 - Encourage increased principal building setbacks while allowing out-buildings forward of the residence when more than 200 feet from the road and fewer driveways through corridor preservation. Seek to preserve the existing landscape and rural character along heavily traveled roadways while reducing the cost of future road or non-motorized improvements.
 - Promote the use of permanent open space set-asides where development does occur. This could be in the form of private deed restrictions, conservation easements or the transfer or purchase of development rights where appropriate.
 - Support the coordination of public, non-profit or private open space areas and land preserves that can be utilized for passive recreation such as walking and hiking trails, including connections with adjoining communities.
 - Consider the *prairie* a community resource for the benefit of learning about open space preservation.

Agriculture

Agricultural land use remains an important part of the local economy within Prairie Ronde Township. The majority of land on the Future Land Use Map is designated for Agriculture and is also classified within the A-Agriculture zone on the Zoning Map. While most of this land is in active agriculture, large lot residential development can be compatible with the rural nature of traditional agricultural areas. Preservation of these areas for agriculture was a high priority response within the community survey.

- ❑ **Agricultural Goal:** To preserve agricultural lands where active and maintain the rural residential character associated with agricultural areas. The following objectives will be directed at implementation of this goal:
 - Preserve existing lands in active agriculture and those linked to long term programs in support of agriculture such as P.A. 116 (Farmland & Open Space Preservation Act) and P.A. 446 (Conservation Easements)
 - Promote the retention of agricultural lands where soil conditions and drainage systems are best suited for such use.
 - Support Generally Accepted Agricultural Management Practices (GAAMPs) for agricultural activities in order to preserve the agricultural economy and support farmers while protecting the environment.

Residential

Prairie Ronde Township has maintained its rural character through scattered site, large lot single family residential development. Such development will continue to be encouraged and supported based upon the results of the community survey.

The location of more intensive or higher density housing shall be limited to those areas where existing infrastructure and commercial facilities are located or may be expanded in the future.

- ❑ **Residential/Housing Goal:** To preserve the rural character of the community through the continuation of scattered site single family residential development through traditional land division, or through clustering of residences. The following objectives will be directed at implementation of this goal:
 - Consider amendments to the Zoning Ordinance to expand the minimum lot area in the Agriculture and Residential zoning districts.
 - Limit multiple family and mobile home park development to those areas where infrastructure improvements can reasonably be extended.

Commercial

Prairie Ronde Township has limited areas of commercial development, they are located along XY Avenue. Any expansion of commercial services should be located to areas supportive of similar business pursuits, including outside the Township, based upon input received from the community survey.

- ❑ Commercial Goal: To support commercial development in its present location, with any expansion occurring near the US-131 corridor. The following objectives will be directed at implementation of this goal:
 - Encourage commercial development that would support patronage of the existing businesses in the Township.
 - Consider an additional location closer to US-131 that could support both regional (highway service) and local (office/retail) business.

Industrial

Similar to community sentiment regarding commercial development, the survey results reflect support for limited industrial use within the Township along the eastern boundary near US-131. This is anticipated along U Avenue extending eastward to the business area along US-131 north of the Village of Schoolcraft.

- ❑ Industrial Goal: Support the retention of existing business while providing for minimal expansion of the industrial base in the Township. The following objectives will be directed at implementation of this goal:
 - Limit industrial development to those areas where extension of public sewer and water can be extended in a cost-effective manner.
 - Endorse county-wide and regional efforts that support industrial development where existing public infrastructure is in place or can be extended rather than in rural locations without such facilities.

Transportation

The growth experienced in Prairie Ronde Township is based upon its location adjoining the expanding US-131 corridor and development to the north in Texas Township. Utilizing W Avenue as the primary east/west corridor and 8th Street as the primary north/south corridor would effectively move non-residents through the community without costly infrastructure improvements elsewhere in the Township.

- ❑ Transportation Goal: Utilize the existing road network to support transportation needs by limited direct access points to primary roads through access management planning. The following objectives will be directed at implementation of this goal:
 - Encourage increased setbacks and lot width standards to promote safety and maintain the rural character of Prairie Ronde Township corridors.
 - Consider improvements along U Avenue, W Avenue and 8th Street to support movement through the community for both motorized and non-motorized transportation.

Solar & Wind Energy

Utility-scale solar and wind energy farms are not a desirable use of land where prime agricultural soils are found which is most of the Township. Commercial scale energy generation for use by a business and accessory scale for on-site energy needs for a principal land use such as a business or home are supported. The community survey revealed lack of support for large utility-scale solar and wind energy systems.

- ❑ Alternative Energy Goal: Allow solar and wind energy systems in alignment with standards and within appropriate limitations to protect prime agricultural lands and residential areas in the Township.
 - Limit utility scale solar and wind energy systems to the agricultural districts with specific standards that protect prime agricultural soils including future restoration of lands taken out of productive use upon cessation of the energy production.

FUTURE LAND USE

The Master Plan is the culmination of public input, data collection and analysis together leading to the determination and confirmation of the land use designations on the Future Land Use Map. The future land use designations serve as the foundation and basis for defining compatibility with the zoning district classifications in the Prairie Ronde Township Zoning Ordinance. No changes to the Future Land Use Map are proposed with this update.

Open Space/Recreation

This land use designation is initially based upon a process of compiling data on the natural features within Prairie Ronde Township. This data includes topography, soil classifications, wetland and floodplain data and similar information related to protecting areas less suitable for development. Waterbodies, including lakes, rivers, creeks and streams provided for the initial focus. This was followed by analyzing the topography and soils abutting those waterbodies. The protection of these waterbodies and soils from development is the primary intent of this designation.

A secondary intent of this land use designation is to provide areas of the Township where passive recreational benefit can be achieved from these same waterbodies and through connections of these areas where feasible. While man-made drains have often been utilized to connect these areas for drainage purposes, similar linkages may also benefit the community in other ways, including recreational opportunities such as trails. Achieving some balance between public benefit and private property rights is the basis for long term protection of these areas.

Additional public or private options to preserve open space include transfer or purchase of development rights or direct donations of land as a permanent open space or recreational resource. Protecting the environment for future generations and the desire to preserve rural character while supporting private property rights can be accomplished through use of open space zoning.

Implementation of this plan designation can occur in a variety of ways, although compatibility will be achieved to the greatest extent through the OS Open Space District. The intent and purpose of this zoning district is to protect the natural resource base within the Township. Development options are limited and maximum density is based on one unit per every 3 acres.

Agriculture

This land use designation preserves agricultural land where it does exist as well as preserve the rural character of the community through large lot single family development. In addition, due to the large amount of natural resource areas to be preserved (such as the “prairie”) and connecting open space areas in the Township, such use is intended to blend with the natural environment and preserve these areas through use of best agricultural management practices.

This agriculture designation comprises the largest area of the Township, with the intent to balance agriculture and large lot residential development with the natural open space areas of the Township. While this presents a mixture of potential land use, building setbacks and other site development requirements can achieve compatibility between uses and promote rural character along roadways.

Implementation of this plan designation is through the A-Agriculture District. Density of residential development is based upon no more than one unit per every 2 acres, although the overall density is considerably lower based upon primary use for agricultural or open space purposes.

Low Density Residential

This land use designation supports single family residential development of a planned nature. The intent is to provide for residential development in areas where supporting infrastructure is in place or improvements could be made in the most cost effective manner. Proximity to commercial areas and the natural growth from the north (Texas Township) and from the east (Village of Schoolcraft/Schoolcraft Township) support this development in these northern and southeastern areas of the Township.

Implementation of this plan designation is through the updated R-1 Single Family Residential District. Density is based upon 2 units per acre with a 20,000 square foot minimum lot area.

High Density Residential

This land use designation is directed at supporting intensive multiple family and mobile home park uses. The intent is for such higher density to be based upon proximity to commercial and other residential development areas to support such use in areas where infrastructure improvements are most feasible in relation to long term capital improvement programming for the Township.

Implementation of this plan designation is through the R-2 Multiple Family Residential District and the R-3 Mobile Home Park Residential District. Density is based upon a range of 4 to 8 dwelling units per acre, depending upon availability of public sewer and water or approval of private water and wastewater systems.

Commercial

This land use designation provides locations in the Township where businesses of an office, retail or service nature can be established. The desire is to support new commercial development in areas that already exist or could be expanded. The proximity to a transportation network of state and county primary roads has established connections to the US-131 corridor as the most feasible place for future commercial development.

Three locations are proposed based upon access to this corridor and natural east/west traffic flow through the Township. The U Avenue location is coordinated with the only industrial designation in the Township and may support more regional commercial type use. The W Avenue location is coordinated with a medium to high density designation to provide for local commercial services to residents. The XY Avenue location is linked to low density residential areas and a golf course development and would also be supportive of local commercial development options.

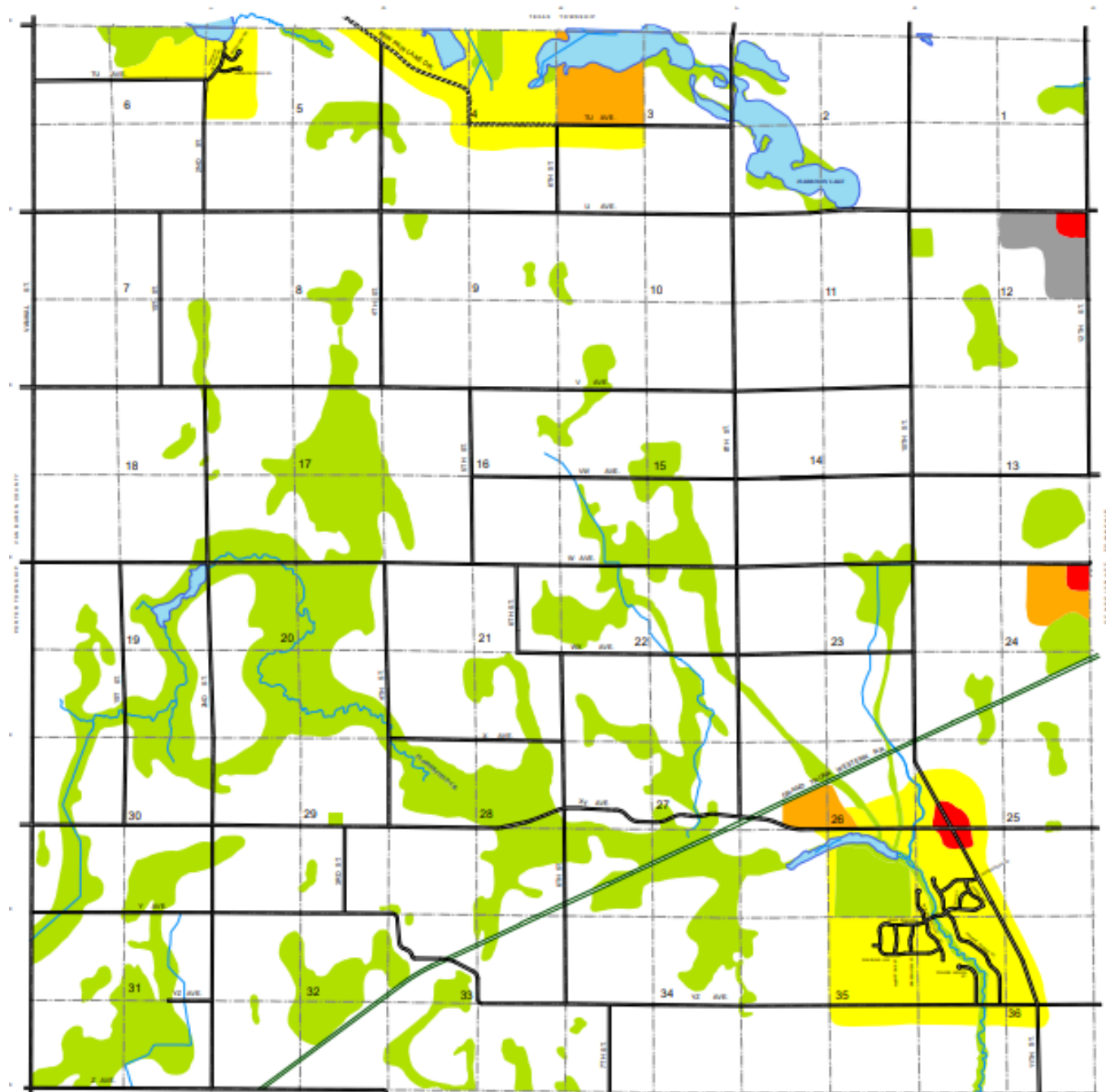
Implementation of this plan designation is through the C Commercial District.

Industrial

This land use designation supports industrial businesses of a service nature. Due to limitations on necessary infrastructure, larger manufacturing operations are more feasible within industrial park settings in neighboring communities and this plan supports county-wide economic development efforts. The proposed designation at the eastern boundary of the Township supports a more compatible development along that portion of US-131 in Schoolcraft Township.

Implementation of this plan designation is through the I Industrial District, although this plan designation is more compatible with areas serviced by public sewer and water facilities, which are not present in Prairie Ronde Township.

Map 3 – Future Land Use Map



LEGEND

-  Open Space/Recreation
 Agriculture
 Low Density Residential
 High Density Residential
 Commercial
 Industrial

IMPLEMENTATION & ZONING PLAN

The final element of this Master Plan is directed toward implementing the goals and objectives and guiding development of the Township consistent with the Plan. In most cases, implementation is in the form of decisions regarding land use and zoning within Prairie Ronde Township. The Plan should also influence decisions related to capital improvement programming and similar financial or budgetary matters.

The Plan may also serve as the foundation for other planning projects, including recreation plans, or be one element of overall strategic plan for the Township. A coordinated approach of all of these elements will lead to the most successful implementation of this Master Plan.

Zoning Ordinance

Michigan law requires that a community's zoning ordinance be based upon a plan. As a result, in addition to serving as the policy guide for Township officials, the Master Plan also serves as the foundation for the Township Zoning Ordinance, Zoning Map and other land use regulations.

Therefore, the primary objective is coordination of the recommendations within the Master Plan and the regulation of land use through the Zoning Ordinance. In so doing, the Plan provides the general guidelines for future development which can then be implemented through zoning.

Compatibility between the future land use designations and the zoning district classifications has been presented within the Future Land Use chapter of this Plan

Capital Improvement Programming (CIP)

Capital improvement programming will provide for coordination between the intensity of development proposed within the Plan and scheduled infrastructure improvements such as roads, public utilities and recreational projects including the connection of open space areas through walking trails or bike paths.

The intent would be to leverage potential funding through the Township and businesses in the community with grants. Or, project funding may be devoted to priorities either within the Township or those benefiting the Township from a regional perspective. County, state or federal funding or community-based private funding sources could also assist with the ultimate implementation of the Plan through the development of private and public improvements.

Coordination with other Planning Processes

The Master Plan may also serve as a valuable resource of information for undertaking other planning projects including the development of recreation plans or as an element of an overall Township strategic planning process. The Master Plan should be reviewed at least every five years as required by the Michigan Planning Enabling Act, or where there has been a change in conditions that result in unanticipated conflict with the adopted goals and objectives. Any resulting amendments **or** updates will keep the Plan useful.

Updates will include new Census and American Community Survey data and analysis that may or may not alter the direction of the Plan. The life of this plan is estimated at 20 years and reflects the past, present and future development within Prairie Ronde Township.

APPENDIX

PRAIRIE RONDE TOWNSHIP

KALAMAZOO COUNTY, STATE OF MICHIGAN

**Planning Commission Resolution Approving Amended Prairie Ronde Township
2043 Master Plan for Final Action by Prairie Ronde Township Board**

WHEREAS, the Prairie Ronde Township Planning Commission prepared a proposed 2043 Master Plan as an update of the existing 2022 Master Plan pursuant to its periodic review of the existing Master Plan as provided by the Michigan Planning Enabling Act (MPEA); and

WHEREAS, the proposed updated/amended 2043 Master Plan was made available to the various entities and the general public as required by the MPEA pursuant to the distribution authorization of the Prairie Ronde Township Board on September 12, 2023, and a public hearing thereon was held by the Planning Commission on November 8, 2023 pursuant to notice as required by the MPEA; and

WHEREAS, the Planning Commission finds the proposed updated/amended 2043 Master Plan properly furthers the land use and development/preservation goals and strategies of the Township at this time and for the designed planning period;

NOW THEREFORE, the Prairie Ronde Township Planning Commission hereby resolves to approve the proposed updated/amended Prairie Ronde Township 2043 Master Plan, including the Future Land Use Map made part of that Master Plan, and recommends final approval/adoption of same by the Prairie Ronde Township Board, as follows:

☒ As presented for public hearing November 8, 2023;

OR

☐ As presented for public hearing November 8, 2023, except for the following additions, deletions, or other revisions (see attached).

CERTIFICATE

I hereby certify the foregoing Resolution was adopted by a majority of the members of the Prairie Ronde Township Planning Commission by a roll call vote at a regular meeting of the Commission held on November 8, 2023 in accordance with the Open Meetings Act of the State of Michigan.



Frederick J. Taylor III, Secretary
Prairie Ronde Township Planning Commission

PRAIRIE RONDE TOWNSHIP

KALAMAZOO COUNTY, STATE OF MICHIGAN

**Resolution Approving Updated/Amended Prairie Ronde Township
2043 Master Plan**

WHEREAS, pursuant to a public hearing held November 8, 2023 the Prairie Ronde Township Planning Commission has on that date approved/recommended for final Township Board approval the proposed updated/amended Prairie Ronde Township 2043 Master Plan, including the Future Land Use Map made part of that Master Plan, as an update of the existing Land Use Plan/Master Plan adopted November 2002 and updated May 11, 2010, in accordance with all applicable procedures set forth in the Michigan Planning Enabling Act (*MCL 125.3801 et. seq.*); and

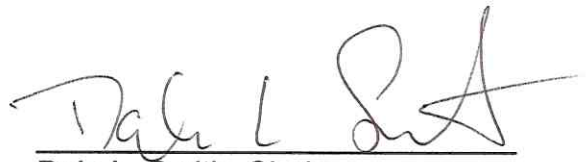
WHEREAS, the Prairie Ronde Township Board has previously by resolution asserted its right to approve or reject a Master Plan approved by the Planning Commission; and

WHEREAS, the Township Board has reviewed the proposed updated 2043 Master Plan approved by the Planning Commission, and now desires to formally express its approval of same;

NOW, THEREFORE, the Prairie Ronde Township Board hereby resolves to approve the updated/amended Prairie Ronde Township 2043 Master Plan as approved by the Planning Commission on November 8, 2023, including the Future Land Use Map included therein, as an update of the existing Land Use Plan/Master Plan approved November 2002 and updated May 11, 2010, effective this November 14, 2023 in accordance with all applicable procedures set forth in the Michigan Planning Enabling Act (*MCL 125.3801 et. seq.*);

CERTIFICATE

I hereby certify that the foregoing Resolution was adopted at a regular meeting of the Prairie Ronde Township Board held on November 14, 2023 in accordance with the Open Meetings Act of the State of Michigan.

A handwritten signature in black ink, appearing to read "Dale L. Smith", written over a horizontal line.

Dale L. Smith, Clerk
Prairie Ronde Township