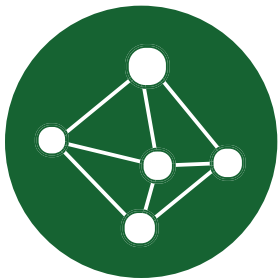
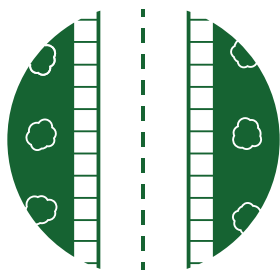


LAND USE PLAN 2017

Draft September 12, 2017

Village of Berrien Springs, Michigan



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ORGANIZATION OF THE PLAN

This Land Use Plan is organized into six sections. Section 1 outlines the purpose of the plan, the process used in its development, and acknowledges those that were involved in its creation. Section 2 is the Community Description which presents an overview of Berrien Springs from the perspective of natural features, land use, zoning, parks, schools and community services. Section 3 provides demographic data pertaining to population, age, housing, employment, and similar characteristics.

Sections 4-6 contain the Village's land use policy. Section 4 contains goals and objectives along with complete streets policy. Section 5 outlines the future land use plan, and Section 6 describes several strategies that should be utilized to implement this Land Use Plan.

ACKNOWLEDGMENTS

This Plan gratefully acknowledges the participation of the citizens of Berrien Springs, and, specifically, the following individuals:

Berrien Springs Village Council

Milton Richter, Village President
Barry Gravitt, President Pro-tem
James Allred, Trustee
Lonna Johnson, Trustee
Jesse Hibler, Trustee
Sandra Swartz, Trustee
Kristin von Maur, Trustee

Previous Council members also involved:

Lance Parrish, Trustee
Claudia Ruppel, Trustee

Additional support provided by:

Sheri Kesterke, Village Clerk
Frank DeFrancesco, Village Attorney

Photo Credits: Many photos and illustrations in this plan were provided by Professor Andrew von Maur, Department of Architecture, Art and Design at Andrews University in Berrien Springs, Michigan.

Additional photos and graphics also appear in the M-139 Corridor Improvement Plan, which was adopted in 2013.

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SECTION 1. INTRODUCTION

THE NEED FOR A PLAN UPDATE

In 2007, the Village of Berrien Springs adopted a Village Land Use Plan. The purpose of a Land Use Plan is to enable a community to establish a direction for physical development, capital investment and growth. A Land Use Plan also establishes land use policy in a community for the next thirty or more years, so it is also a statement about what a community is and what it hopes to become in the future.

Many of the policies from the 2007 Land Use Plan remain valid. However, the Village has undergone changes since 2007, so a review of existing conditions, planning policy and the future land use plan is needed to ensure the Plan's continued effectiveness. In addition, the Michigan Planning Enabling Act (MPEA), as amended, requires that a community review its Land Use Plan every five years.

One key component of this update is to incorporate the policies and goals of the M-139 Corridor Improvement Plan into the Village's comprehensive land use policy. The Corridor Improvement Plan was adopted in 2013 in cooperation with Oronoko Charter Township and is intended to improve conditions along the M-139 Corridor. This Plan also examines the goals and vision of the 2007 Plan and will update them to reflect the current trends and issues facing the Village. It will help to strengthen what the 2007 Plan set in place and expand upon the issues identified, such as:

- Beautification of the M-139 corridor, the downtown and its buildings
- Encouraging the use of second stories of downtown buildings for dwelling units
- Encouraging complete streets that provide for parking, replacement of sidewalks, curbs and gutters, trees, etc.
- Encouraging activities to attract and retain employment opportunities
- Providing a mixture of both retail and service businesses in the downtown business district

The Michigan Planning Enabling Act (Act 33 of 2008) requires a Land Use Plan to be reviewed every 5 years



THE RELATIONSHIP OF PLANNING AND ZONING

To understand what planning is and how it helps build the framework for a community, it is important to look at the relationship between the Land Use Plan that's developed and the tools used to implement it. Planning therefore is a blueprint; it is a statement and a vision for how a community should be developed to best suit the community for both current and future uses.

The ultimate goal of land use planning is to promote and create a better quality of life for those in the community. Other factors that are taken into consideration are convenience, community character, the provision of efficient transportation and utility services, walkability, recreational opportunities, and conservation of natural resources.

Zoning is the primary tool used to implement the Plan. The Zoning Ordinance is a set of laws that governs the use of the land in the Village. In Michigan, the Zoning Enabling Act (Act 110 of 2006, as amended) requires that a Zoning Ordinance be based on a plan, so communities that wish to regulate land development through zoning must also engage and participate in planning. This is done so that the community's voice can be heard before future policies are put in place for the future. It also helps to ensure that decisions are not made arbitrarily, but instead are based upon a community-based consensus.

Due to the ever-changing landscape of our social, economic structures and activities, the Plan must be periodically reviewed and revised. This is done to reflect current conditions and trends while maintaining long-range goals. The Plan will be effective to the degree that it:

- Furthers the needs, desires and ideals of the citizens of the Village of Berrien Springs;
- Interprets and reflects the conditions, trends, and social pressures that are brought about by changes; and
- Generates consensus and cooperation among the community's citizens, developers, and various public agencies to reach common goals.

Quality of Life - general well-being of individuals and societies. Quality of life is comprised many topics such as public health, safety, quality of environment, and social relationships.

THE METHOD BEHIND PLANNING

Steps in planning that are built upon one another:

Data Analysis | A profile is created that looks at the current land uses, population data, natural resources, and other special characteristics the Village possesses. This step also identifies problems, issues and concerns that might not have been noted before the process began.

Goals and Objectives | From the data that is analyzed along with public input that has been collected, goals and objectives are developed for the Land Use Plan.

Developing a Plan | Following the identification of the goals and objectives, a plan of how to reach them is created. Also reviewed are issues and concerns that arise during the planning process and explores ways to address them.

Implementation | A list of tasks is developed to accomplish the plans goals and objectives. Recommendations for zoning, capital improvement planning and other ideas help the community realize the desired future of the community.

Reevaluation | An ongoing evaluation of the community over time must be conducted to determine if the community is reaching the goals that were set out by the Land Use Plan, and if readjustment or new goals are needed.



SECTION 2. COMMUNITY DESCRIPTION

The Village of Berrien Springs covers 0.9 square miles of land in the southwest corner of the lower peninsula of Michigan. Berrien Springs received the first part of its name from attorney general John M. Berrien. Springs was not added to its name until 1835, when mineral springs were discovered in the area. 1831 marks the date the village was platted with streets and property divisions. From 1837 to 1894, Berrien Springs was the Berrien County seat, after which the County seat was moved to St. Joseph. In 1839, the County courthouse was constructed in Berrien Springs and still stands as one of the oldest surviving county government complexes in the Midwest. The Village sits on the northern end of Lake Chapin, which was created by the construction of the Berrien Springs Dam in 1906. The Dam began generating power in 1908 and is operated by American Electric Power. The dam is able to generate 7,000KW of electricity and includes a fish ladder so salmon and steelhead can move further up river.

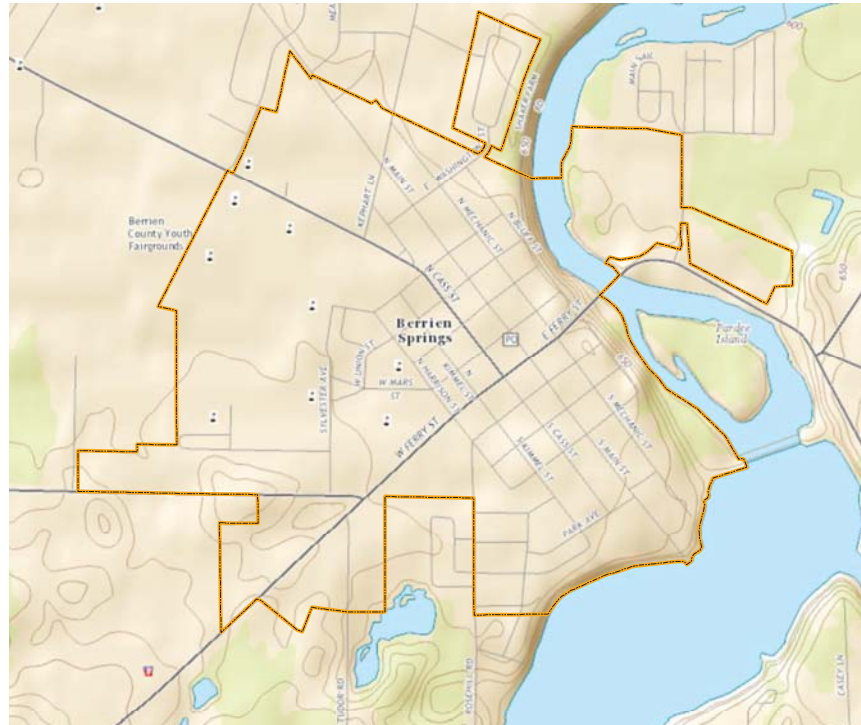
TOPOGRAPHY

Like most of Michigan, the land in Berrien Springs was impacted by glaciation. This contributed to the formation of the St. Joseph River and its watershed in the region. Most of the Village is situated on relatively flat land, but it is almost 75 feet above the St. Joseph River. This creates a steep slope down to the riverfront, so it is difficult to access the western bank for recreational opportunities, particularly to the north of downtown. The Village resides approximately 650 feet above sea level.

CLIMATE

The Village is greatly affected by its proximity to Lake Michigan with regards to its climate; the Village typically experiences cooler summers and warmer winters compared to the average. For example, the average temperature for the Village during the summer months is around 70°F and the average high during the summer is 85°F. This provides opportunities to experience the joys of Michigan’s summer activities such as swimming, biking, hiking, fishing, along with other common outdoor activities.

On average, Berrien Springs sees 170 days of sunshine each year and has an annual precipitation of 37.5 inches. In the winter it averages 70 inches of snowfall and the temperature averages around 27°F. The Village also sees an average low temperature of 19°F. This temperature range lends itself to many of the Midwest’s outdoor winter activities such as snowshoeing, cross-country skiing, ice fishing along with many others.



NATURAL FEATURES

Watersheds

A watershed is the collector system of precipitation for a river or stream that eventually flows into a lake or reservoir. In Berrien Springs' case, the Village is located within the St. Joseph River watershed, which eventually flows into Lake Michigan. There are many factors to how fast precipitation can infiltrate a watershed, such as the soil characteristics, the level of soil saturation, land cover type, and topography. There is also a human factor through water consumption and the construction of impervious surfaces which increase runoff.

In 2007, the Lower St. Joseph/Galien River Watershed Management Plan was completed. The purpose of the plan is to “identify and implement actions needed to improve water quality and reduce water quantity impacts by encouraging cooperation between the diverse public and private entities in the watershed.” The plan identifies several overall goals for the St. Joseph River Watershed. Below is a list of goals from the plan that are related to land use practices, planning and development:

- Reduce soil erosion and sedimentation by site remediation, controlling pathways, and preventing or minimizing sources so that surface water functions and uses are not impaired and aesthetics are improved.
- Increase preservation, restoration, protection, and appreciation of open space and coastal zones, and implement actions that restore, enhance, and sustain the health, biodiversity, and productivity of the ecosystem (a system of natural areas, wildlife habitats, corridors, farmland, open land, and parklands).
- Reduce the levels of chemicals, pesticides, heavy metals, petroleum, and other toxins that are harmful to public health and that degrade aquatic habitat.
- Minimize hydrologic impacts of development, maintain water levels high enough for navigation, protect streambanks from erosion, and reduce flooding impacts.

Lake Chapin

Lake Chapin provides great opportunities for activities like fishing, kayaking, and boating. It is roughly 480 acres in size and was created with the construction of a dam in 1908. Its size and accessibility make it a great destination for summer activities.

St. Joseph River

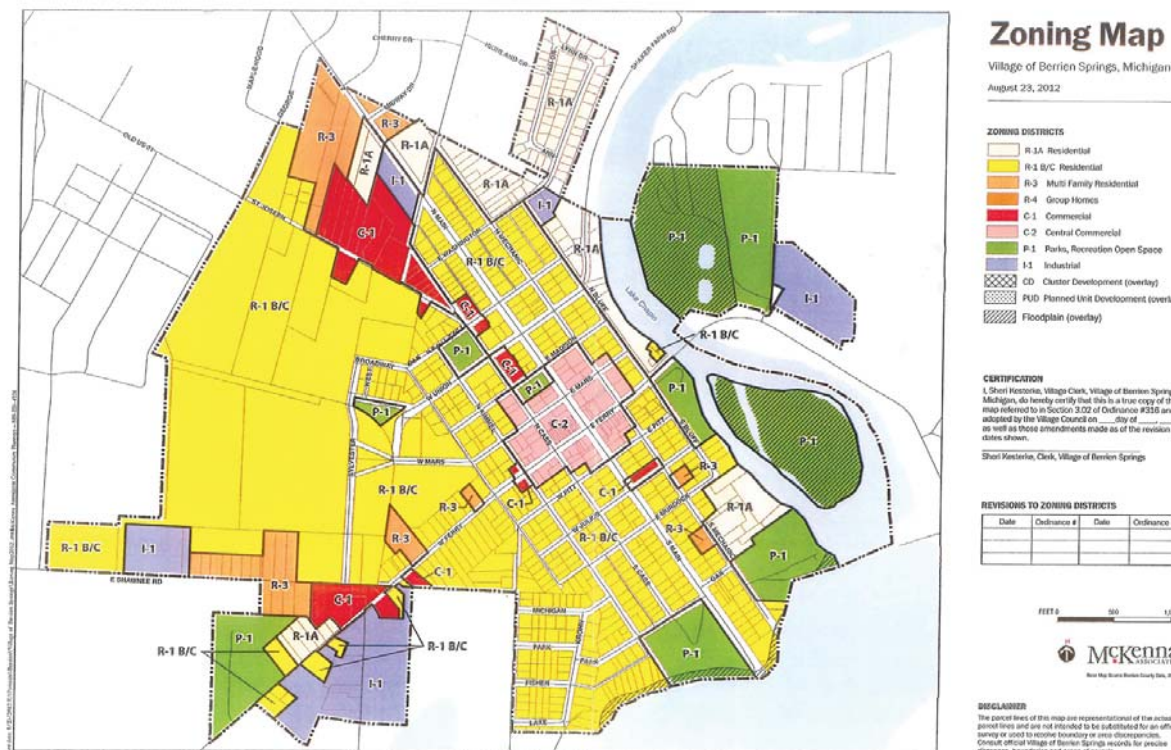
The St. Joseph River bisects the east side of Berrien Springs and provides many of the same benefits of Lake Chapin, along with attracting visitors from around the area for salmon and steelhead fishing. The River is around 210 miles in total length, while the section from the Village to Lake Michigan is roughly 21 miles. This provides a long stretch of river to enjoy both fishing and kayaking. These water features are some of the Village's greatest natural assets and can help to attract visitors and retain permanent residents.



LAND USE AND ZONING

Land use in Berrien Springs is typical of many Michigan villages. The Village is fairly limited in terms of its geographical area and contains a variety of land uses found in small communities, along with a traditional “Main Street” downtown. Residential neighborhoods primarily consist of single-family homes, with nodes of public parks placed throughout the community.

As stated in the 2007 Land Use Plan, Berrien Springs is generally “built-out” and most changes consist of redeveloping existing buildings or properties to fit the needs of the Village. The Village has worked to revitalize the downtown over the years and those efforts continue as of this writing.



Zoning in the Village can be generally summarized as follows:

- Residential; R-1 Single family, R-2 Two-family and R-3 Multi-family
- Commercial; C-1 Commercial outside of Central Business District and C-2 Commercial within the central business district.
- Industrial areas; I-1 which are primarily located on major roads and towards the outside edge of the Village
- Parks and recreational uses including public utilities, open spaces and vacant land.

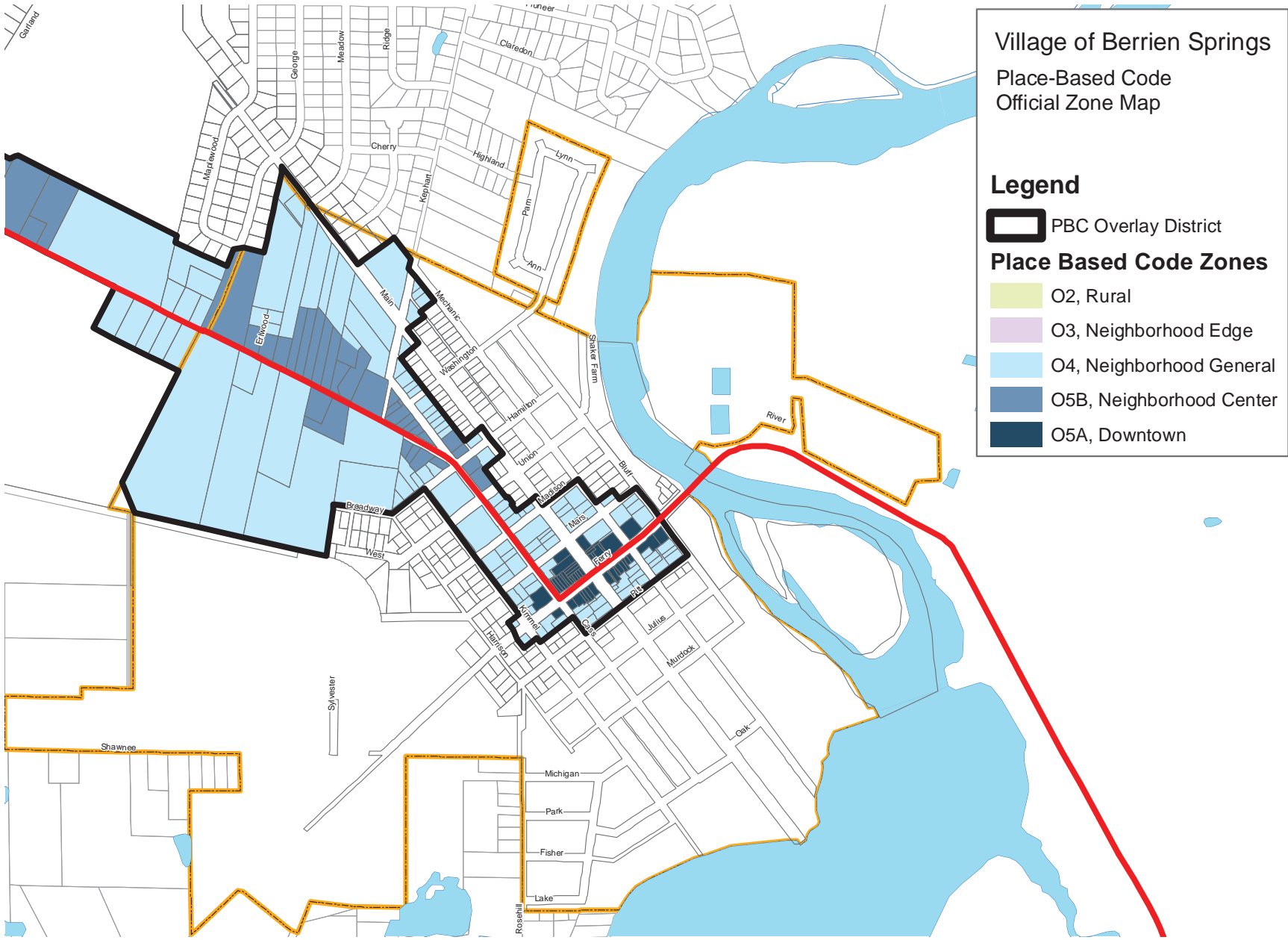
M-139 CORRIDOR IMPROVEMENT PLAN AND PLACE-BASED CODE

In 2013, Andrews University completed the M-139 Corridor Improvement Plan for the Village of Berrien Springs and Oronoko Charter Township. This corridor plan was jointly commissioned by the Village of Berrien Springs and Oronoko Charter Township in response to the 2013 findings of the M-139 Corridor Improvement Task Force. In anticipation of expanded water and sewer service, a major indoor equestrian arena, and various private and University development prospects, the Task Force identified several challenges and opportunities that deserved attention and planning which were addressed by the plan, such as:

- Existing zoning along the corridor creates unnecessary burdens due to non-conforming uses and structures.
- The Village and Township zoning is “mismatched” and does not present a unified vision.
- Existing zoning is unlikely to support the vision set out in the 2007 Master Land Use Plan for Berrien Springs or the vision set out by the 2010 Master Plan for Oronoko Charter Township.
- Existing zoning predetermines land use and is not very flexible for changing markets.
- Existing zoning does not enable a very efficient use of land and infrastructure.

The Plan encompassed a large area along M-139, from Linco Road (the Township’s northern boundary) through downtown Berrien Springs to the river. The plan proposed that the Township and Village adopt a place-based code overlay district that would govern land use along M-139. This code was written throughout 2014 and was adopted by both municipalities in 2015. The map on page 16 shows the location of the placed-based zones within the Village.





LAND USE CHARACTERISTICS

One of the key characteristics of any community is the pattern of physical development that has occurred over the years. The physical form of development has wide ranging effects on transportation choices, overall population density and the financial well-being of a community. This section documents the various general patterns of development in the Village.





Traditional Downtown. Downtown Berrien Springs is generally located along Ferry Street from Cass Street to Mechanic Street, and extends from Cass Street anywhere from 1/2 block to 1 block on either side of Ferry Street. It is lined with primarily 1-2 story buildings that are constructed to the front lot line. Many of the buildings are historic and contain a range of land uses including offices, restaurants, retail stores and residences.

Traditional Single-family Neighborhoods. Most residences in the Village are single-family dwellings located in neighborhoods surrounding the downtown. Most of these homes are located within walking distance of downtown Berrien Springs on small lots, with shallow front yard setbacks. Many, but not all, streets have sidewalks. Within these blocks of single-family residences are community facilities including neighborhood parks and public spaces, the library, and religious institutions.



School Property. The western portion of the Village holds properties owned by Berrien Springs Public Schools. This occupies a significant land area (about 70-80 acres) within the Village and contains school facilities and associated outdoor recreation facilities such as the football field, soccer field, baseball/softball fields and tennis courts.

Auto-oriented Commercial. Along portions of Cass Street (M-139), west of downtown, commercial development continues out into Oronoko Township. Much of this is auto-oriented commercial development with large parking lots located near the street, minimal landscaping and numerous curb cuts. Because buildings are farther from the street in these areas, traffic tends to move faster, making it less suitable for pedestrians.



Industry. The Village contains limited industrial development, and most of it is located near Snow Road, southwest of the downtown. These companies add local employment opportunities and tax base to the community.

Public/Recreation. The Village contains several public and recreational properties, which are discussed on the following pages.

COMMUNITY FACILITIES & SERVICES

The Village provides facilities to enhance the quality of life. As the Village and nearby townships change over time, so will the demand for these services, so the Village will need to expand or create new facilities to serve its residents. To create a baseline for future needs, a description of existing community facilities and services within the Village are outlined below.

Fire and Rescue

The Village is served by fire protection through the Berrien Springs Oronoko Township Fire Department, which consists of 28 volunteer firefighters. The department also trains its personnel in search and rescue, vehicle extraction, hazardous material awareness, swift water rescue, ice rescue and carbon monoxide alarm response. Some volunteers are also trained as First Responders.



Police

Police protection is provided by the Berrien Springs Oronoko Township Police Department. The department consists of ten full- and part-time police officers. Its ranks are bolstered by an armed reserve division of citizens that provide support during large community events. The approximate coverage of the police force is 36 square miles with more than 100 miles of roadway.



Community Library

Berrien Springs Community Library serves both the Village of Berrien Springs and Oronoko Township. It is located at 215 West Union Street in the Village and offers a variety of services. According to the National Center for Education Statistics, the library contains over 45,000 books and serial volumes, as well as numerous subscriptions, videos and audio materials. The library's total circulation is around 135,000 and it attracts about 50,000 visits per year.

PARKS/CAMPGROUNDS



Southwestern Michigan Tourist Council

The Village has two parks located within its boundaries that provide spaces for outdoor recreational activities, and they are situated close to the wonderful natural assets the village and the region have to offer. Additionally, Township, County and State facilities nearby offer additional recreational opportunities for residents. The following parks are within or very nearly within the Village limits:

Wolf's Prairie Park

Located along the western shore of Lake Chapin in the southern portion of Berrien Springs, Wolf's Prairie Park is a 17-acre neighborhood park. It contains open spaces, a playground, a shelter and is owned and operated by the Village of Berrien Springs.



Southwestern Michigan Tourist Council

Shamrock Park Campground

Located along the east bank of the St. Joseph River in Berrien Springs, Shamrock Park Campground is owned and operated by the Village of Berrien Springs. It is a year-round camping and fishing park complete with modern restrooms and showers, DNR-built boat ramp, fish cleaning station, and sanitary dump station. Both the restrooms and the fish cleaning station are heated in the winter, and the campground has a total of 113 sites. The park also contains three cabins that can each sleep a maximum of 4 people.

Robert G. Feather Park

Robert G. Feather Park is located adjacent to the Oronoko Charter Township Hall and contains one baseball field, playground equipment, picnic facilities and two pavilions: one enclosed pavilion with restroom facilities and one open pavilion. The enclosed pavilion can be reserved by Township residents with payment of a deposit. This park is owned and operated by Oronoko Charter Township.

SCHOOLS

Berrien Springs School District and its facilities are located within the Village and service the Village, Oronoko Township and Berrien Township. The school district includes four schools: Berrien Springs High School, Berrien Springs Middle School, Sylvester Elementary and Mars Elementary. Enrollment in the district has been consistent for the last several years. It should be noted that the district is a popular choice for families residing outside its boundaries through schools of choice. The total student body of the district is 1,859.

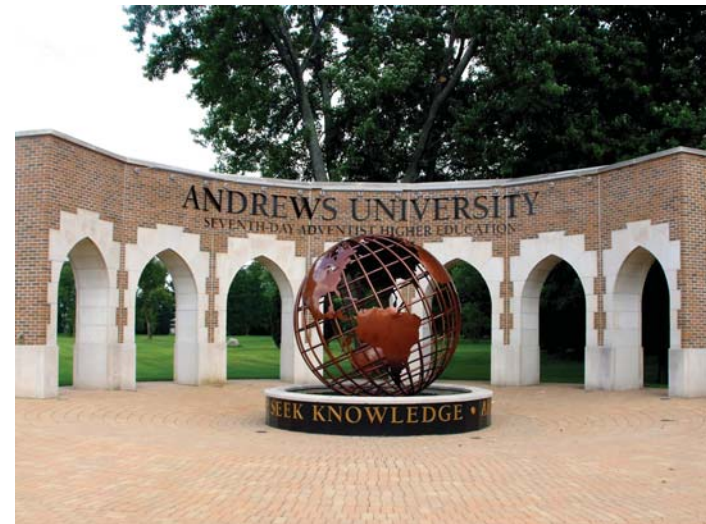
There are three private elementary schools providing grades K-8. These include Trinity Lutheran School, Ruth Murdoch Elementary School, and Village SDA Elementary School. Andrews Academy is a private high school located in Oronoko Charter Township.



Andrews University

While not within the Village, Andrews University has a significant impact on the Village. Located in neighboring Oronoko Township less than a mile from the Village, Andrews University is an educational institution of the Seventh-Day Adventist Church. It was founded in 1874 in Battle Creek, and moved to its present location in the Township in 1901.

Andrews University enrolls more than 3,400 students engaged in undergraduate, seminary/professional and Master's/Doctoral studies. As of 2008, approximately 885 of the University's students were international, representing 98 different countries. The University employs more than 700 people, including 280 faculty members who teach 85 undergraduate majors and 50 graduate majors.





SECTION 3. DEMOGRAPHICS

One of the most accurate ways to measure the health and needs of a Village is to look at its population trends and makeup. Understanding the demographics of its residents allows the Village to make decisions to accommodate the needs of its residents as they age. This helps to maintain and improve the quality of life that is enjoyed by many in Berrien Springs.

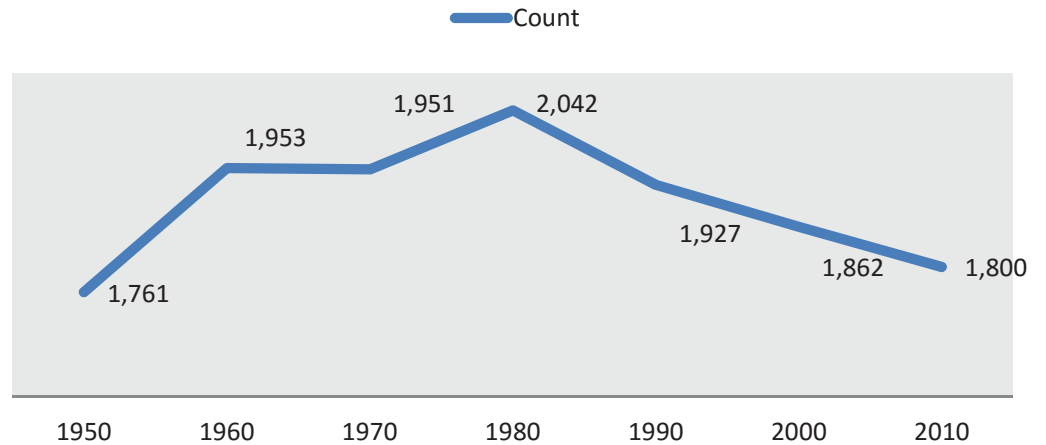
POPULATION CHANGE

The 2010 Census indicates that Berrien Springs generally followed the projected path that was previously calculated. The Village population in 2010 was 1,800, which equates to a 3.3% decrease from the 2000 Census. Nearby cities, such as Niles, MI (-604 people, -4.9%) and Benton Harbor, MI (-1,144 people, -10.2%) also experienced declines in their total population during the same time. The population of Berrien Springs has declined consistently since 1980, when the population reached its highest point at 2,042.

Based on past trends it is reasonable to assume that the population of the Village may continue to decrease slowly over the next ten years. Since 1980, the Village has lost about 60 residents per decade. However, it is also possible that the greater BSOT community may be poised for greater growth as development activity in the Township near US-31 has increased in recent years.

Additionally, the adoption of the Place-Based Code allows for more two-family and multiple-family dwellings to be constructed in the Village so additional affordable housing opportunities may become available in the future as the population changes.

Village Population 1950-2010

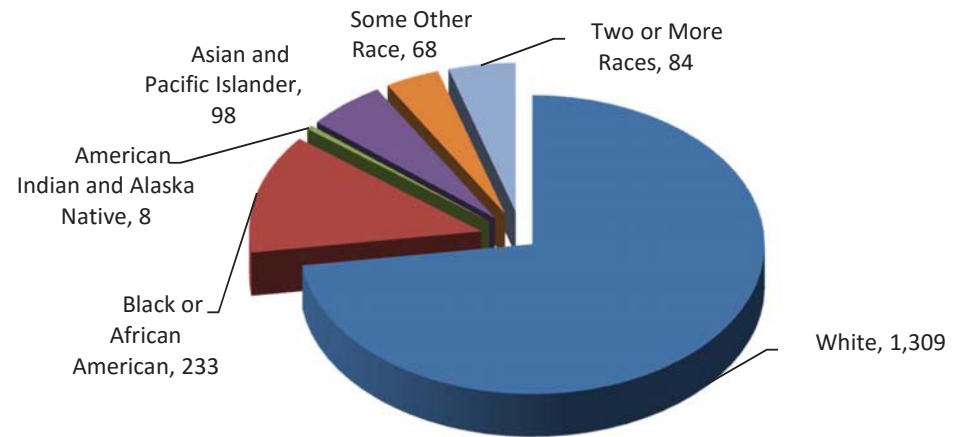


POPULATION CHARACTERISTICS

Ethnicity

Berrien Springs is predominately a white community, comprising 72.7% of the total population. The Village also has a number of minority groups such as African Americans (12.9%) and Asian/Pacific Islanders (5.4%) as well.

This mix of races is uncommon for areas in West Michigan, and this is most likely attributed to Andrews University’s diverse student body and faculty.



Sex

The Village has a generally even distribution of males and females. As of the 2010 Census, there were 74 more women than men in the community. The population pyramid on the following page illustrates that there are more females than males in every age group above the age of 25.

Village Gender Makeup 2010

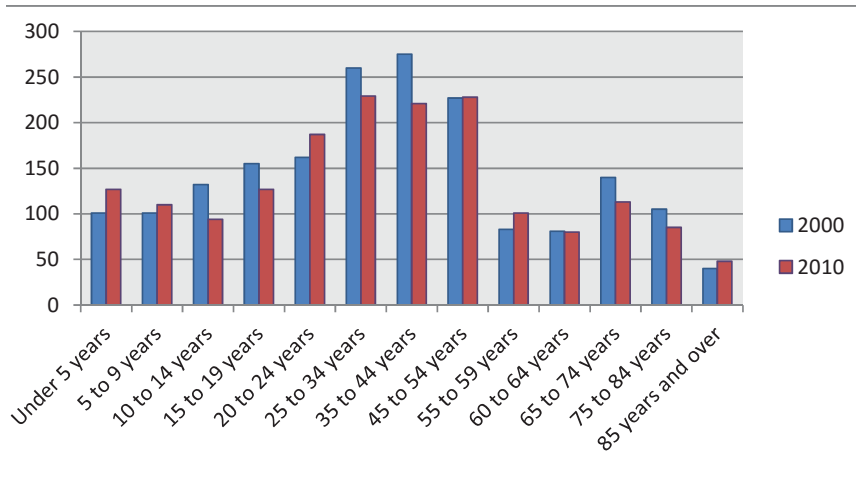
| | | Percentage |
|-------------------|------------|------------|
| Male Population | 863 | 48% |
| Female Population | 937 | 52% |

US Census Data

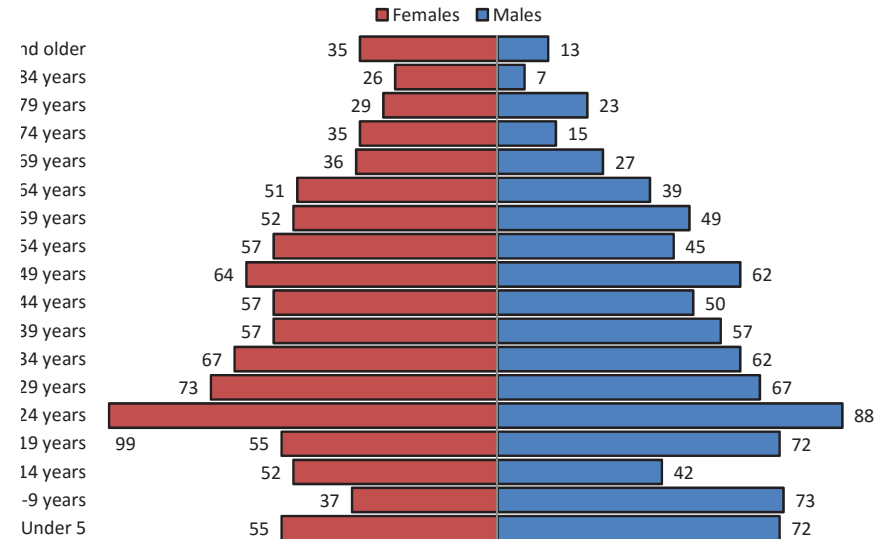
Age

The current composition of the community illustrates that family-aged adults (20 – 44 years) comprise 37.5 % of the population, while children (0 - 19 years old) comprise about 25.5%. Smaller age groups include retirees (13.7%) and people of “pre-retirement” age (10.6%).

The population pyramid below illustrates a wider base, which consists of younger individuals. However, it is important to note that the student population from Andrews University skews this data somewhat as many of the Village’s residents in their 20s are students, and therefore, less likely to stay within the community over the long term. Nevertheless, it is clear that the Village contains a variety of ages and ethnicities, which should be kept in mind when considering the future of the community. The median age is also affected by the population of Andrews University. In 2000 the median age was 35.7, and it has since decreased to 34.6 years, bucking state-wide and national trends on aging.



Berrien Springs Population Pyramid (2010)

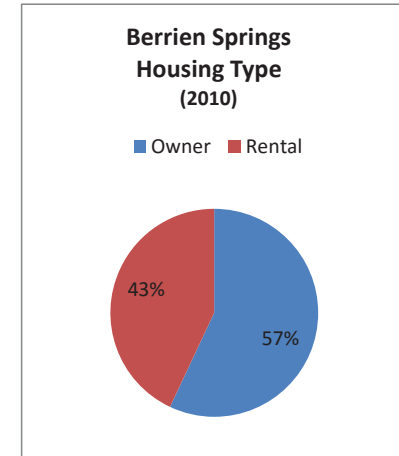
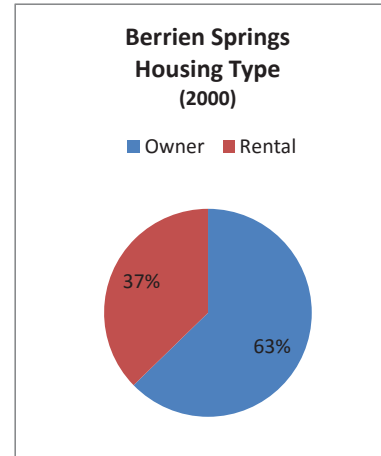


HOUSING TYPES

Despite a decrease in the total population of Berrien Springs, there was an increase in the number of total housing units, from 787 in 2000 to a total of 837 in 2010. There was also an increase in the number of occupied housing units, from 732 in 2000 to 756 in 2010. With these increases, the number of rental properties increased from 273 units to 325 units, which equates to a 19% increase.

There was a decrease in the number of owner-occupied households from 459 to 431 units (- 6%). This decrease is most likely explained by owner-occupied being converted to rental units. The charts to the right also illustrate that the percentage of rental units comprised a larger proportion of total housing units in 2010 than in 2000. This shift is likely due to the proximity of Andrews University and the demand for rental housing it brings to the surrounding area.

Household size decreased from 2.46 persons in 2000 to 2.35 persons. Family size also decreased during this time from 3.05 persons to 2.95 persons in the same timespan. This mirrors a national trend due to the aging “baby boomer” population and the fact that families generally are having fewer children compared to previous generations.



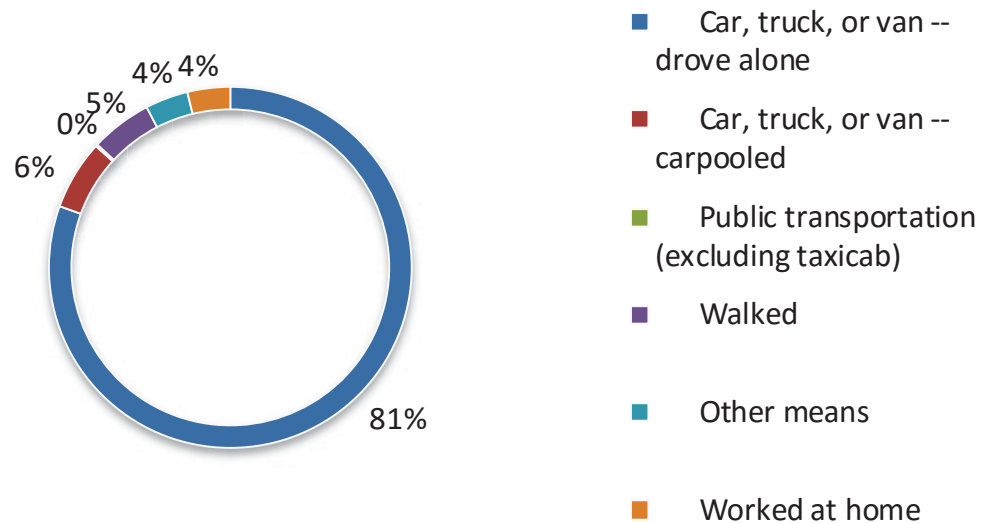
EMPLOYMENT

With Berrien Springs' location near M-139, US-31, and Andrews University, it creates a unique structure to employment. Out of 1,092 people over the age of 16, or roughly 56.5% (+/-6.7%), are part of the labor force while 43.5% (+/-6.7%) are not. Those not in the labor force includes students, the elderly, members of the military, along with a few other categories. Students from Andrews University are likely a large percentage of people not included in the labor force.

Of the roughly 562 people that work in the Village, approximately 41% work in educational services and health. Manufacturing is the next largest group at 13%, and the rest of the workforce is spread across agriculture, construction, retail, public administration, along with ten other categories.

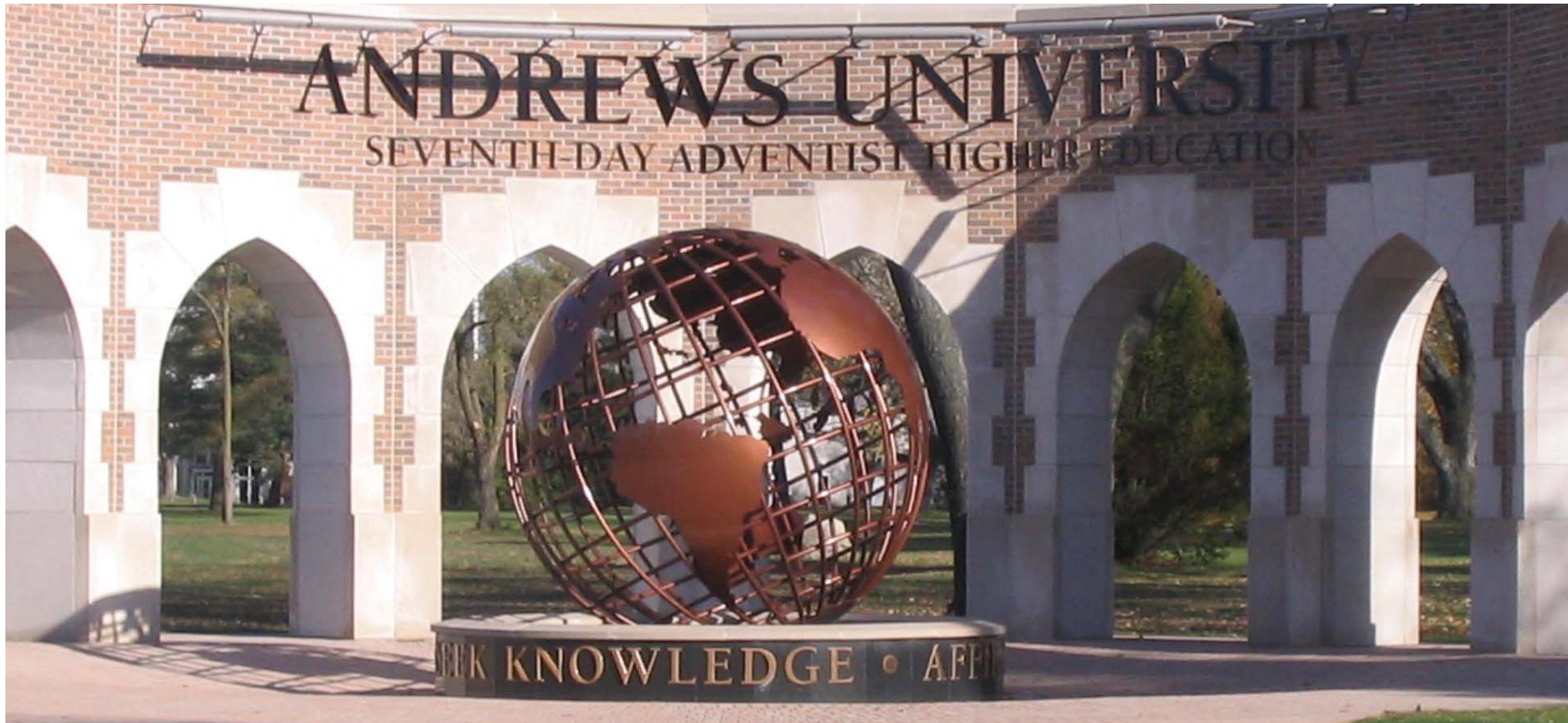
A majority of the work force commutes to work as shown in the figure below. The mean commute time is 17 minutes. This puts cities such as Niles, Buchanan and St. Joseph within commuting distance.

Commuting to Work



EDUCATIONAL ATTAINMENT

Measuring the level of educational attainment in a community can be informative of the quality of the local school district and may help to inform future families that are interested in moving to the community. As with many other demographic factors, the level of education in the Village is influenced by Andrews University. According to the American Community Survey for 2015, 23.7% (+/-7.4%) of residents over the age of 25 have a high school diploma or equivalent, 16.8% (+/-5.5%) had a bachelor's degree, and 20.2% (+/-6.9%) had a graduate degree. Similar to data reviewed for age and race, educational attainment data for Berrien Springs suggests a diverse community representing all levels of age, race and education.



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SECTION 4. PLANNING POLICIES

This section contains the primary planning and land use policies for the Village, and this Plan is rooted in these statements. The goals and objectives beginning on page 32 are intended to describe a desirable end state of the Village over the long term (20-30 years or more). While the goal statements are intentionally general, they are thought to be attainable if the more specific objectives that accompany each goal are achieved. Objectives can be considered as milestones on the way to achieving the goal.

BASIS FOR POLICY DIRECTION

Public policy related to planning and land use must be founded upon the needs and desires of the community it serves. Berrien Springs has been very proactive in recent years in engaging its residents and stakeholders in the future of the community. In 2012, a series of meetings were held cooperatively with Oronoko Charter Township to engage the public and landowners during the development of the M-139 Corridor Plan. This resulted in a broad consensus with regard to the types of development desired along the M-139 Corridor. Ultimately, this Plan was approved and facilitated the development of the M-139 Place Based Code. In addition, the Village conducted an online community survey over the summer of 2016 to gather thoughts and opinions related to this Land Use Plan update. A Village Council memo presenting the results of this survey is included in Appendix 1.

The Goals and Objectives on the following pages are based upon the adopted Goals and Objectives from the 2007 Land Use Plan. They have been updated in their format, although many of the core concepts remain the same.

GOALS AND OBJECTIVES

Goal 1 Community Character



The historic charm and characteristics of the Village will be preserved, maintained and enhanced, while new buildings will be consistent and compatible with traditional neighborhood and downtown design.

| Objectives: | Timeframe |
|---|-----------|
| <ul style="list-style-type: none"> In cooperation with Oronoko Township, continually review and adjust the M-139 Place-Based Code, as needed, to ensure that regulations are effective in encouraging or requiring attractive new development that is consistent with the overall principles of the M-139 Corridor Improvement Plan. | Ongoing |
| <ul style="list-style-type: none"> Amend the Zoning Ordinance to encourage or require the preservation of high quality existing woodlands and mature trees. Require planting and maintenance of street trees to help preserve the character of Village neighborhoods and business districts. | 1-3 years |
| <ul style="list-style-type: none"> Identify and inventory valuable historical resources and preserve them for the enjoyment of future generations. | 3-5 years |

Goal 2 Land Use & Development



Land use in the Village will be characterized by diverse building types that are scaled appropriately and are respectful of the Village aesthetic while still providing ample flexibility to allow property owners to respond to shifting market demands.

| Objectives: | Timeframe |
|--|-----------------------|
| <ul style="list-style-type: none">Review and adjust, if necessary, dimensional and land use standards in the Zoning Ordinance to ensure that they enable desired development forms and land uses. | Within 1-3 years |
| <ul style="list-style-type: none">Work with regional economic development organizations to recruit additional residential, commercial and industrial development for vacant land in the Village. | Immediate and ongoing |
| <ul style="list-style-type: none">Facilitate pedestrian movement within the Village through identification of pathways and sidewalks to establish recognized routes from local neighborhoods to the downtown business district and other major activity centers, including designated crosswalks on M-139. | 3-5 years |

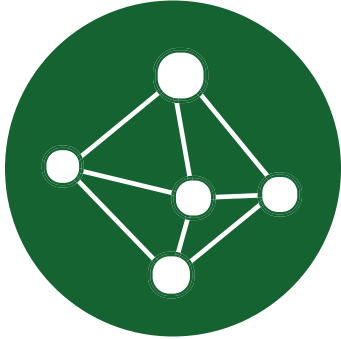
Goal 3 Downtown Development



Downtown Berrien Springs will continue to be the heart of the local community and will be characterized by a productive mix of land uses, historic buildings and walkable development patterns.

| Objectives: | Timeframe |
|---|-----------------------|
| <ul style="list-style-type: none"> Prepare a Downtown Development Plan addressing physical development. This would address updates to the current downtown building design manual, placement of new buildings and structures, redeployment of existing buildings for commercial uses, construction of walkways, parking areas, streetscape improvements, redevelopment of underutilized private owned property, and establishment of new and redevelopment building guidelines and standards for inclusion into the Zoning Ordinance or other Village regulations. | 5 years or more |
| <ul style="list-style-type: none"> Encourage high density residential land uses to be located in or very near downtown Berrien Springs, including mixed use buildings and developments in the downtown core. | 1-3 years |
| <ul style="list-style-type: none"> Work to bring events and amenities downtown, such as public art displays, fountains, festivals and craft fairs. | Immediate and ongoing |

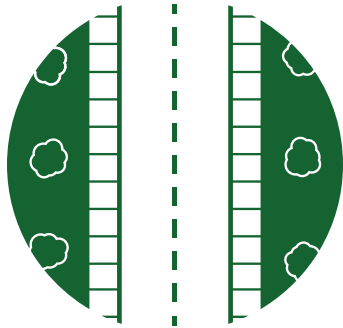
Goal 4 Infrastructure



Village infrastructure will be efficiently designed and effectively maintained to provide the highest levels of service to residents and businesses.

| Objectives: | Timeframe |
|--|-----------------------|
| <ul style="list-style-type: none">• Prepare a master maintenance and capital improvements funding schedule for Village supplied services, including streets, sidewalks, utilities etc. | 1-3 years |
| <ul style="list-style-type: none">• Implement selected municipal utility improvements (specifically street resurfacing, sidewalk restoration and curb/gutter improvements) designed to improve the basic infrastructure and visual appearance of the downtown and residential neighborhoods. | Immediate and ongoing |

Goal 5 Streets



Village streets will be connected, well-maintained and designed to maximize safety for all users of the right of way, including pedestrians, cyclists and vehicles.

| Objectives: | Timeframe |
|---|-----------|
| <ul style="list-style-type: none"> Review street design standards to ensure that streets are designed to encourage vehicular travel at desired speeds. | 1-3 years |
| <ul style="list-style-type: none"> Add traffic calming measures on key segments, such as bulb-outs, landscaped medians, on-street parking, bike lanes, and street trees. | 3-5 years |
| <ul style="list-style-type: none"> Develop a street maintenance plan to ensure streets are maintained with local resources used as efficiently as possible. | 1-3 years |
| <ul style="list-style-type: none"> Develop a street tree planting and maintenance policy to increase tree cover throughout the Village. | 3-5 years |

Goal 6 Parks and Trails



Public parks, recreational facilities, and private recreation lands will be safe and well-maintained to serve a variety of residents and visitors.

| Objectives: | Timeframe |
|---|-----------|
| <ul style="list-style-type: none"> Investigate the potential for development of a linear park trail system along the St. Joseph River to provide an expanded opportunity for access to the river for walking, viewing, fishing and to serve as one segment of a regional pathway/trail system connecting to activity and population centers. | 5+ years |
| <ul style="list-style-type: none"> Work cooperatively with Oronoko and Berrien Townships and regional organizations to establish or connect to a regional non-motorized trail network. | 3-5 years |
| <ul style="list-style-type: none"> Maintain a current Parks and Recreation Plan to ensure eligibility for DNR Recreation Grants. | Ongoing |
| <ul style="list-style-type: none"> Reach out to residents to determine what, if any, additional amenities are desired at Village parks. | 3-5 years |

Goal 7
Economic Development



Business and industry in Berrien Springs will be clean, responsible, economically viable and located in attractive developments. The Village will actively work to recruit new businesses that will provide meaningful employment opportunities.

| Objectives | Timeframe |
|--|-----------------------|
| <ul style="list-style-type: none"> Explore all available avenues to capitalize on existing community strengths, such as the fairgrounds, Lake Chapin, Andrews University, etc. | Ongoing |
| <ul style="list-style-type: none"> Complete a housing needs assessment (including an existing condition survey) to identify housing needs of senior residents and prospective new residents to allow the preparation of a strategy to provide appropriate market-based housing choices for the Village in the future. | 3-5 years |
| <ul style="list-style-type: none"> Work with regional economic development organizations to recruit additional residential, commercial and industrial development for vacant land in the Village. | Immediate and ongoing |
| <ul style="list-style-type: none"> Complete a market study to determine what types of businesses should be recruited or what changes are necessary to cultivate an attractive local job market. | 1-3 years |

Goal 8
Recreation & Civic Life



Residents and visitors of Berrien Springs will enjoy a thriving and inclusive civic atmosphere, where accessible recreational amenities, and enriching cultural events and activities will foster a deep sense of community pride.

| Objectives | Timeframe |
|--|-----------|
| <ul style="list-style-type: none"> Investigate the potential for development of access to Lake Chapin in the Village. | Immediate |
| <ul style="list-style-type: none"> Develop the waterfront in Shamrock Park with a lighted riverwalk. | 3-5 years |
| <ul style="list-style-type: none"> Develop a kayak/canoe rental facility on the shore of Lake Chapin. | 3-5 years |
| <ul style="list-style-type: none"> Work cooperatively with Oronoko Charter Township to develop a French market or farmer’s market in the Village featuring local food and wine to improve access to local healthy food options. | 1-3 years |
| <ul style="list-style-type: none"> Explore opportunities for additional events and amenities downtown, such as public art displays, fountains, festivals and craft fairs. | 5+ years |

Goal 9
Housing & Neighborhoods



Residential properties in the Village will be well-maintained and contain a variety of housing types and densities arranged in efficient, walkable patterns to serve residents of all ages and income levels.

| Objectives: | Timeframe |
|--|-----------------------|
| <ul style="list-style-type: none"> Organize a support program to work with homeowners to carry out programs such as home ownership maintenance, volunteer "rent-a-husband" maintenance assistance, homeowner security and safety, new resident assimilation and other similar activities. | 3-5 years |
| <ul style="list-style-type: none"> Assure proper enforcement of building, construction, and other applicable housing/property maintenance and inspection codes. | Immediate and ongoing |
| <ul style="list-style-type: none"> Explore options for acquiring affordable housing funds from programs through MSHDA, downtown rental rehab, low income tax credits, and others. | Immediate and ongoing |

Goal 10
Cooperation & Outreach



To provide the highest levels of service to its residents, Berrien Springs will continue to be a leader in fostering positive and productive relationships with Oronoko Township, neighboring communities, and Andrews University.

| Objectives | Timeframe |
|--|-----------|
| <ul style="list-style-type: none"> Continue to work with the Oronoko Township, Andrews University and impacted property owners in the administration of the M-139 Place Based Code. | Ongoing |
| <ul style="list-style-type: none"> Continue to share information and educate the public during meetings of the M-139 Joint Planning Commission. | Ongoing |
| <ul style="list-style-type: none"> Implement periodic meetings and exchanges with the school district and Andrews University to share information and plans and to jointly plan for capital improvements and recreation facilities. | Ongoing |
| <ul style="list-style-type: none"> Explore the development of joint long range plans (Master Plans, Zoning Ordinance, Recreation Plan, etc) with Oronoko Charter Township. | 5+ years |

COMPLETE STREETS

Streets Designed for People



This section of M-139 is designed for cars and not people. Note the lack of buildings built near the street, high traffic speeds, and no buffer between the sidewalk and the road.



This section of Main Street (near Ferry Street) is designed for everyone including pedestrians due to extensive landscaping, street lights, bulb-outs, well-marked crosswalks, and buildings constructed up to and facing the sidewalk.

The Village of Berrien Springs and this Land Use Plan strongly supports complete streets. Complete streets are roadways planned, designed and constructed to allow access to all legal users safely and efficiently, without any one user taking priority over another. Complete streets can result in increased safety for non-motorized users, improved public health, a cleaner environment, mobility equity and enhanced quality of life through increased modal choices and more inviting streets. Michigan law encourages MDOT to give additional consideration to enhancement grant applicants with complete streets policies, and the Michigan Planning Enabling Act has been amended to stipulate that transportation improvements be respectful of the surrounding context, further ensuring that more equitable and attractive streets become reality.

The Village of Berrien Springs is already “built out” so a large number of new streets are not anticipated. However, as Village streets are rebuilt or repaired, there are steps that can be taken to ensure that streets under Village control are complete streets. Suggested design elements include sidewalks on both sides of all streets; adequate lighting; pedestrian signals and signage; bike lanes; and other features. Further, streets with narrower vehicle travel lanes, on-street parking, bulb-outs at key intersections, clearly marked crosswalks, and others features are safer for pedestrians and cyclists.

Some features may be accomplished through simple road restriping and the addition of signage. Other projects may be more involved and may only be practical when coordinated with a significant reconstruction project. The Village should work with neighboring communities, developers, MDOT, and other pertinent agencies in implementation of complete streets policy. Additionally, the Village may also refer to the M-139 Corridor Improvement Plan and Place-Based Code for additional street design standards where appropriate.

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SECTION 5. FUTURE LAND USE PLAN

This Land Use Plan establishes general patterns of preferred land uses throughout the Village over the long term. The primary purpose of the future land use plan is to foster efficient and desirable forms of growth and development that fit within the overall pattern of existing development within the Village.

The residents of the Berrien Springs community have indicated over the last few years that additional growth and development is desired. In order to accommodate potential growth and maintain the high quality of neighborhoods and business districts, a future land use plan is needed. This section of the Land Use Plan sets forth various future land use “designations” and describes the characteristics of development in each designation. Each future land use designation described in this chapter corresponds to a colored area on the future land use map found on page 49. The future land use designations on the map are meant to be seen as general with indistinct edges. Along the margins, where two or more designations adjoin, either land use may be appropriate, depending on specific characteristics of the property and those that surround it.

FUTURE LAND USE DESIGNATIONS

Village Residential

Most neighborhoods in the Village are arranged in a traditional pattern consisting mainly of single-family homes on relatively small lots with shallow front setbacks. Most homes have front porches, and streets, most of which have sidewalks, arranged on a traditional grid pattern. This pattern is well-established and this plan expects it to continue.

To maintain the existing housing and land use patterns in the Village, the Village Residential future land use designation is established. In this designation, single-family homes are expected to be the primary use of land, although two-family and multi-family homes may also be accommodated near the M-139 corridor and/or the downtown area. Regardless of type, all new development in this designation should be in a traditional format that fits within the neighborhood. Homes should have relatively shallow setbacks, large front porches and windows facing the street. Garages, either attached or detached, may be permitted but should be set back from the building so as not to dominate the streetscape. All neighborhoods should contain sidewalks and street trees. Development and streets should be designed primarily to accommodate people first, not automobile traffic.

Land within this designation is generally fully developed, so this plan does not contemplate large-scale redevelopment in these areas. However, if any such development were to occur, it should fit into the existing urban fabric and respect the existing neighborhoods.





Low Density Residential

A few areas of the Village are not arranged on a typical Village street grid, where lots are slightly larger than elsewhere in the Village. This Plan seeks to preserve these areas and many of the design principles of the Village Residential also apply in the Low Density Residential designation. Thus, homesites should have relatively shallow setbacks, front porches, and similar elements. Since most of these parcels contain single-family homes, significant new development or redevelopment is not expected.

Corridor Mixed Use

This future land use designation is primarily along M-139, west of Kephart Lane. It is not developed on the same type of gridded street network as other parts of the Village. Currently, this area contains a wide range of land uses including two apartment complexes, a pharmacy, a large industrial facility, single-family homes, fast-food restaurants, a storage facility, and two churches.

This Land Use Plan anticipates this area continuing to develop and redevelop as a mixed use node of activity in the community. Most of this designation is within the M-139 Placed Based Code overlay so a variety of land uses are permitted and more attention is paid to building form and site design. Redevelopment in this area should be designed to accommodate people as well as vehicles. Buildings should be constructed relatively close to the street with generous amounts of windows on the ground floor facing the street. Because this area is not on a street grid and lots are larger, more flexibility and creativity is possible in the layout of larger parcels. This designation is not designed to mandate a grid pattern, but traditional design principals that prioritize people over cars is strongly preferred.



Neighborhood Mixed Use

Along M-139/Cass Street east of Kephart Lane, and along Kephart Lane north of M-139, there exists a number of parcels that are envisioned as a mixed-use neighborhood intended primarily for village residents. As with the properties within the Corridor Mixed Use designation, there currently exists a wide variety of uses on these parcels, many of which are inefficiently designed and used due to the antiquated zoning regulations that applied to these properties prior to the adoption of the M-139 Place Based Code in 2015.

Properties in this designation are intended to accommodate a variety of land uses including townhomes, rowhouses or other forms of moderate- to high-density residential uses, retail, offices, restaurants, and others. Because most parcels in this designation are relatively small, it is anticipated that change will occur slowly and incrementally, as opposed to large-scale redevelopment. Most parcels within this designation directly abut residential homes, so commercial and office uses, should they occur, should be carefully designed to minimize conflicts with the residential neighborhoods.

Downtown

The Downtown designation comprises the heart of Berrien Springs. It occupies about eight blocks centered around Ferry Street and Main Street. This area of the Village contains the most dense development, and also provides the highest local tax revenue per acre. It is characterized by one- and two-story mixed use historic buildings, wide sidewalks, attractive streetscapes with on-street parking. This Land Use Plan strongly encourages the preservation and strengthening of Downtown Berrien Springs.

It is imperative that new development or redevelopment in the downtown area respect the surrounding urban context. Virtually all new buildings should be built to the sidewalks and contain generous amounts of windows on the ground floor. Buildings may be occupied by a wide variety of uses and



activities, including retail and service commercial establishments, residences, offices, and others. Mixed use development is strongly encouraged, with active uses on the ground floor (retail, restaurants, etc) and offices or apartments on upper floors.

Industrial

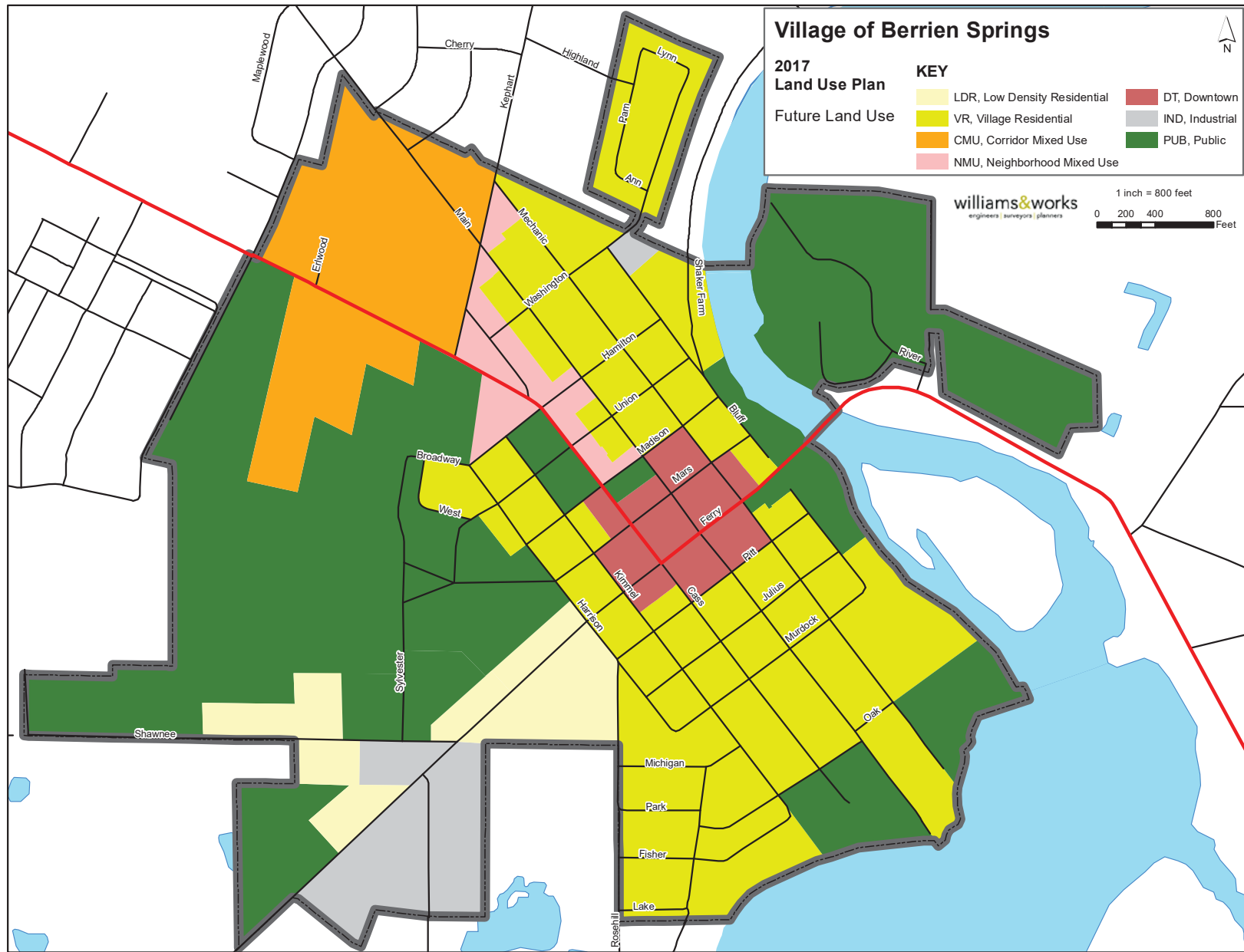
Industrial development provides employment opportunities for residents and investment in the community. While some industrial uses may generate objectionable off-site impacts, existing industrial facilities in the Village generally have not presented significant problems for neighbors. This Land Use Plan envisions a continuation of the industrial activities located along Snow Road adjacent to Oronoko Charter Township, and along Bluff Street near Washington.

Development in this designation should include small-scale industrial activities, such as research and development, office, warehouse, shipping and showrooms. Sites should be carefully designed to minimize off-site impacts, particularly where facilities are adjacent to residential neighborhoods. Screening and landscaping is strongly encouraged to foster attractive developments. Uses that are adjacent to residential land uses should include transition areas and buffers to minimize potential adverse effects upon those properties.



Public

This designation consists of parks, public facilities, and properties owned by both the Village and Berrien Springs Public Schools. Access to well-maintained public facilities is important to the quality of life in a community, so the Village must ensure that these areas are serving residents to the greatest degree possible. This plan does not anticipate the acquisition of additional properties for public use, but recognizes that the Village may do so if an opportunity presents itself that will further the goals of this Land Use Plan or other Village policies.



ZONING PLAN

The Michigan Planning Enabling Act requires that Land Use Plans include a zoning plan to explain how the future land use categories relate to the zoning districts incorporated in the Zoning Ordinance. The table on the following page relates the more general future land use categories to the existing zoning districts and discusses features and factors to be considered in reviewing requests to rezone lands in the Village to ensure consistency with this Plan.

In considering a request to rezone property in Berrien Springs, the Village Council must consider the future land use map and the future land use narrative of this Plan. The table on page 51 shall be used to evaluate the degree to which the proposed rezoning is, or may be, consistent with this Plan together with an evaluation of the specific request. The proposed rezoning decision should also consider the following:

- Whether the proposed site may be reasonably used as it is currently zoned,
- Whether the proposed site is an appropriate location for any and all of the land uses that might be permitted within the requested zoning district,
- Whether there may be other locations in the community that are better suited to accommodate such uses, and
- Any potential detrimental impact on the surrounding property that could result from the proposed rezoning.

This zoning plan is a guideline for the Village subject to the appropriate application of the discretionary authority permitted by statute, case law and good planning practice. Nothing in this zoning plan will preclude the Village from considering amendments to better serve the public interests of the community.

| Future Land Use Designation (see page 49) | Primary Compatible Zoning District | Additional potentially compatible zoning district(s) | Notes |
|--|---|---|--|
| LDR Low Density Residential | R1 B/C | R-1A, R-3 | Also see M-139 Place Based Code for parcels on or near M-139 |
| VR Village Residential | R1 B/C | R-1A, R-3 | |
| CMU Corridor Mixed Use | C-1* | R-3 | |
| NMU Neighborhood Mixed Use | C-1* | R-3 | |
| DT Downtown | C-2* | C-1, R-3 | Areas very near the C-2 district could support higher density residential buildings. |
| I Industrial | I-1 | None | |
| P Public | P-1 | R-1 B/C | Many school-owned parcels are zoned R-1 B/C |

* M-139 Place Based Code may also apply



SECTION 6. PLAN IMPLEMENTATION

PLAN IMPLEMENTATION

For a Land Use Plan to truly impact growth and development, it must be followed and carried out. This Section is established to implement the goals and objectives and future land use recommendations of this Plan. It is recognized that many strategies will be long-term in nature and that many entities in addition to the Village will need to cooperate in order to fully implement the recommendations of this Plan. The descriptions of strategies in this Section are intentionally general to allow the Village the flexibility to prepare specific work assignments and prioritize each strategy as a part of its overall operations.

Zoning Ordinance Revisions

The Zoning Ordinance is the primary implementation mechanism for this Land Use Plan. This implementation strategy contemplates a comprehensive evaluation of the Ordinance in light of the policies of this Plan and those of the M-139 Corridor Improvement Plan. This could include a revision of the Zoning Map, as appropriate, to support the future land use map, and a revision of some zoning standards to better conform to the future land use designations in this Plan. In addition, the Ordinance should be evaluated to ensure it enables pedestrian-scaled development and offers sufficient site design flexibility to enable the type of buildings and development that this plan desires.

Revisions to the Zoning Ordinance will likely involve outside assistance from consultants and the Village's legal counsel. Additionally, input from residents, stakeholders and the business community may be useful in drafting effective and clear and effective zoning regulations.

This process should begin with a technical review of the Ordinance to highlight any problematic language, conflicts, confusing provisions, and other issues that would require clarification. Depending on the results of the technical review, the Village may elect to adopt amendments to the Ordinance or embark on a more ambitious rewrite of the document.

Parks and Recreation Plan Implementation

Berrien Springs' location on the St. Joseph River and Lake Chapin offer residents unique recreational opportunities. Those who responded to the survey conducted in support of this plan generally supported additional recreational opportunities and access to the water. The continued implementation of the Village's Parks and Recreation Plan is an important step in meeting this need. By having a current 5-Year Recreation Plan, the Village is eligible for funding assistance from the Michigan DNR Trust Fund, Land and Water Conservation Fund, and Passport Grants program. These grants are awarded each year and can help to offset the costs of developing park and recreational facilities in the Village. Many of the goals of the Village's Parks and Recreation Plan align with this Land Use

Plan, so the ongoing implementation of the Recreation Plan also furthers the goals of this Plan.

As a new (or updated) Parks and Recreation Plan is developed, the planning process must contain a public outreach effort to solicit input regarding topics such as acquisition of new recreational properties (if any), improvements to existing facilities such as equipment, parking, or restrooms, improvements to increase lake access, non-motorized trail connections, or other opportunities.

To implement the Recreation Plan, the Village must review the Plan's proposed or desired projects and estimate the cost of those projects against the budgetary limitations it faces. The Village may also seek grants from the Michigan DNR as discussed above. Grant applications are accepted each spring as long as a current 5-Year Recreation Plan is on file with the DNR. The Village is eligible to apply for several types of grants from the DNR that are tied to recreation planning, which are detailed below:

- **Michigan Natural Resources Trust Fund (MNRTF)** - The MNRTF can provide assistance for outdoor recreation projects, including land acquisition and development of park facilities. This assistance is intended to bolster existing facilities, protect critical natural resources and establish new parkland. The fund provides two types of grants: development grants (for physical improvements) and land acquisition grants (for purchasing property for recreational purposes). As of 2017, development project grants may range between \$15,000 and \$300,000, and there is no minimum or maximum amounts imposed on land acquisition applications. The minimum required local match for all applications is 25%. In recent years, priority has been given to non-motorized trail projects and applications for multi-jurisdictional facilities (such as joint project involving neighboring communities).
- **Land and Water Conservation Fund (LWCF)** - The LWCF is similar to the Trust Fund grant described above, in that it is meant to help fund land acquisition and park development. Preservation of water features and natural areas is typically the primary award criteria, although other factors are considered as well. Grant amounts range from a minimum of \$30,000 to a maximum of \$150,000, and a minimum local match of 50% is required.
- **Passport Grants** - Passport grants are generally intended to aid in the development of public recreation facilities and/or amenities, including development of new facilities and/or redevelopment or rehabilitation of old facilities. Grant amounts range from a



minimum of \$7,500 to a maximum of \$45,000, and a minimum local match of at least 25% is required.

There are additional grants available that are not directly tied to recreation planning but could be beneficial nonetheless, such as the Dam Management Grant Program, Waterways Program, Urban and Community Forestry Program, and others.

M-139 Corridor Improvement Plan Implementation

Continual review of the standards set forth in the M-139 Place-Based Code should be conducted to evaluate the effectiveness of outcomes as a result of the administration of the code. Additionally, one of the recommendations included in the M-139 Corridor Improvement Plan included an M-139 Access Management Plan in coordination with Oronoko Township and MDOT as indicated in the 2010 Oronoko Township Master Plan. This plan must carefully consider vehicle traffic, operation speeds versus posted speed limits, left-turn movements, along with driveway and intersection spacing.

Implementation and evaluation of the M-139 Corridor Improvement Plan and Place Based Code should be a joint undertaking with Oronoko Charter Township. The M-139 Joint Planning Commission should meet regularly with local staff to review projects, discuss lessons learned and develop amendments (if needed) to the code to improve its effectiveness.

An M-139 Access Management Plan should also be a joint undertaking with the Township and MDOT, and it is likely that outside assistance from planning or engineering consultants will be necessary. Because M-139 is under the jurisdiction of MDOT, MDOT staff will need to be involved to ensure that Plan recommendations are feasible.

Complete Streets Implementation

Complete Streets elements such as clearly delineated crosswalks, pedestrian signals and signage, adequate lighting, sidewalks on both sides of the street, bicycle facilities (such as bike lanes or sharrows), on-street parking, bulb-outs at key intersections, and narrower vehicle travel lanes should be considered as existing roads in the Village are scheduled for reconstruction or repair in the Village's Capital Improvement Program. The Village should continue coordinating with neighboring communities, developers, MDOT, and other pertinent agencies in implementation of complete streets. Deficiencies in the complete streets network (roadways which lack sidewalks, lighting, or any other complete streets



elements as defined previously) should be identified through a study to determine where priority investments should be made.

Implementation of this task should begin with an inventory of complete streets infrastructure and a review of desired improvements to further the Village's complete streets policy on page 42. This inventory and list of improvements should be evaluated in consideration of scheduled maintenance to ensure that improvements can be coordinated with scheduled projects whenever possible. The Village should also develop a schedule to aid in determining when improvements can be made to ensure consistent progress each year. Finally, it should be noted that many projects to implement complete streets policy are relatively small and inexpensive. Improved sidewalks, street striping for bike lanes, signage, sidewalk repairs and connections, and other projects are relatively low-risk and require relatively little expense to complete. These types of small projects should occur each year to ensure the continued implementation and development of complete streets.



Lastly, there are grant programs available through MDOT that can provide financial assistance to the Village for implementing complete streets. These include the Transportation Alternatives Program (TAP) and Safe Routes to Schools (SRTS). TAP is a competitive grant program that funds projects, such as bicycle facilities, shared-use paths, streetscape improvements that improve pedestrian safety, and historic preservation of transportation facilities that enhance Michigan's intermodal transportation system, promote walkability,

and improve quality of life for Michigan citizens. SRTS is a popular federal program intended to make it safe, convenient, and fun for children, including those with disabilities, to bicycle and walk to school.

Tax Increment Financing Authority

As a way to encourage economic development in a given area, numerous communities throughout the state of Michigan have experienced success with establishing Downtown Development Authorities (DDAs) or Corridor Improvement Authorities (CIAs). Both DDAs and CIAs allow the use of tax increment financing (TIF) to make capital improvements within an established commercial district. They can be established by one or more local units of government. These economic development tools allow communities to "capture" property taxes in a defined area to pay for improvements such as constructing, rehabilitating, preserving, or maintaining buildings, streetscaping, installing wayfinding signage, or other public infrastructure projects. The Village should further explore the potential benefits of establishing a DDA or CIA.

Establishing a DDA or CIA will likely involve significant contributions from the Village attorney and could require additional expertise in drafting a development plan and TIF plan. Properties within a DDA should include most of the Village's downtown and commercial properties along Cass Street and other contiguous areas that may be underutilized, contain vacant storefronts or properties and possesses development/redevelopment opportunities.

The development plan should also provide a list of projects that would revitalize the Village's downtown commercial area(s) and further downtown Berrien Springs' role as the primary downtown core for the Village and the region. These efforts should be led by the Village Council with input and assistance from residents, business owners, and developers.



Local Historic District

Berrien Springs' natural, historical and cultural amenities make it a unique and attractive place to live and work. Local municipalities are given the authority to preserve districts and individual landmarks of historic quality and character. This allows communities to place protections upon its most valued historic resources in the community such as government buildings (courthouses, public squares, etc.), commercial and residential buildings, and street trees. While the Tax Credit Program through the State Historic Preservation Office have terminated for the time being, it is possible that they will come back as the state's economy continues to improve. Local historic districts are a great economic development tool as well. A number of studies have shown that properties in historic districts appreciate significantly faster than comparable properties not located in historic districts.

The first step is to create a Local Historic District Study Committee to complete a study to inventory evaluate its historic resources. This presents a great opportunity to better understand the history and culture of the community. Given the local access to Andrews University's famed architecture program, this process could partially be conducted by volunteers within the community, although outside assistance from an historical preservation expert may be needed to ensure effective implementation.



Community Education and Outreach

Community planning is continually changing with shifting social and economic concerns and unique land use challenges. Attitudes and needs of residents toward growth, economic development, traffic, housing and other pertinent land use issues will likely differ from person to person depending on their age and other personal circumstances. It is vitally important for Village officials to continue to seek educational opportunities for residents to inform them of the issues of highest priority.

An element of this strategy includes, first and foremost, the continued education of Village officials. There are numerous resources available throughout the state such as the Michigan Municipal League, Michigan Association of Planning, or Michigan State University Extension that can be a valuable resource for planning, zoning and other matters. In addition, the Village should endeavor to educate the public on current planning trends and the benefits of implementing the goals and objectives in this Plan. Public meetings should be instructive for the public, and the Village should continue to establish committees, to which some of the responsibilities for achieving the goals of this plan may be delegated. These committees should consist of both local officials, residents and business owners.

Additionally, the Village should also look for ways to provide residents with news and information regarding their local government.



The Village should upgrade its website, develop a series of informational materials related to important issues in the Village and provide them to residents, or use social media to keep the public informed of local events and projects.

A redesigned Village website should utilize a content management system so it can be easily updated by Village staff. The website should contain meeting minutes, ordinances, plans, application forms, information regarding local projects such as street repairs, water or sewer system maintenance, and events. Social media integration will allow for updates and content to be “pushed” to followers, helping residents stay connected to their government. There are numerous consultants available to accomplish these tasks in a cost-effective manner.

Cooperation with Neighboring and Regional Communities

Some of the goals in this plan will not be achievable without the cooperation of the Village’s neighboring municipalities. The Village has worked productively with Oronoko Charter Township in recent years and it is recommended that relationship continue. While

it is likely that the market will continue to determine the types of businesses, goods, and services which are available or locate in the Village, the Village should also work with Cornerstone Alliance and the Southwest Michigan Regional Planning Commission to encourage economic development in the Village and establish the Berrien Springs/ Oronoko Township as an emerging hub of activity in Berrien County. Berrien County can also be a valuable asset in the development of the Youth Fair and can be an important resource in educating the public about important issues in the community.

Specific activities could include working with neighboring Townships on a regional effort to attract tourists to the region's wineries and vineyards, actively marketing vacant or underutilized properties that can be redeveloped into productive employers, working with the State of Michigan to participate in its Redevelopment Ready Communities (RRC) program, or other initiatives.

Finally, the Village should endeavor to work jointly on additional planning and zoning issues with Oronoko Charter Township. For example, the Village and Township could consider joint Recreation Plans (or joint recreation grant applications), additional joint planning and zoning initiatives, adoption of a multi-jurisdictional corridor improvement authority, or other projects.

CONCLUSION

The Village should regularly review the policies and recommendations of this Plan and balance the real-world financial and political limitations that might affect projects. It is also important for the Village to remain sufficiently flexible so it can respond to and capitalize on key opportunities that are consistent with this Plan as they may arise.

While each of the strategies for implementation is feasible, it is recognized that some of the recommendations of this plan may prove untenable for geographical, political, financial, or other reasons. Nevertheless, the Village is well-positioned to implement each task individually with the support of its residents, an appropriate balance of competing interests and efficient use of its resources. It must always strive to implement its long-term plans while effectively addressing immediate needs.

Berrien Springs, like all communities, has its own set of unique challenges and limitations. Lake and river access, proximity to a thriving and engaged University, a diverse population, strong neighborhoods, and a vibrant downtown are all strengths upon which the Village must build. Berrien Springs has already demonstrated its ability to accomplish such projects with its enthusiastic engagement in the M-139 Corridor Improvement Plan and Place-Based Code. Forward-thinking action must continue in order for the vision of this Plan to be realized.

This 2017 Land Use Plan is a long-term policy document. Some of the recommendations of this Plan are short-term projects that have a defined beginning and end point, but most will require ongoing attention and integration into the Village's regular operation for the foreseeable future. This Plan is not intended "sit on the shelf" only to be reviewed every five years as required by the Michigan Planning Enabling Act; it is a blueprint for the Village's future that should be continually consulted, and it relies on the Village taking continuous proactive steps to implement its policies.

MEMORANDUM

To: Berrien Springs Village Council
Date: August 18, 2016
From: Andy Moore, AICP
RE: Land Use Plan Survey Results

Over the last couple months, a community survey has been available for Village residents to complete regarding the update of the Berrien Springs Land Use Plan. The survey was developed and distributed online. In addition, printed copies of the survey were available at the Village Hall and the survey was published in The Journal Era in an effort to reach those who did not have computer/Internet access. This memorandum presents the results of the survey.

Background.

A Land Use Plan is long-range policy document that is adopted by a municipality to inform and guide land use and development in a community over twenty to thirty years, or more. Because of the wide-ranging implications of land use planning in a community and its impacts on quality of life, it is crucial for a planning exercise such as this to be founded on public input. The Village sought this input in the form of a community survey. Surveys are valuable tools in community engagement because they require less time of the participant and are cost-effective in that they can generate a significant amount of public input at a relatively low cost.

The input received via the Land Use Plan community survey will help to form the policy foundations of the updated Village Land Use Plan.

General Information.

The first few questions asked some background questions of the respondents.

| In what community is your primary residence? | | |
|--|------------------|----------------|
| Answer Options | Response Percent | Response Count |
| Village of Berrien Springs | 52.2% | 24 |
| Oronoko Charter Township | 26.1% | 12 |
| Berrien Township | 19.6% | 9 |
| Other (please specify) | 2.2% | 1 |

How long have you lived in the Berrien Springs community?

| Answer Options | Response Percent | Response Count |
|--------------------|------------------|----------------|
| Fewer than 2 years | 15.2% | 7 |
| 2-5 years | 2.2% | 1 |
| 5-10 years | 8.7% | 4 |
| 10-20 years | 6.5% | 3 |
| 20 years or longer | 67.4% | 31 |

Which of the following categories best describes your employment status?

| Answer Options | Response Percent | Response Count |
|-----------------------------|------------------|----------------|
| Employed, working full-time | 47.7% | 21 |
| Employed, working part-time | 11.4% | 5 |
| Not employed | 0.0% | 0 |
| Student | 0.0% | 0 |
| Retired | 36.4% | 16 |
| Disabled, not able to work | 0.0% | 0 |
| Other (please specify) | 4.5% | 2 |

How many persons currently reside in your household?

| Answer Options | Response Percent | Response Count |
|------------------------|------------------|----------------|
| 1 | 20.5% | 9 |
| 2 | 61.3% | 27 |
| 3 | 11.3% | 5 |
| 4 | 2.3% | 1 |
| 5 | 2.3% | 1 |
| 6 | 2.3% | 1 |
| Other (please specify) | 4.6% | 2 |

In the next five years, do you expect to move out of the Berrien Springs community?

| Answer Options | Response Percent | Response Count |
|----------------|------------------|----------------|
| Yes | 6.5% | 3 |
| No | 76.1% | 35 |
| Not sure | 17.4% | 8 |

**(If 'yes' was selected above)
 Why do you expect to move out of the Berrien Springs community?**

| Answer Options | Response Percent | Response Count |
|--|------------------|----------------|
| Looking for more property or space | 0.0% | 0 |
| Looking for more job opportunities | 0.0% | 0 |
| Want to move to better weather | 33.3% | 1 |
| Want to be closer to friends/relatives | 0.0% | 0 |
| Want to be closer to more shopping. services | 0.0% | 0 |
| Other (please specify)(see below) | 66.7% | 2 |

Responses to 'other – please specify':

- Move out of the big city!
- To live where they don't violate federal laws and mow down federally endangered species

Planning and land use questions.

The remainder of the survey instrument asked a series of questions relative to planning and development in the Berrien Springs community.

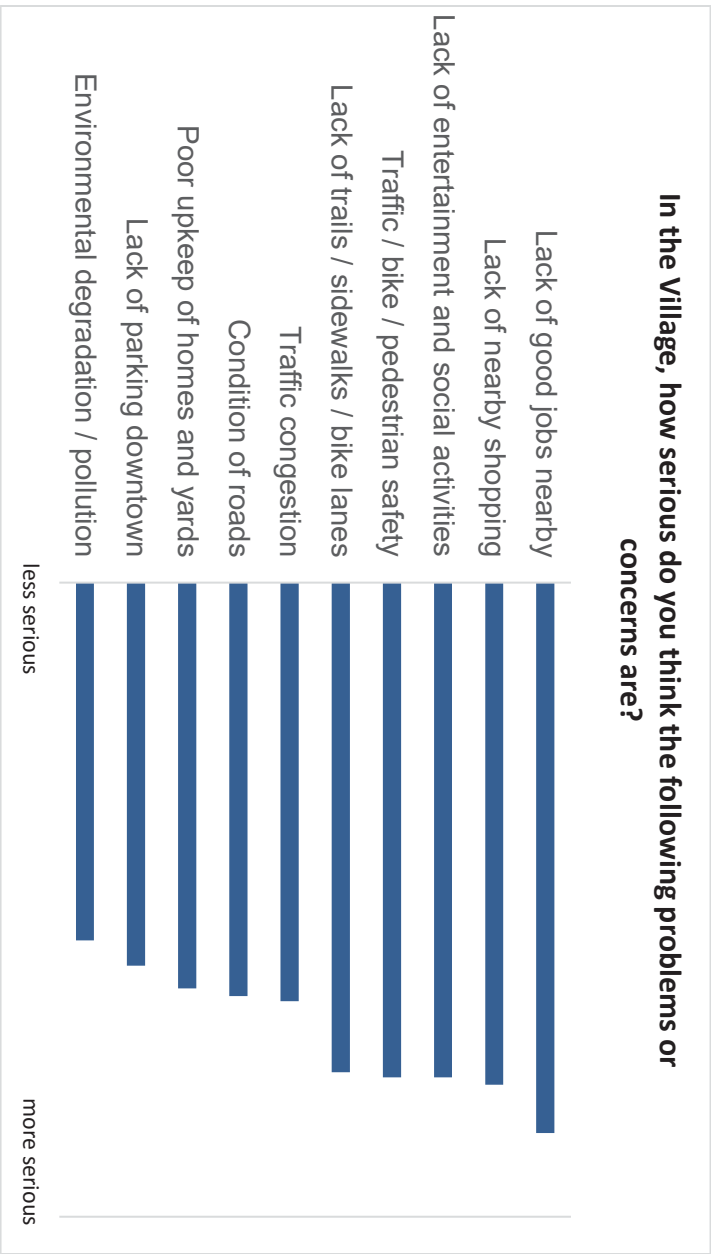
Do you think Berrien Springs is developing...

| Answer Options | Response Percent | Response Count |
|----------------|------------------|----------------|
| Too quickly | 2.2% | 1 |
| Too slowly | 50.0% | 23 |
| About right | 39.1% | 18 |
| No opinion | 8.7% | 4 |

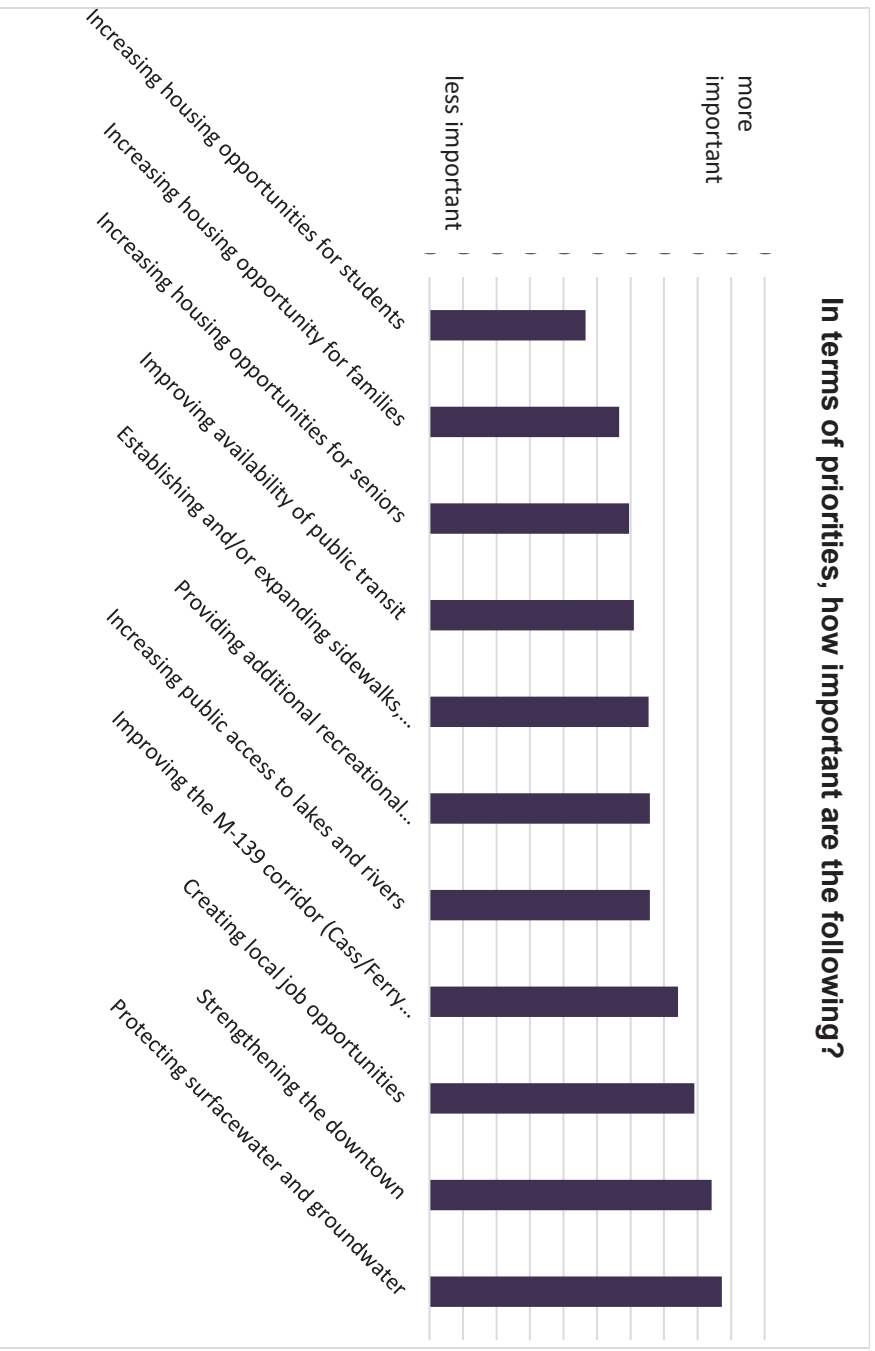
How would you rate the efforts of the Village to guide and direct growth through planning?

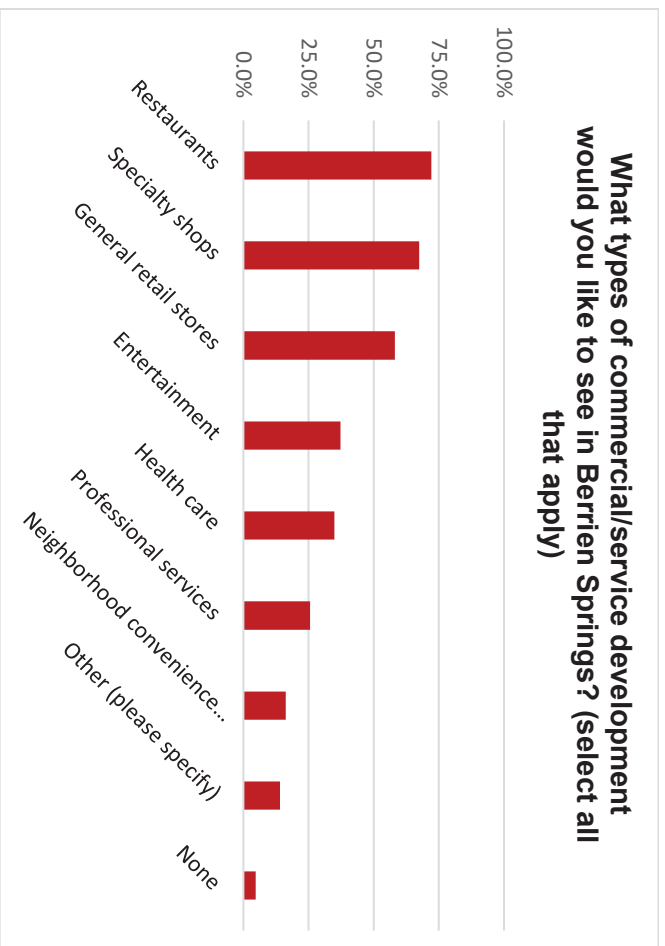
| Answer Options | Excellent | Good | Fair | Poor | No opinion |
|----------------|-----------|------|------|------|------------|
| | 5 | 16 | 14 | 5 | 6 |

In the Village, how serious do you think the following problems or concerns are?



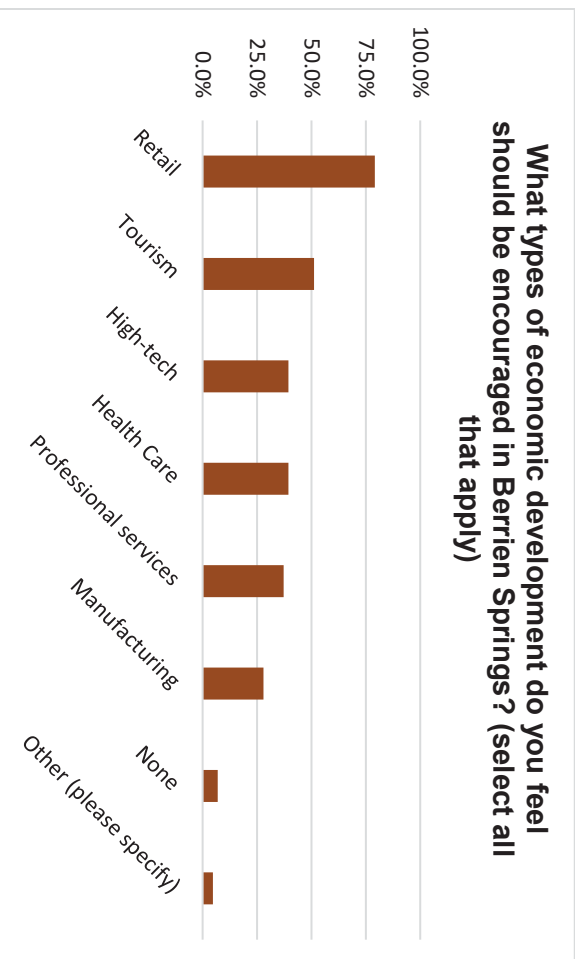
In terms of priorities, how important are the following?





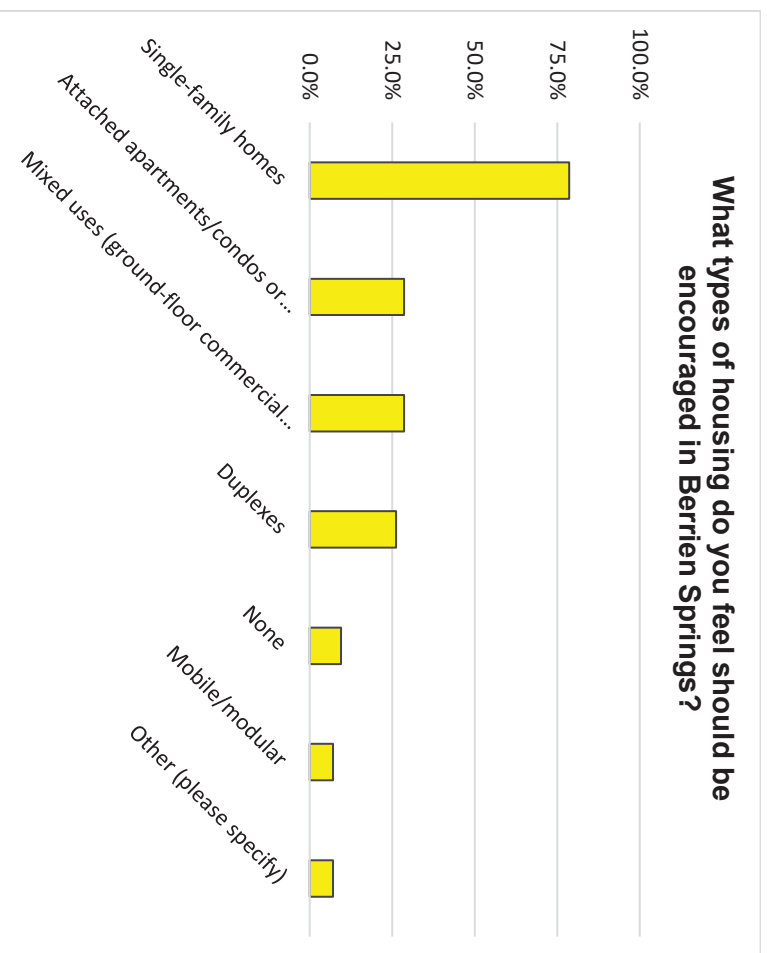
Responses to 'other – please specify':

- Farmers market
- Note on Health care - ambulatory walk in clinic
- sandwiches, cafes, ice cream
- Improvement of the park over the bridge, access, clearing the island, etc.
- Dog park, Guest Housing
- Specialty retail



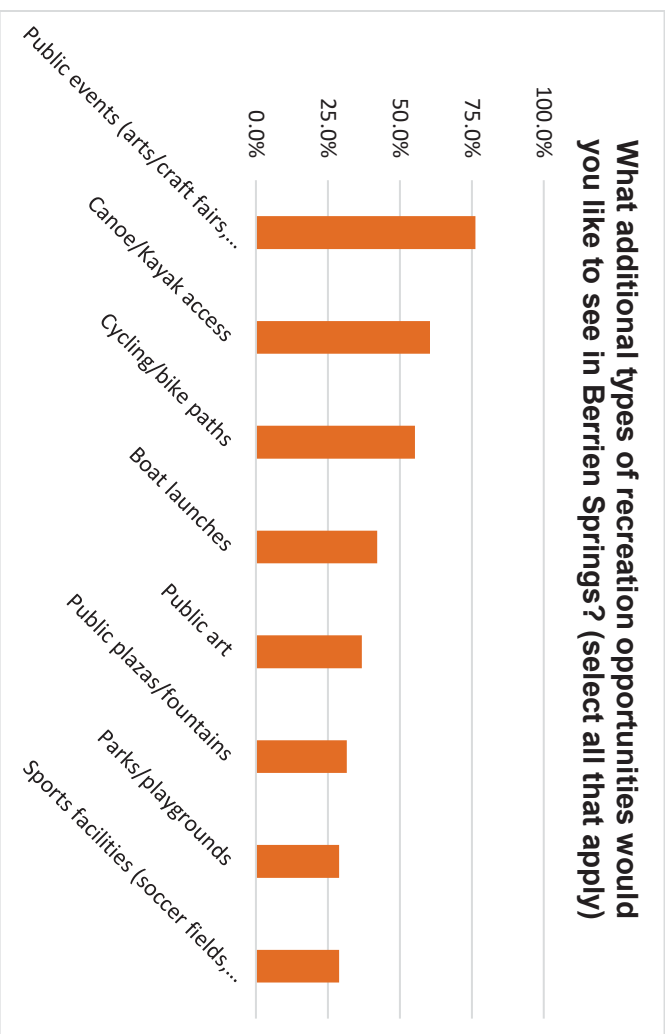
Responses to 'other – please specify':

- Not with tax dollars but with common sense building & fire code enforcement. Anyone who knows what the hardware store went through would never consider opening or expanding a business in BS.
- Take advantage of River, fruit and county opportunities of tourist features.



Responses to 'other – please specify':

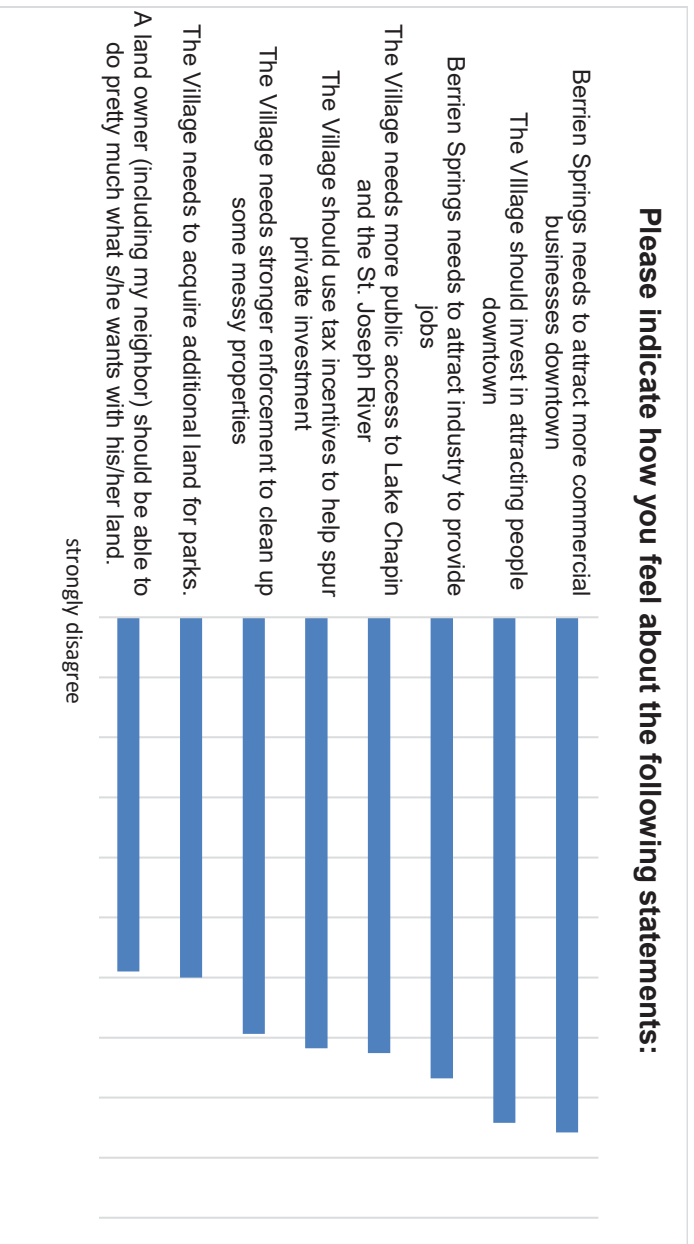
- No more adult foster care
- Guest house/mother-in-law apartments/caretaker cottages
- Very little opportunity to have additional housing.



Responses to 'other – please specify':

- Bowling Alley, Theater
- pet recreation (walking trails that are dog friendly, etc.)
- An indoor/outdoor recreation center that would be open to public use year round. Something along the lines of a Planet Fitness/YMCA concept where I could walk in the winter time
- Dog Park
- Make better use of Lake Chapin. Create a boat access.
- Theatre

Please indicate how you feel about the following statements:



Additional write-in comments.

- Survey needs to be more specific to our village - to general.
- Other tax rebates - have economic zone downtown. Not within village limits or in residential areas.
- Berrien Springs is a nice little village - progressive and beautiful.
- People hanging out at the Hardings or Post Office begging for \$. It scares the older seniors.
- If you want to communicate that the village is in the 21st century, this survey would be available online, not just on paper.
- I support the chickens in town!
- Yes, please more access to the lake, what a benefit it could be for our whole town if a swimming beach was developed, even at a small charge"
- I really think that the use of the Pardy Island should be available.
- Thank you for the opportunity to complete this survey. I would hope that as the Master Plan is put together that Berrien Springs would be able to continue to grow in what it has to offer its residents while still having that close-knit, small town feel which I've enjoyed for over 20 years.

- It's a little late for some of us small business who struggled to stay alive & lost much to the detriment of the downtown area. However, anyone new that is interested in opening a business in BS should be given a reason for wanting to stick their necks out.
- Need more downtown stores, evening restaurants, and hotel in township. Student housing is Andrews responsibility. School needs its own arts and music facility. The Howard Performing Arts center does not meet the school's needs.
- Anything that is done, needs to keep in mind that all of it works together towards a more beautiful, safe and productive community.
- specialty shops, eateries (such as an ice cream shop), Deli attract tourism encourage bed & breakfasts
- MDOT needs to be consulted regarding M-139. I do not want more development and more traffic. I like the farm community and small town atmosphere. We are lacking a good restaurant with good prices. Downtown should be shops like State Street in St. Joseph or downtown Coloma. Hardings and Apple Valley are too expensive to shop at.
- We need restaurants that stay open past 3:00 p.m. and do not look so run down. Not just vegetarian either. We do not need concrete in the middle of the roads with trees. Makes it harder for plows. Just more up keep. No we do not need chickens in the township. Move to the farm. Clean up the area. All the trash and stuff sitting in yards. Numerous cars parked on Main that are at one house. Looks awful! Enforcement of properties that are rentals. St. Joe visits apartments after each renter moves out. Clean up..We need more better paying jobs within the area so we do not have to go to South Bend. More commercialism by the by-pass. You have the sewer now so use it. All these empty buildings in town and by the by-pass. If you did not have Andrews Univ. it would be a very small town.
- Wolf's Prairie playground at the Grove Park needs improvements and repairs and some updated playground equipment.
- Incentives other than tax abatement should be used to lure retail business. Grants etc. Maybe low or no interest loans etc. Need a sports shop to take advantage of river and lake and surrounding hunting and fishing. Specialty shops will create additional shops. Canoe and kayak livery. We see the popularity of Shamrock Park, promote that kind of usage. Make BS a Chicago people destination. Most towns have a farm market - maybe here. Loosen up the Saturday Adventist hold on retail.

Observations.

After reviewing the results of the survey, we offer the following observations for the Village's consideration as we continue to work through the planning process.

- The majority of respondents were long-time residents of the Village, and most respondents do not plan to move out of the Berrien Springs community.
- Half of respondents indicated that they felt the Village was growing too slowly. This seems consistent with public's generally positive reception of the M-139 Corridor Improvement Plan and subsequent Place-Based Code, which contemplates and encourages additional residential and commercial growth in the community.
- Previous conversations with Village officials have indicated that economic development and creating employment opportunities is a priority. This seems consistent with the results of several questions.
- While environmental problems do not seem to be at the forefront in the Village, respondents nevertheless expressed interest in protecting ground- and surface-water quality.
- Respondents generally expressed a desire for retail and restaurant uses in the community.
- When asked about recreation opportunities, respondents indicated that increased access to Lake Chapin/the St. Joseph River as a priority.
- Respondents also expressed a desire to strengthen the downtown. Respondents generally agreed that the Village should invest in events to bring people downtown and appear supportive of creating additional retail and economic development opportunities in the downtown area.
- It seems that additional single-family homes are desired, although there also seems to be some support for attached apartments/condos, duplexes and mixed use developments as well.

Next Steps

With the survey complete, a meeting should be scheduled the Village's public properties committee to further discuss the results of the survey and how it relates to the policies that will be in the new Land Use Plan.

As always, please feel free to contact me with questions or comments.