

VILLAGE OF HOWARD CITY & REYNOLDS TOWNSHIP 2022 JOINT MASTER PLAN

MONTCALM COUNTY, MICHIGAN



VILLAGE PLANNING COMMISSION
VILLAGE OF HOWARD CITY
MONTCALM COUNTY, MICHIGAN

Resolution No. 2022-3

**A RESOLUTION BY THE VILLAGE OF HOWARD CITY PLANNING COMMISSION ADOPTING
THE 2022 VILLAGE OF HOWARD CITY AND REYNOLDS TOWNSHIP JOINT MASTER PLAN**

The following resolution was proposed by Planning Commissioner MacTavish and supported by Planning Commissioner Thomas:

WHEREAS, the Village of Howard City has determined that it is necessary to update the Village's 2012 Master Plan and that a new Master Plan is needed to guide the future development of the Village; and,

WHEREAS, the Michigan Planning Enabling Act, being Act 33 of 2008, as amended, establishes the standards by which an updated Master Plan must be prepared; and,

WHEREAS, the Planning Commission has been charged with the responsibility to prepare the new Master Plan; and,

WHEREAS, the Planning Commission conducted a Public Hearing on the proposed updated Master Plan at its July 13, 2022, regular meeting in accordance with the requirements of the Planning Enabling Act.

NOW, THEREFORE, BE IT RESOLVED, that the Village of Howard City Planning Commission does hereby adopt the 2022 Village of Howard City and Reynolds Township Joint Master Plan.

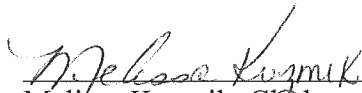
AYES: Bassett, Thomas, Gebhardt, MacTavish, Crater

NAYES: None

ABSENT: Wabanimkee, Parker

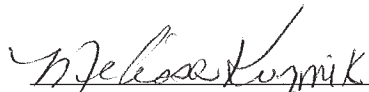
ABSTAIN: None

Resolution No. 2022-3 adopted.


Melissa Kuzmik, Clerk

CERTIFICATION

I, Melissa Kuzmik, the Clerk of the Village of Howard City, hereby certify that the foregoing is a true and accurate copy of a resolution adopted by the Village Planning Commission of the Village of Howard City at a public meeting held on August 15, 2022.


Melissa Kuzmik, Clerk

**TOWNSHIP OF REYNOLDS
PLANNING COMMISSION
COUNTY OF MONTCALM, MICHIGAN**

At a regular meeting of the Township Planning Commission of the Township of Reynolds, held at the Reynolds Township Hall, Howard City, Michigan, on the 13th day of July, 2022 at 6:00 pm

The Following resolution was offered by Member Robert Bergstrom and seconded by Member Randy Sherburne

**RESOLUTION
TO APPROVE JOINT MASTERPLAN**

WHEREAS, the Township of Reynolds has determined that it is necessary to update the Township's Master Plan and that a new MasterPlan is needed to guide the future development of the Township, and,

WHEREAS, the Michigan Planning Enabling Act, being Act 33 of 2008, as amended, establishes the standards by which an updated MasterPlan must be prepared; and,

WHEREAS, the Planning Commission has been charged with the responsibility to prepare the new MasterPlan; and,

WHEREAS, the Planning Commission conducted a Public Hearing on the proposed updated MasterPlan at its July 13, ²⁰²⁰ ₂₀₂₂ regular meeting in accordance with the requirements of the Planning Enabling Act.

NOW THEREFORE; BE IT RESOLVED, that the Reynolds Township Planning Commission does hereby adopt the Reynolds Township 2022 MasterPlan.

AYES: 5 (Jerry Poprawski, Robert Bergstrom, Reg Potts, Randy Sherburne, & Krystyna Kowalczyk)

NAYS: 0

ABSENT: Edward Kentgen & Chuck DeLaney

RESOLUTION DECLARED ADOPTED.

Krystyna Kowalczyk
Krystyna Kowalczyk, Recording Secretary

**Village of Howard City and Reynolds Township
2022 Joint Master Plan**

Adopted August 15, 2022; and July 13, 2022

Village of Howard City Council

Randy Heckman, President
Ronald Bassett, Trustee
Paula Hagstrom, Trustee
Bruce MacTavish, Trustee
Cheryl Smith, Trustee
Michael VanWagner, Trustee
Janice Williams, Trustee

Reynolds Township Board of Trustees

Aaron Kindel, Supervisor
Robin Sholty, Clerk
Roger Stedman, Treasurer
Robert Bergstrom, Trustee
Dave Saucier, Trustee

Village of Howard City Planning Commission

Ronna Wabanimkee, Chairperson
Vern Crater, Vice Chairperson
Ronald Bassett
Blaine Gebhardt
Bruce MacTavish
Alan Parker
Kenneth Thomas, Jr.

Reynolds Township Planning Commission

Edward Kentgen, Chairperson
Krystyna Kowalczyk
Jerry Poprawski
Randy Sherburne
Reginald Potts
Chuck DeLaney
Robert Bergstrom

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Ada, MI 49301*



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INTRODUCTION

Authority to Create the Plan

The Village of Howard City and Reynolds Township 2022 Joint Master Plan has been prepared and adopted by both the Village of Howard City and Reynolds Township Planning Commissions under the provisions of the Michigan Planning Enabling Act, Public Act 33 of 2008, as amended. The Planning Enabling Act authorizes municipalities to prepare and adopt a plan for the following purposes:

- To promote the public health, safety, and general welfare;
- To encourage the use of resources in accordance with their character and adaptability;
- To provide for a healthful and convenient distribution of population;
- To provide for a system of transportation to lessen congestion on public roads and streets;
- To facilitate sewage disposal, safe and adequate water supply, recreation and other public improvements;
- To promote good civic design and arrangement, and wise and efficient expenditure of public funds;
- To consider the character of the community, and suitability of land for particular uses.

Although the Master Plan has no regulatory power, it states specific land development and preservation goals. These goals are intended to guide both the Village and Township Planning Commissions, Village Council, and the Township Board in making both day-to-day and long-range land use decisions.

This Master Plan has been developed based upon several factors: the existing natural and cultural resources of the Village and Township; current land use trends; the need for different types of land use including commercial, industrial, institutional, residential, and recreational land uses; and the desired community character as expressed through work sessions with local officials, a community-wide survey, and a public hearing.

The decision to prepare a joint Master Plan is based upon an effort to coordinate goals and a vision as they relate to land use decisions, and community character. The joint effort also enables the communities to share information and planning resources efficiently. The 2022 Master Plan builds upon the success of the 2013 joint Master Plan, and helps ensure that the two communities will maintain a coordinated approach to community development into the future.

The Michigan Planning Enabling Act requires that each community shall review its Master Plan every five years, and determine whether the plan should be amended or a new plan adopted. The Village of Howard City and Reynolds Township have chosen to adopt a new Master Plan, which addresses land use policy for at least the next five years, and at the end of that period the Plan should be reviewed to determine whether its' stated goals and policies need to be revised.

Use of the Plan

The Master Plan is designed to furnish public officials, residents, and the development community with a policy and decision-making guide that represents the views and desires of the citizens of the community.

This plan will reflect and expand upon the Joint Master Plan for the Village of Howard City and Reynolds Township of 2013, which is replaced by this document.



The Master Plan serves as a tool for decision making by providing information and rationale for land use decisions. The Master Plan does not contain a specific time frame or timetable for the development of lands as recommended on the Future Land Use Map. Development takes place as land owners seek a rezoning or as developers request approval of plans for residential, commercial, and industrial projects in response to market demands.

The Plan sets forth recommendations for types of land uses which may be established in the Village or Township, and recommends locations where these land uses are best suited, based upon availability of roads, utilities, natural resources, recreation opportunities, and community services.

In particular, the Plan will assist local officials in the following:

- **Review of rezonings and special use permits.** Applications for rezonings and special use permits should be evaluated not only in terms of specific ordinance standards but also in terms of how well the proposed action will be consistent with the goals and objectives of the Master Plan.
- **Review of public improvement projects.** All future public improvement projects, including the construction of new streets, facilities, utilities, or buildings must first be reviewed by the Planning Commission for consistency with the Master Plan, according to PA 33 of 2008. In particular, any public improvement project must be reviewed to see whether it is consistent with the planned future land use pattern in the Village or Township. Public improvements projects include roads, public safety facilities, parks and recreation facilities, utilities, and any other public space, building, or structure.
- **Review of plats and site condominiums.** Platted subdivisions and site condominium subdivisions have a profound impact upon the character of a community and future public service needs. The Master Plan provides policies to assist the Planning Commission with decisions as to location and design of subdivisions, and the adequacy of public services to meet the increase in demand placed upon the community by the land use intensity of site condominiums and platted subdivisions. Policies for subdivision of land apply not only to residential land use, but to commercial and industrial land use as well. The Planning Commission is required to hold a public hearing and make recommendations on a proposed plat at the tentative preliminary plat step, according to the Michigan Planning Enabling Act.
- **Maintaining community character while managing growth.** Each community has a vision for its future, and a sense for the desired character. The Master Plan, more than any other document, provides direction for Village and Township officials in managing growth while retaining the desired community character, and providing the best quality of life possible for current and future residents.
- **Providing a legal framework for zoning actions.** The Michigan Zoning Enabling Act requires that zoning regulations be “based upon a plan.” (MCL 125.3203). A community’s zoning actions and regulations are generally viewed favorably by the courts provided that such actions and regulations are not deemed to be “arbitrary and capricious.” By providing adequate support for zoning decisions, the Master Plan therefore serves as the legal backbone of the zoning ordinances and helps to protect zoning decisions made by the Planning Commissions, the Village Council, the Township Board, and the Zoning Board of Appeals.
- **Providing consistency of process.** This Plan is a very strong and visible statement by Village and Township officials and residents regarding the intended future character of the community and strategies to assure that character. As a formal and tangible document this Plan provides clear



direction for Village and Township officials, applicants, and residents, and helps assure that each application for development is reviewed according to the same, consistent set of criteria.

Preparation of the Master Plan

The preparation of the 2022 Village of Howard City and Reynolds Township Master Plan included citizen input gathered in a variety of ways, as well as development of Guiding Principles by a joint session of the Planning Commissions from each community. The Planning Commissions utilized an analysis of the results to shape the Goals and Action Steps found in Chapter Three. Following is a summary of each of the types of input, numbers of participants, and general outcomes of each type of citizen input method.

Guiding Principles

On March 22, 2021, the Planning Commissions from both communities as well as municipal staff participated in a Guiding Principles Workshop. Guiding Principles were developed which were intended to substantially guide the Master Plan process. The Guiding Principles are as follows:

- Preserve and enhance the agricultural economy through land use policies, and through value-added activities.
- Maintain and improve parks and recreation opportunities; utilize parks for community gathering and special events; identify and preserve valuable natural resources and open space for future parks and recreational activities.
- Expand opportunities for community gatherings and special events; expand and preserve community partnerships with schools, churches, and other fellowship organizations.
- Identify the needs of youth in the community; plan for additions to parks that address youth interests; adopt land use policies that will permit the establishment of a youth center possibly in conjunction with a community center; include youth input in decision-making opportunities on boards and commissions.
- Preserve neighborhoods; expand the opportunity for community gathering within and between neighborhoods; enhance neighborhood safety through design of pedestrian and bicycle pathways, and by providing crosswalks.
- Place priority upon safe pedestrian access and crossings; increase and/or improve pedestrian access between neighborhoods, schools, parks, the central business district, and other key locations in the community as identified.
- Build upon the success of industrial businesses in the community by identifying additional locations for industrial land uses; analyze need for expansion of public utilities.
- Adopt land use policies which will preserve the existing businesses in the community; and will provide opportunity to increase the variety of commercial land uses both within and outside the central business district.



- Work with the Downtown Development Authority (DDA), the business community, industrial business sector, home builders, schools, and other key stakeholders to develop a marketing plan for the community to promote the assets of the Village of Howard City and Reynolds Township.

Joint Planning Committee

A Joint Planning Committee was established early in the planning process to act as the primary reviewing body of the Master Plan drafts. The Joint Planning Committee acted as a liaison between the two respective Planning Commissions. Composition of the Planning Committee included planning commissioners, staff members, and key stakeholders from each community.

Community Survey

The Master Plan process included an on-line survey administered early in the planning process. The survey asked questions within a range of topics including demographics of the responder; quality of life; future land use; downtown development; neighborhood design; and parks and recreation. A total of 179 persons within a mix of age groups responded to the survey. Approximately 36% of the respondents were residents or property owners in the Village of Howard City; approximately 60% were residents or property owners in Reynolds Township; and approximately 4% were neither residents nor property owners of the Village nor the Township. The survey was used to help shape Goals and Actions for the Master Plan.

Complete results of the survey are found in Appendix B.

Joint Meetings of the Planning Commissions

At key points in the planning process, the full Planning Commissions of both communities met jointly to review the draft Master Plan, and to offer comments to the Joint Planning Committee.

Joint Meeting of the Village Council and Township Board

A joint meeting of the Village of Howard City Council, and the Reynolds Township Board of Trustees was held on April 25, 2022. The Village Council and the Board of Trustees approved the distribution of the Draft Master Plan as required by the Michigan Planning Enabling Act, PA 33 2008 as amended.

Public Hearing/Adoption of the Village of Howard City & Reynolds Township 2022 Joint Master Plan

Following the 63-day comment period for adjacent communities and counties as required by the Michigan Planning Enabling Act, PA 33 of 2008 as amended, both Planning Commissions held a joint public hearing on July 13, 2022. Members of the public were able to review the proposed Future Land Use Maps, and ask questions of the Planning Commissions.

Following the public hearing, each Planning Commission took action to adopt the Village of Howard City & Reynolds Township 2022 Joint Master Plan.



CHAPTER 1

COMMUNITY DESCRIPTION

Location and Access

The Village of Howard City and Reynolds Township are located in the northwestern portion of Montcalm County (see Map 1). The Village is located in the southeastern portion of Reynolds Township, and is surrounded by the Township, with the exception that the southern boundary of Howard City is adjacent to Pierson Township.

Montcalm County is located in the west-central portion of Michigan’s lower peninsula. Howard City and Reynolds Township are located approximately 30 miles northeast of the Grand Rapids metropolitan area, and approximately 50 miles from the Lake Michigan shoreline.

Communities adjacent to Reynolds Township include Aetna Township to the north (Mecosta County); Winfield Township to the east (Montcalm County); Pierson Township to the south (Montcalm County); Croton Township to the west (Newaygo County).

Reynolds Township consists of approximately 33.5 square miles, with portions of the original 36 sections occupied by the Village of Howard City. The Village consists of approximately 2.5 square miles.

Major transportation corridors include U.S. Interstate Freeway 131 which provides connections to the Grand Rapids metropolitan area to the south, and the Cadillac area to the north. State Highway M-46 provides east-west travel primarily east of U.S. 131, while State Highway M-82 provides an east-west route primarily west of U.S. 131.

The Fred Meijer White Pine Trail traverses both the Township and the Village in a north-south direction, primarily running parallel to Federal Road in the Township and Ensley Street in the Village. The Fred Meijer White Pine Trail State Park is a 92-mile long linear state park which extends from northern Grand Rapids (Comstock Park) to Cadillac. It lies on the former right-of-way of the Grand Rapids and Indiana Railroad.

Community Facilities are shown on Maps 4 and 5.

Governmental Services

Governing Boards, Departments, and Staff

The Village of Howard City governing Council conducts the policy and legislative functions of the Village government. The seven-member Council consists of a Village President and six Trustees, elected to four- year terms. The Council is responsible for adopting all ordinances; adopting the annual budget; appointing other boards, commissions, and committees; and hiring Village employees.

In addition to elected officials, the Village employs a Manager, and a Clerk/Treasurer. In addition, the Village employs one full-time administrative employee, and four full-time Department of Public Works



employees. The Village hires seasonal employees as needed. Employees include both regular and contract employees. Village departments and services include Fire; Police Services; and Department of Public Works. Building permits and inspections are provided by the Montcalm County Building Department.

The Howard City Municipal Complex is located at 125 E. Shaw Street. The complex includes public meeting space for Village Council, Planning Commission, and other boards and commissions, as well as the offices of the Village Manager; the Clerk/Treasurer; Utility Billing; and a front office. The Howard City Fire Department is located at the Municipal Complex; as well as Montcalm County Sheriff's Department personnel which are contracted to provide police services for the Village. The Department of Municipal Services is located at 220 White Street, directly across from the Municipal Services Complex.

The Reynolds Township governing Board of Trustees conducts policy and legislative functions of the Township government. The five-member Board consists of the Supervisor, Clerk, Treasurer, and two Trustees, elected to four-year terms. The Board is responsible for adopting ordinances; adopting the annual budget; appointing other boards, commissions and committees; and hiring Township employees.

In addition to elected officials, the Township employs a Deputy Clerk, Deputy Treasurer, Assessor, and Zoning Administrator, as well as seasonal employees for cemetery and lawn maintenance. Building permits and inspections are provided by the Montcalm County Building Department.

Reynolds Township Hall is located at 215 E. Edgerton Street. The hall includes public meeting space for the Township Board of Trustees, Planning Commission, and other boards and commissions. The offices of the Township Supervisor, Clerk, Treasurer, and Assessor are also located within the Township Hall. The Township owns property located on North Henkel Road within the Village of Howard City. This property had been proposed for the site of a new Township Hall, but no final decisions have been made at this time.

The Reynolds Township Cemetery is located on both the north and south sides of W. Almy Road, in Sections 23 and 26. The cemetery contains 7,168 burial plots, and has an additional six acres for future use.

Department of Public Works-Village of Howard City

The Department of Public Works provides a variety of services for the Village of Howard City including management of the public water system, the wastewater treatment system and plant, road maintenance, parks maintenance, snow removal, and storm water infrastructure. The Department provides the majority of lab testing required for the water and sewer system.

The Department is staffed by four full time employees, and seasonal employees as needed.

Utilities

Wastewater Treatment. Significant portions of the Village of Howard City are served by sanitary sewer. The Village has over 650 sewer customers within a service area of approximately 1.5 square miles. The wastewater system collects approximately 130,000 gallons daily. The facility was reconstructed in 2008, and was based on a 20+ year design. The facility is operating at approximately 60 percent of capacity.



The Village serves several utility customers outside the Village limits; utilities are extended along Renaissance Drive, which extends south from lake Montcalm Road at the southern boundary of the Village. Future service extensions outside the Village limits will be determined on an individual basis.

Wastewater treatment will be extended to the Tri County Schools facility in neighboring Pierson Township, with construction beginning in the spring of 2022.

The wastewater treatment facility is located just outside the northern boundaries of the Village, with access from North Muenscher Street.

Public Water. The Village of Howard City serves over 650 water customers within a service area of 1.5 miles. The Village pumps approximately 140,000 gallons daily. The main water well pumps up to 650 gallons per minute, and is backed by a 300,000-gallon water tower that was installed in 1999. The system is currently operating at less than one-half its capacity. The Village has several utility customers outside the Village limits. Future service extensions outside the Village limits will be determined on an individual basis.

Howard City Industrial Park. The 150-acre Howard City Industrial Park is served by municipal water and wastewater treatment, as well as natural gas and electricity from two suppliers. Completed infrastructure to support the Industrial Park includes a 300,000-gallon water tower and an additional 650,000 GPM water well.

Maps of the water and wastewater collection systems in the Village are available at the Village offices.

Public Safety and Emergency Services

Fire Department

The Howard City Fire Department currently services the Village of Howard City, Reynolds Township and the northern half of Pierson Township. This service area covers approximately 50 square miles which includes approximately seven miles of US 131. The Howard City Fire Department has an ISO Fire Suppression Rating of 5.

The Howard City Fire Department staffs 23 paid on-call volunteer firefighters and responds to approximately 100 fire calls per year. The Fire Department includes eight firefighters who are Medical Training certified and serve the community with the Emergency First Response Rescue Unit. The Emergency Medical Response (EMS) Vehicle is provided by Montcalm County and stationed at the Village of Howard City. The First Response Rescue team of the Howard City Fire Department responds to approximately 400 calls per year.

The Fire Department, all vehicles, and equipment are located at the Village of Howard City Municipal Complex.

Montcalm County Sheriff Services

The Village of Howard City contracts with the Montcalm County Sheriff's Department for public safety services. Both the Village of Howard City and Reynolds Township have contracted for services beyond that provided by the regular patrols of the Sheriff's Department. Services of the Montcalm County



Sheriff's Department include patrol, criminal investigation, traffic enforcement, quelling disturbances, and traffic crash investigations. Sheriff's personnel and vehicles are stationed at the Municipal Services Complex.

Law enforcement services are also provided to the residents of both the Village of Howard City and Reynolds Township by the Michigan State Police. Coverage for Montcalm County is provided by Lakeview Post No. 64 located in Lakeview.

Emergency Services

Emergency medical response is provided by the Montcalm County Emergency Medical Services (EMS). A unit is housed in the Howard City Fire Department with trained personnel as stated previously.

Additionally, Montcalm County Emergency Medical Services operates ten Advanced Life Support (ALS) ambulance transport units, 12 medical first response rescue units, and one technical rescue team. In addition, the County manages disaster preparedness and response. The department also manages HealthCare Plus+, an ambulance subscription program. Licensures range from Medical First Responders to Paramedics.

Montcalm County Emergency Services is funded by two revenue sources, including ambulance collections and a county-wide millage. The millage is primarily used to fund the Rescue Division and the Montcalm Technical Rescue Team. Ambulance collections fund the majority of the ALS Ambulance Division budget.

Village of Howard City Downtown Development Authority (DDA)

The Village of Howard City DDA was formed on April 15, 1997, under the Downtown Development Act (PA 197 of 1975). This law was later changed to the Tax Increment Financing Act - Act 57 of 2018, which was developed to assist local governments in their encouragement of historic preservation; in the elimination and prevention of blight and deterioration in business districts; to encourage and promote economic development, growth and revitalization; to make provision for the acquisition and disposition of personal and real property; to authorize the issuance of bonds and the use of tax increment financing revenues; and to provide for a development plan that sets forth specific downtown development objectives as described in a locally adopted development plan for central business districts.

The DDA consists of nine Board members; the Village Manager who acts as Director (non-voting member); and members of the local business community. In 2005, the DDA participated in the development of the 2005 Blueprint Study, which provides guidance for business growth and development in the DDA Development Area.

The Village of Howard City Downtown Development Authority (DDA) established the Facade Improvement Program to promote economic development within the Village of Howard City. The program, which provides grants, is administered by the Village of Howard City DDA. The DDA has promoted and funded streetscape improvements to the downtown area. Other programs and events are sponsored by the DDA, in order to promote business success and economic development in the downtown area.

A Map of the DDA District is found in the Maps section of the Master Plan.



Libraries

The Timothy C. Hauenstein Reynolds Township Library is located at 117 W. Williams Street within the Village of Howard City. The library currently operates six days per week, and offers a variety of resources including internet access and Michigan eLibrary.

The library is a member of the Lakeland Library Cooperative, and serves Reynolds Township, Howard City, Pierson Township, Winfield Township, and Maple Valley Township.

Parks and Recreation

Parks. The Village of Howard City operates and maintains five parks, including Artman, Ensley, Minnie Farmer, Depot, and Herbert J. Peck. In addition, the Village owns and operates the Emory Street Ballfields. A seven-member Parks and Recreation Committee oversees programming, planning, and improvements for the parks.

Artman Park is a 30-acre park located in Section 28 of Reynolds Township on two sides of Amy School Road just north of M-82. The Village of Howard City leases the park from Reynolds Township, and provides maintenance. Tamarack Creek flows through the park. Amenities include picnic areas, a pedestrian bridge, and accessible vault-restrooms.

Ensley Park is a four-acre park located at the intersection of Shaw and Sherman Streets. The park includes picnic facilities, a pavilion, playground equipment, tennis courts, volleyball courts, basketball courts, pickleball, shuffle board, a walking trail, and other activities. Restrooms are provided.

Minnie Farmer Park is a two-acre park located at the intersection of Orton and Hazel Streets. The park provides picnic facilities including a pavilion; a flowing well; and provides access to Tamarack Creek.

Depot Park is a 1.5-acre park located northwest of the intersection of Edgerton Street and Ensley Street. The park was designed to be a staffing area for the White Pine Trail, and includes restrooms, covered pavilion, water fountain, and picnic tables.

Herbert J. Peck Park is a one-acre park located the intersection of Muenscher and Chestnut Streets. Amenities include facilities for baseball, softball, and basketball; as well as playground equipment, and picnic tables.

The Emory Street Ballfields are located on Emory Street, adjacent to the Tri County Area Transportation Department property. The facility includes baseball and softball fields, bleachers, practice fields for football and soccer, and a concession stand. The facility is owned and maintained by the Village of Howard City.

Reynolds Township does not currently own or operate parks.

Montcalm County. No Montcalm County recreational facilities are located within the Village of Howard City or Reynolds Township.

State of Michigan. The Fred Meijer White Pine Trail traverses both the Township and the Village in a



north-south direction, primarily running parallel to Federal Road in the Township and Ensley Street in the Village. The Fred Meijer White Pine Trail State Park is a 92-mile long linear state park which extends from northern Grand Rapids (Comstock Park) to Cadillac. It lies on the former right-of-way of the Grand Rapids and Indiana Railroad.

A trailhead is located at the intersection of W. Edgerton Street and Cass Street, which includes parking and restrooms. Within the boundaries of the Village and the Township, the White Pine Trail is paved from W. Chestnut Street to the bridge over Tamarack Creek, a distance of approximately .6 miles. Village officials are currently working with State of Michigan officials to increase paving of sections of the trail, in particular those sections that connect to the Village of Sand Lake to the south.

Federal. A portion of the nearly one-million-acre Huron-Manistee National Forest is located in the northwest portion of Reynolds Township. Several significant areas within Reynolds Township are owned and managed by the United States Forest Service. A variety of recreational activities are permitted within the National Forest lands. These parcels appear on Maps 4 and 7.

Schools

Public Schools. Tri County Area Schools serves the students of Reynolds Township, the Village of Howard City, and the surrounding area. The Tri County High School and Middle School are located on Kendaville Road in Pierson Township. Two school facilities are located within the Village; these include the Edgerton Building located at 412 East Edgerton Street, and MacNaughton Elementary School located at 415 Cedar Street. The Edgerton Building houses preschool programs, and alternative education programs. The Tri County Area Schools Transportation Department is located on Emory Street in Howard City. The District’s administrative offices and Sand Lake Elementary School are located in the Village of Sand Lake.

Private Schools. Northern Discovery Academy, a private Kindergarten through 12th grade school, is located within the Village boundaries at 121 S. Lincoln Street.

Montcalm Area Intermediate School District. The Montcalm Area Intermediate School District includes seven school districts, as well as several private schools. The MAISD provides a wide variety of quality educational support services and programs to school districts, children, families, and communities within Montcalm County and surrounding areas. Facilities include the Seiter Educational Center in Greenville and the Montcalm Area Career Center in Sidney Township. Administrative offices are located in Stanton.

Montcalm Community College. The main campus of Montcalm Community College is located within Sidney Township. The college offers a wide range of associate degrees, career training programs, professional development, and preparation for transfer to a four-year college of university.

Public and private school facilities are shown on the Community Facilities Maps, Maps 4 and 5.



Transportation

Road and Street System

Village of Howard City. The street system within the Village of Howard City is operated and maintained by the Village. The Village Department of Public Works conducts street maintenance projects, while the Village also works with the Road Commission for Montcalm County in securing bids for major street improvements and maintenance. The Village maintains a system of road ratings and cooperates with Montcalm County in scheduling improvements.

The primary north-south artery through the Village is Ensley Street, which is a continuation of Federal Road outside the Village boundaries. The primary east-west artery is Shaw Street, which connects to The Howard City Edmore Road (County Road 582) and State Highway M-82 west of the Village boundaries. Streets within the Village are paved with the exception of a portion of Washburn Street east of Poplar Street.

The Village maintains 12.35 miles of municipal local streets, and 6.85 miles of municipal major streets.

In 2005, the Village adopted a Truck Route Ordinance, and established a Truck Routes Map, which includes Shaw Street (M-82) west of Federal Road; Ensley Street/Federal Road; a portion of Washburn Street east of Ensley Street; and a portion of Zylstra Road continuing to a portion of White Road.

Sidewalks are present in many parts of the Village, and are constructed on a case-by-case basis. While property owners are assessed 50% of the cost of the sidewalk in some locations, the Village primarily maintains a policy of no special assessments for sidewalk construction at this time.

Reynolds Township. Roads located within Reynolds Township are operated and maintained by primarily the Montcalm County Road Commission. The U.S. Interstate Freeway 131, State Highway M-46, and State Highway M-82 operated and maintained by the Michigan Department of Transportation (MDOT).

The Township maintains a four-member Road Advisory Committee.

The majority of roads in the Township are County local roads. According to Montcalm County Road Commission 2018-2019 data, of the 53.23 miles of local roads, 31.06 miles are paved, and 22.17 miles are gravel. Paved County primary roads, which comprise 15.51 miles of roadway, include County Road 582 (the Howard City Edmore Road east of the U.S. 131 Freeway); County Road 599 (Federal Road); and County Road 540 (portions of Cutler Road, Long Road, Tamarack Road, Amy School Road, Edgar Road, and Church Road).

Several All Season routes exist within the Township; these include the State of Michigan trunklines; County Road 540 west of the U.S. 131 Freeway; County Road 599 (Federal Road) north and south of the Village of Howard City; County Road 582 (Howard City Edmore Road) west of the Village of Howard City; and that segment of Amy School Road between County Road 582 and Almy Road.

Road improvements in Reynolds Township are funded with a combination of County funds and Township funds; the Township currently assesses a 1.0 mill road millage. The Road Commission's main source of funding is the Michigan Transportation Fund (MTF) which is comprised of gas and weight taxes, and



driver’s license fees. The fees are distributed by the State through a formula. In addition, townships contribute significantly to the local road system in each township in the County.

Montcalm County Road Commission Right-of-Way Requirements. All County primary roads and local roads (excluding subdivision streets) shall have a minimum right-of-way width of 100 feet. Residential subdivision street right-of-ways shall be a minimum of 66 feet. Alleys shall have a right-of-way width of not less than 33 feet. Widths of right-of-ways in excess of the minimum widths may be required when considered necessary due to situations including, but not limited to, commercial areas, multilane roadway, non-motorized travel ways, utilities, cut or fill sections of roadway, or for reasons of safety.

Montcalm County has adopted an ordinance to regulate the construction of private roads and drives.

Mecosta County Road Commission. A Mecosta County Road Commission facility exists on the north side of Cutler Road in Section 1.

State of Michigan Department of Transportation Facilities. A Park and Ride lot is located on the south side of M-82 (Howard City Edmore Road) at the interchange of U.S. 131 with M-82 in Section 33 of Reynolds Township. An additional Park and Ride is located northeast of the intersection of Federal Road and W. Howard City Edmore Road in Section 13 of the Township. A Transportation Service Center is located at 19153 W. Howard City Edmore Road in Section 14. The Morley Rest Area is located on the northbound side of U.S. 131 in Section 2.

Updated Average Daily Traffic Counts for Montcalm County primary roads located in Reynolds Township are shown in Appendix C. For both Montcalm County primary and local roads, design capacity ranges from 8,000 to 10,000 vehicle trips per day, depending upon design of the roadway. Two-way traffic during a 24-hour period on Federal Road, north of the Village of Howard City, has been the roadway experiencing the highest traffic volumes across the period from 2013 to 2018, with volumes approaching the 8,000 vehicle per day design capacity (7,295 vehicles per day in 2017). The volume on this portion of Federal Road is likely due to vehicles seeking access to and from M-46, and local traffic seeking access to the Village of Howard City. However, no roadways in Reynolds are experiencing volumes of concern, when compared to the design capacity of the roadway.

The transportation system of both the Village of Howard City and Reynolds Township is shown on Map 6.

Rail

Neither passenger nor freight rail service is located within the Township or Village boundaries. The right-of-way of the former Grand Rapids and Indiana Railroad is now occupied by the Fred Meijer White Pine Trail State Park.

Air Travel

No airports are located within the boundaries of the Township or Village. The Gerald R. Ford International Airport is located approximately 47 miles to the south in Cascade Township. The Muskegon County Airport is located approximately 55 miles to the west in Norton Shores. Several private airports, providing a variety of services, exist within Montcalm County and surrounding counties. Several private landing strips exist within Reynolds Township.



Public and Private Transit

The Montcalm County Commission on Aging provides transportation for senior citizens. Volunteer drivers donate their time to provide rides for people 60 and older to medical appointments. The service is free of charge; however, donations are accepted to continue the service at its current level.

An Amtrack Thruway Bus stop is located on W. Williams Street, across from the library. The purpose of the Thruway Bus service is to extend the reach of Amtrak Midwest trains to communities without rail service and offer a wider selection of destinations. Amtrak offers Thruway service with guaranteed connections to Amtrak trains. Dedicated buses carry Amtrak passengers only; coordinated buses operate on individual carrier schedules, but create easy access to the Amtrak Midwest network.

Indian Trails bus service shares a bus stop with the Amtrack Thruway bus stop located on W. Williams Street, and provides connections to a variety of destinations.

A Greyhound Bus Station is located within the vehicle service station located at 130 Ensley Street, providing connections to a variety of destinations.

Natural Resources and Sensitive Environments

The identification of valuable natural resources and sensitive environments is important when evaluating development proposals, and in determining preservation policies. The following sections describe the important natural features found within the Village of Howard City and Reynolds Township, and the impact these features may have upon future land use.

Watersheds and Water Features. Reynolds Township and the Village of Howard City are located within the Muskegon River Watershed. Portions of Little Muskegon River sub watershed, and the Tamarack Creek sub watershed exist within the boundaries of the Township.

Major tributaries to the Little Muskegon River include Handy Creek and other tributaries; major tributaries to Tamarack Creek include Alley Creek, Rice Creek, and the Indian Creek Drain.

Several bodies of water are located throughout the Township. The largest ones include Henke Lake, located in Section 15, and Burley Lake, located in Section 14. The western portion of a body of water and wetlands associated with Indian Lake is located in Sections 13 and 24. Indian Lake is located in neighboring Winfield Township.

County Drains. Formal Montcalm County Drains ensure that stormwater drains adequately from both open and developed lands. The drain systems are designed to provide storm water management, drainage, flood prevention and stream protection for urban and agricultural lands. A County Drain may be an open ditch, stream, or underground pipe, retention pond or swale that conveys storm water. An essential component of development review is to incorporate any County Drain into the design of the development to ensure adequate stormwater management, erosion control, and water quality.

In Montcalm County the width of the right-of-way for County Drains ranges from 20 to 200 feet, with most drains having 60 to 100 feet of right-of-way. Activities in any drainage easement is subject to regulations of the Montcalm County Drain Commissioner, and any proposed development shall comply with these regulations.



Map 3 shows several formal County Drains in Reynolds Township and the Village of Howard City.

Wetlands and Floodplains. Wetlands are valuable to the environment that provide storage for stormwater, and that act to improve and maintain water quality by filtering runoff. Part 303 of the State of Michigan Natural Resources and Environmental Protection Act (NREPA) requires that certain wetlands are protected under the authority of the State. The definition of wetland as found in the State Act is as follows:

Land characterized by the presence of water at a frequency and duration sufficient to support, and that under normal circumstances does support, wetland vegetation or aquatic life, and is commonly referred to as a bog, swamp, or marsh.

Primarily, protected wetlands are those contiguous to the Great Lakes or any inland lake, pond, river, or stream; those more than five acres in size; and those five acres or less in size if the Department of Environment, Great Lakes, and Energy (EGLE) determines the wetland is essential to the preservation of natural resources. Any development review in Reynolds Township and the Village of Howard City should take into account wetlands on the site or near the site, and if any doubt exists regarding whether a wetland is protected, the Planning Commission, Township Board, or Village Council should require that a wetlands determination is conducted by a qualified firm or individual.

Wetlands in the Village and Township are shown in Map 3 as areas protected by Part 303, Wetlands Protection, of the State of Michigan Natural Resources and Environmental Protection Act of 1994.

In Michigan, a floodplain is defined as that land area that will be inundated by the overflow of water resulting from a 100-year flood event (a flood which has a 1% chance of occurring any given year). Within the Township and Village, areas of floodplain occur in association with any stream, creek, and its tributaries, or body of water.

Development in floodplains is regulated by Part 31 of NREPA, and by the Federal Emergency Management Agency (FEMA). Generally, construction shall not occur in that area of the 100-year floodplain elevation. Both building and filling in floodplains are subject to permitting by the State of Michigan. At the time of the drafting of the 2022 Master Plan, floodplain maps produced by FEMA were not available for the Village of Howard City nor Reynolds Township.

Wetlands and Hydric Soils are shown on Map 3.

Topography. Topography in the Township is relatively flat, with steeper slopes occurring adjacent to the Little Muskegon River and Tamarack Creek. The highest points in Reynolds Township are located in the southwest corner of Section 31, where heights reach 940 feet above sea level; and in the northeast corner of the Township in Section 1, where heights reach 930 feet above sea level. Within the boundaries of the Village of Howard City, the highest points are located in the northeast portion of the Village, where heights reach 910 feet above sea level; and in the southeast portion of the Village, where heights reach 900 feet above sea level. As in the Township, the greatest variations in topography are in the areas adjacent to Tamarack Creek and Indian Creek.

Soils. The soils for Montcalm County formed from materials deposited by the melting Wisconsin glacial ice sheet. This material, generally termed glacial drift, varies widely in texture, as do the resulting soils. Soils that are well drained, but not excessively sandy (resulting in rapid permeability), are suitable for



septic tanks systems for waste treatment, and thus will support development that is not served by public sewer. Soils that are higher in organic materials, and less well drained, are generally not suitable for septic tank systems.

The following is a discussion of some of the major soil types in Reynolds Township and the Village of Howard City.

Soils in the Village and Township, when taken together, are primarily of the Plainfield-Spinks soil association, which comprises the majority of all soil types in the two communities. Plainfield-Spinks soils are sandy and well-drained, and have a low available water holding capacity (permeability is rapid or very rapid). Slopes vary from level to rolling. This soil association was identified as Grayling in the 2014 Master Plan.

Mancelona soils tend to be adjacent to or near the major waterways in the Township and Village; these soils are a loamy sand that share some characteristics of the sandier Plainfield-Spinks soils, and can include gravel. Mancelona soils are well drained depending upon slope, and have a low available water holding capacity.

The Village includes a large area of Croswell and Melita soils in the southern portion. These soils are well drained, with sandy material overlying loamy materials.

Areas of Rifle and Tawas soils occur primarily in the northeastern portion of the Township, in association with waterways. These soils are very poorly drained, and are formed in deep, organic deposits resulting in peat bogs. The Rifle and Tawas peat may at times have a high water table; crops planted on these soils are likely to be damaged by frost.

Alluvial Land soils are located in the flood plains associated with the waterways in both communities; the alluvium is composed of clay, silt, sand gravel or similar material deposited by running water. Alluvial land soils are a type of hydric soil.

Roscommon soils are found in association with the waterways in both communities; these soils are poorly drained formed in sandy deposits.

Hydric soils are those which are formed under conditions of saturation with groundwater, flooding or ponding long enough during the growing season to develop anaerobic (lacking oxygen) conditions in the upper part. These soils then only support a type of vegetation found in wetlands. Wetlands are often found in association with hydric soils.

Hydric soils tend to be associated with wetlands and bodies of water. They occur in other areas throughout the Township and Village, and are included in that area on Map 3 shown as Part 303 State Wetland Inventory.

Development limitations exist with hydric soils in both the construction of buildings and in locating an area suitable for a septic system. Generally, development in these areas will occur on larger lots, where sufficient non-hydric soils are present. Other areas may be suitable for construction if drained, and if public sanitary sewer is available.



Non-hydric soils with hydric inclusions may occur in areas of the Township and Village; this means that small areas of hydric soils may be included in an area which primarily includes a non-hydric soil, but the hydric soil area is too small to map as a separate soil type.

Soils and Topography are shown on Map 2.

Woodlands. Both Reynolds Township and the Village of Howard City include significant areas of woodlands. Woodlands exist on parcels that are part of the Huron-Manistee National Forest. Riparian woodlands exist in association with both waterways and wetlands in both communities.

Existing Land Use

Agricultural. Agricultural land use is defined as the growing of crops, orchards, or trees, or the raising of livestock, for commercial purposes. Agricultural lands are located throughout the Township and also occur within the Village boundaries. The majority of agricultural land use is located in the northeast, southeast, and southwest portions of the Township; and in the southern and eastern portions of the Village.

Residential. Residential land use may include detached single-family dwellings, attached dwellings as ownership units (attached condominiums), multi-family dwellings, and manufactured housing, both inside and outside manufactured housing communities (mobile home parks).

The most predominant type of residential land use in both the Township and the Village is the detached single-family dwelling. In the Reynolds Township, most single-family dwellings are located on rural lots outside of platted subdivisions or site condominium subdivisions, on either public or private roads. Several platted subdivisions and site condominium developments are also located within the Township.

Within the Village of Howard City, single-family dwellings on platted lots are the predominant type of residential development. These dwellings are primarily arranged in a traditional grid pattern consisting of blocks. The balance of single-family dwellings is located on lots outside of plats, served by Village streets.

Attached condominium developments do not exist in the Township or Village at this time.

Multiple family residential dwelling units exist in three locations in the Village. The Shaw Lane apartments are located on the south side of Shaw Street, near the western boundary of the Village. Tamarack Creek senior housing is located at 710 W. Edgerton Street, near the terminus of W. Edgerton Street. This facility also offers housing for disabled persons of any age.

Mulberry Estates is a multi-family housing facility owned and operated by the Montcalm County Housing Commission. The facility, located within the Village at the northwest corner of Shaw Street and Mulberry Street, includes one-bedroom units, offering affordable, low-income housing with many amenities for seniors and disabled persons.

Within Reynolds Township, attached residential units (one four-unit structure) are located on the south side of W. Almy Road, in Section 24, east of Reed Road.



The Pines Manufactured Housing Community is located within Reynolds Township on North Maple Hill Road, in Section 15. The Village Trails Manufactured Housing Community is located in the Village at 518 Hickory Lane. Manufactured housing units exist outside of manufactured housing communities, within both the Township and the Village.

During the years 2016 through 2020, a total of 56 building permits were issued for new home construction within the Village of Howard City. During that same period, no building permits for new home construction were issued within Reynolds Township. In that time period, a total of 16 permits were issued within the Village for mobile home sets, while one was issued in Reynolds Township. No permits were issued for apartment dwelling units within the Village, while one was issued for Reynolds Township. In summary, the construction of dwelling units within the Village has been fairly active during the time period of 2016 through 2020, while it has been fairly inactive within the Township. Building permit data as reported by the Montcalm County Building Department can be found in Table 7 within the Social and Economic Characteristics section of the Master Plan.

Commercial. Commercial land use exists in several locations within Reynolds Township. General commercial land uses are located on the east side of Federal Road just north of the boundary of the Village Howard City. These uses include retail, service, and vehicle and boat repair.

A significant area of commercial uses exists on both the north and south sides of W. Howard City Edmore Road (M-46) east of the US-131 Freeway interchange, extending to Federal Road. These uses include service, retail and recreational uses which are suitable for locations along a highway. A significant area includes Burley Park, a facility which hosts special events throughout the year, such as an antique and collectibles market, and other events.

Other commercial uses within the Township include self-storage, landscaping, and well and septic services.

A significant area northeast of the US 131 Interchange at M-46, with access from Maple Hill Road, has recently been rezoned to C-2 Highway Commercial. While no land uses are currently proposed, the Township will review any proposed commercial land use.

Commercial land uses within the Village are primarily located within the central business district, along the Ensley Street corridor, and along the Shaw Street corridor. Commercial uses extend to the blocks east of Ensley Street, primarily north of Shaw Street. Uses in the Village encompass a wide range of retail, service, office, and recreational uses.

Industrial. Industrial land uses in Reynolds Township are located in several areas. One area is located in Section 12, on the east side of Federal Road, adjacent to Cutler Road. This area includes several parcels owned and operated by the ANR Pipeline Company, associated with the transmission and storage of natural gas. The ANR Pipeline Company also owns several large parcels in adjacent Winfield Township.

In Section 16, a parcel owned by the ANR Pipeline Company exists at the intersection of Long Road and Tamarack Road. The parcel contains structures associated with the transmission and storage of natural gas.

Easements for the locations of the ANR pipeline exist in various locations in the Township; these easements frequently run across private property, and are maintained by the ANR company. Conditions



of the easements for landowners include a restriction that structures shall not be built upon the easement.

Structures on the north side of Cutler Road within the Township are associated with the transmission and storage of natural gas, including underground storage. These parcels are classified as vacant residential properties by the Montcalm County Equalization Department, and are therefore not shown as industrial on the Existing Land Use nor the Future Land Use Maps.

In Section 22, a use of mineral and materials storage exists approximately 500 feet east of Amy School Road, on the north side of West Almy Road. In Section 27, a landscaping and septic system installation service exists on the north side of the Howard City Edmore Road, with a contractor’s yard/excavation services use located on the south side of the same road in Section 34.

A parcel in use as a Consumers Energy power electrical power station is located on the east side of Federal Road, north of W. Almy Road, in Section 23.

Property at the southeast intersection of M-46 with the US 131 Expressway interchange has recently been rezoned to the I-Industrial District, and the Township will review any proposed industrial land use.

Within the Village of Howard City, Industrial land use is primarily located within the Howard City Industrial Park. The park, consisting of 150 acres, is located at the southeast intersection of Washburn Street and N. Henkel Road. The park is served by water, wastewater treatment, natural gas, and three-phase electric power from two suppliers.

Uses in the park include manufacturing, distribution, tire sales with automotive repair, assembly, and recycling. The park is nearly at capacity, with only several smaller lots remaining.

An additional area of industrial land use (truck terminal) exists on the north side of Washburn Street, directly across from the Industrial Park. A truck terminal industrial land use exists on the east side of White Street, north of Legion Street.

Cultural and Institutional. Cultural and institutional land uses include places of assembly (religious) land uses, private educational facilities, private recreational facilities, cultural centers, museums, private cemeteries, and other land uses that are owned and operated by non-public entities.

The Howard City Conservation Club is located on a 67-acre parcel in Section 16 south west of the intersection of Long Road and Tamarack Road within Reynolds Township. Access to the club is via a location where Long Road and Tamarack Road intersect. The property includes frontage on the Little Muskegon River.

Cultural institutional land uses in the Village include places of assembly (religious institutions), and Northern Discovery Academy private school. The Timothy C. Hauenstein Library contains information on the history of Howard City as well as well as other educational and cultural resources.

Major cultural and institutional land uses are shown on Maps 4 and 5, Community Facilities.

Public land uses. Public land uses include schools, parks, municipal buildings, public services, and other land uses that are publicly owned, and usually publicly operated.



Public lands in Reynolds Township include the Huron Manistee National Forest properties; properties owned by the Michigan Department of Natural Resources; the Fred Meijer White Pine Trail; MDOT facilities; Montcalm County Road Commission garage; Artman Park; the Reynolds Township Cemetery; property owned by Reynolds Township; the Village of Howard City wastewater treatment facility; and a number of parcels owned by the Tri County Schools.

Public lands within the Village of Howard City include the Village of Howard City offices and Municipal Complex; the Reynolds Township offices; public parking areas; three Village parks and the Emory Street ballfields; the Timothy C. Hauenstein Library; Tri County Area Schools facilities; the Fred Meijer White Pine Trail and trailhead; and Village of Howard City wellfield property; US Post Office; and land owned by Reynolds Township.

Public land uses are shown on Maps 4 and 5, Community Facilities.

Adjacent Communities

Existing land use and zoning along borders shared with adjacent communities may impact future land use decisions in both the Village of Howard City and Reynolds Township. The following describes land use in neighboring municipalities in general, and provides an analysis of compatibility. Land use and zoning along the shared border of the Village with Reynolds Township will be discussed in the planning analysis section of the Master Plan.

The recommendations for future land use may reference the land use and zoning along borders shared with adjacent communities as rationale for future land use in both the Village of Howard City and Reynolds Township.

Aetna Township, Mecosta County. Aetna Township in Mecosta County shares the northern border of Reynolds Township. Land uses along this border include forested lands which are part of the Huron-Manistee National Forest; vacant parcels in private ownership; agricultural land uses; and residential uses on larger rural parcels.

The Mecosta County Master Plan recommends the area along the border with Reynolds Township for Agricultural and Forested land use, which is intended to preserve the rural, agricultural character of the area, and is not intended to be served by sanitary sewer or municipal water. All of the parcels which are adjacent to Reynolds Township are zoned AF-Agricultural/Forestry, a district which permits agricultural uses as well as a wide range of non-agricultural uses and uses permitted with special land use approval, that are compatible with the agricultural character of the area. One non-farm dwelling is only permitted for each 40 acres according to certain regulations, including a minimum lot size of one acre.

Land use along the northern border of Reynolds Township is substantially compatible with land use, both planned and existing, within Aetna Township. Within Reynolds Township, land use consists primarily of wooded parcels, several of which are part of the Huron-Manistee National Forest; vacant parcels in private ownership; agricultural land uses; and residential uses on large, rural parcels.

Winfield Township. Winfield Township shares the eastern boundary of Reynolds Township. Land uses along this border include forested lands; agricultural land uses; residential uses on larger rural parcels; and residential uses on smaller lots surrounding Indian Lake.



Zoning within Winfield Township in this area includes primarily AG-Agricultural, with smaller areas of RR-Rural Residential, and LR-Lakeside Residential near the Indian Lakes area.

The AG-Agricultural District permits a wide range of agricultural uses, as well as single family residential uses, and a range of non-agricultural uses either by right or by special land use approval, that are compatible with the agricultural and rural character of the area. The required minimum lot size in the AG District is two acres.

The RR Rural Residential District permits single family residential uses by right, as well as a range of uses by special use permit that are compatible with the single family residential character of the area. The required minimum lot size in the RR District is two acres.

The LR-Lakeside District permits only single family residential uses as well as state licensed residential family care facilities by right, while special land uses are limited to Open Space Developments. Required minimum lot size in the LR District is 11,000 square feet. Uses permitted in Open Space Developments include single-family detached dwellings; accessory buildings and uses customarily associated with single family detached dwellings; agriculture; and private open space and recreational facilities for use by the residents of the OSD.

Land uses along the eastern border of Reynolds Township are substantially compatible with land uses within Winfield Township. Agricultural and residential land uses on larger rural lots comprise the majority of land use in this area. One area of difference is that area around Indian Lake in Winfield Township, where smaller lakeside lots exist. However, the character of the lake area is compatible with the rural residential land use in Reynolds Township.

Several parcels along the western border of Winfield Township owned by the ANR Pipeline Company are adjacent to parcels owned by the ANR Pipeline Company within Reynolds Township.

Pierson Township. Pierson Township is adjacent to the southern boundaries of both Reynolds Township and the Village of Howard City. Land uses along this border in Pierson Township include forested lands; agricultural land uses; and residential uses on larger rural parcels. In one location, Section 3 of Pierson Township, a platted subdivision or site condominium subdivision is adjacent to the Reynolds Township boundary. One half mile west in Section 33 of Reynolds Township, a similar platted subdivision or site condominium subdivision is adjacent to Pierson Township. Therefore, the character of development in this location is similar within both communities.

Along the boundary of Pierson Township with the Village of Howard City, land uses are similar west of Federal Road, with the exception that the Village Trails Manufactured Housing Community within the Village differs from the rural residential land use adjacent in Pierson Township. However, significant buffering with mature trees exists on the southern portion of the manufactured housing community where it faces Lake Montcalm Road.

East of Federal Road, commercial and light industrial land uses within the Village boundary are adjacent to light industrial land uses within Pierson Township, along north Henkel Road. Industrial land uses in Pierson Township, served by Renaissance Drive, are across from industrial land uses within the Village. Further east, agri-business land use in Pierson Township is adjacent to agricultural land use in the Village.



The Master Plan for Pierson Township recommends agricultural land use for the western-most and eastern-most areas of the Township along the common boundary with Reynolds Township, which is compatible with land uses within Reynolds Township. For those properties approximately one mile west of the US 131 Freeway, somewhat higher densities of single family residential land use are planned within Pierson Township, rather than agricultural or rural residential land use. East of the US 131 Freeway, Pierson Township has planned for single family residential densities similar to the existing character within Reynolds Township in this location.

Within Pierson Township, commercial land uses are planned for that area on the east side of Federal Road, which is a continuation of the commercial land use character within the Village of Howard City in this location. Industrial land use is planned for that area on the south side of Lake Montcalm Road, adjacent to industrial land use to the north in the Village.

Zoning within Pierson Township along the common border with Reynolds Township and the Village of Howard City includes AG-Agricultural, RR-Rural Residential, R-1 Single Family Residential, C-2 General Commercial, and I-Industrial.

The AG Agricultural District permits a wide range of agricultural uses, as well as single family residential uses, and a range of non-agricultural uses either by right or by special land use approval, that are compatible with the agricultural and rural character of the area. The required minimum lot size in the AG District is 2.5 acres, with a minimum lot size of ten acres required for farm uses.

The R-R Rural Residential District permits farming, single family dwellings, and other residential uses by right, as well as a range of uses by special land use approval that are compatible with the rural residential character of the area. The required minimum lot size in the R-R District is one acre.

Land uses along the boundary of Pierson Township with Reynolds Township are substantially compatible, with the exception that the Master Plan for Pierson Township recommends a somewhat higher density residential land use (R-1 Single Family Residential) for lands west of the US 131 Freeway (primarily Section 5) which is south of Section 32 in Reynolds Township. This area is currently zoned R-R Rural Residential in Pierson Township.

The R-1 Single Family Residential District permits single family dwellings and other residential uses by right, as well as a range of uses by special land use approval that are compatible with the single family residential character of the area. The required minimum lot size in the R-1 District is one acre where no public or community sanitary sewer is provided, and a minimum lot size of 20,000 square feet where public or community water and sewer are provided. By comparison, in the Rural-Agricultural Residential Zoning district which exists to the north in Reynolds Township, required minimum lot sizes are 87,120 square feet, which is two acres.

The C-2 General Commercial District permits a wide range of retail and service uses, and permits more intensive commercial uses as well as light industrial uses with special land use approval. No minimum lot size is required, although a minimum lot width of 125 feet is required.

The I-Industrial District permits a range of manufacturing and processing uses, and similar light industrial uses by right, and several more intensive industrial uses with special land use approval. The minimum lot size in the I-Industrial District is two acres.



Croton Township, Newaygo County. Croton Township is adjacent to Reynolds Township along the eastern boundary of the Township at West County Line Road. Land uses along this common border are very similar, and are composed of large rural residential and agricultural lots. Many of the parcels along this common border are wooded, with several parcels in Reynolds Township within the Huron-Manistee National Forest.

An area of smaller residential lots facing upon the Little Muskegon River is located in Section 13 of Croton Township, bordering on Section 18 in Reynolds Township. Residential lots of similar size face upon the Little Muskegon River in Section 18. Therefore, the character is similar in this area of the two Townships.

Zoning within Croton Township along the common border is exclusively R-1 Rural Residential. The R-1 District permits farming and single family residential uses, along with related residential uses, by right. A wide range of agri-business, recreational, outdoor uses, and other uses compatible with the rural and residential character of the R-1 District are permitted when approved as a special land use.

Land uses along the boundary of Croton Township with Reynolds Township are substantially compatible.



CHAPTER 2

GOALS AND ACTIONS

The Village of Howard City and Reynolds Township 2022 Joint Master Plan proposes goals and actions based upon the Guiding Principles identified by the Planning Commissions from both communities; the results of the citizen survey; and the recommendations of the Village and Township Planning Commissions, working together with the Village Council and the Township Board.

The goals recommended by the Master Plan are intended to be realistic, but are also intended to capture a vision for both communities, as determined during discussions with the Joint Planning Committee, and as affirmed by the Planning Commissions and governing bodies of both communities. The Master Plan is intended to shape land use decisions and policies for at least the next five years, at which time the Village and Township will review the Master Plan as required by the State of Michigan Planning Enabling Act. Some goals and actions are fairly short-term, while others may be long-term, and may include action steps that will extend beyond the five-year period of the Master Plan.

Action steps follow each goal, and are intended to provide specific implementation tools to accomplish goals.

The goals and actions section of the Master Plan is organized by major land use and development categories. These are:

1. Agriculture and Farmland Preservation/Open Space
2. Residential Development and Neighborhood Character
3. Commercial Land Use/Economic Development
4. Industrial Land Use
5. Transportation and Pedestrian Circulation
6. Natural Resources and Recreation
7. Quality of Life/Sense of Community



1. Agriculture and Farmland Preservation/Open Space

Goal

Preserve and enhance the agricultural economy through land use policies, and through value-added activities; adopt land use practices which will protect and preserve open space.

Actions:

1. Maintain water and sewer extension policies which limit higher density development to specific areas that do not encroach upon lands identified for long-term agricultural land use.
2. Amend the Zoning Ordinances to permit Open Space Preservation residential development as a use permitted by right in qualified zoning districts in both the Village of Howard City and Reynolds Township, as required by the Michigan Zoning Enabling Act, PA 110 of 2006, as amended.
3. Review provisions for open space preservation in the Village of Howard City Zoning Ordinance as required by Section 154.047 PUD Planned Unit Development District to ensure adequate preservation of open space.
4. Review the Zoning Ordinances to ensure compliance with the Right to Farm Act, Act 93 of 1981.
5. Amend the Zoning Ordinances to provide economic opportunity for those operating active farms by permitting value added activities and land uses in the Agricultural/Open Space District (Village) and the R-1 Rural-Agricultural Residential District (Township), including but not limited to: farm weddings, farm markets, wineries, bakeries, corn mazes, hay rides, petting farms, cider mills, sale of products produced both on and off the farm, and other rural-based recreation and activities as recommended by the Planning Commissions.

2. Residential Development and Neighborhood Character

Goal

Preserve the desired character of neighborhoods, while expanding the opportunity for community gathering within and between neighborhoods.

Actions:

1. Identify those areas desired for a predominantly rural character in the Township; and identify suitable locations for residential densities that reflect a more suburban character.
2. Within both the Village and the Township, determine suitable locations for water and sewer extensions to accommodate residential densities which require public utilities.
3. Enhance neighborhood safety through design of pedestrian and bicycle pathways; increase and/or improve access between neighborhoods, schools, parks, the central business district, and other key locations as identified. Place priority upon safe pedestrian access by providing clearly marked crosswalks and trail crossings.



4. Require sidewalks in platted subdivisions, residential condominium developments (site condominiums and attached condominiums), and multi-family developments to provide safe and functional connections throughout the neighborhood; require connections or easements to existing and planned trail systems; and require walking path connections to nearby schools, if practical.

Goal

Plan for areas that will maintain and increase the variety of housing types to serve the needs of the range of citizens residing in the Village and Township, and to attract new residents of a variety of age groups.

Actions:

1. In both the Village and the Township, plan for areas that will increase the number of single-family detached dwelling units.
2. In both the Village and the Township, plan for areas that permit senior housing with amenities, and assisted living facilities for senior citizens and those with special needs.
3. In both the Village and the Township, identify areas that may be suitable for multi-family dwelling units and/or attached condominium units; analyze the current availability of this type of dwelling unit in both communities, to assist in an analysis of possible extensions of public water and sewer, as well as any requested rezoning, to accommodate multi-family or attached condominium development.
4. Develop a rental inspection and maintenance ordinance to ensure that rental properties are well maintained and contribute to a positive image for both communities.

3. Commercial Land Use/Economic Development

Goal

Increase the variety of businesses in both the Village and the Township, including restaurants, shopping, and services; decrease the number of vacant commercial buildings, both within and outside the central business district of the Village.

Actions:

1. Work with the Downtown Development Authority to develop programs to attract and retain businesses, such as, but not limited to, grants, façade improvements, and programs to attract activities and patrons to the central business district.
2. Identify programs and assistance offered by the Montcalm Economic Alliance, in order to retain and attract business in both the Village and Township.
3. Evaluate land use policies and zoning regulations to ensure the facilitation of desired commercial development in both the central business district and the commercial corridors in both the Village and Township.



4. Identify strategies to attract certain key desirable businesses to both communities, such as fast-food restaurants, and tiny footprint drive-through establishments.
5. Identify areas along major commercial corridors where increased code enforcement is desired regarding outdoor storage and disposal of refuse, in order to improve the overall appeal of the corridors as valuable commercial assets.
6. Review site development requirements that provide desirable landscaping, signage, lighting, parking, and architectural design standards for new and redeveloped commercial land uses.
7. Require sidewalks both within commercial developments and along major roadways adjacent to commercial land uses to provide safe pedestrian routes both within and between commercial land uses.

4. Industrial Land Use

Goal

Build upon the success of existing industrial businesses in the community, primarily within the Howard City Industrial Park, by identifying additional locations for industrial land uses, to expand existing and future employment opportunities.

Actions:

1. Analyze feasibility of extension of public water and sewer, both within the Village and the Township, to accommodate additional industrial development.
2. Extend industrial land uses where adequate transportation routes, utilities, and adequate electrical power exist or may be provided.
3. Identify programs and assistance offered by the Montcalm Economic Alliance, in order to retain and attract industrial uses in both the Village and Township.

5. Transportation and Pedestrian Circulation

Goal

Maintain a transportation network adequate to serve not only the needs of both the Village and the Township residents, but also those who travel through or visit both communities; establish transportation policies that promote vehicle, bicycle, and pedestrian safety.

Actions:

1. Village of Howard City: Continue to identify priority street improvements through the street ratings process; continue cooperation with the Road Commission of Montcalm County to obtain competitive bids when funding identified street improvements; provide sidewalks in areas identified as high priority; consider establishing a policy for the addition of curbs and gutters during major street improvement projects.



2. Reynolds Township: Continue to support the activities of the four-member Road Advisory Committee; continue cooperation with the Road Commission of Montcalm County to identify and prioritize road improvements; identify areas where trails may be provided or improved.
3. Review annually the Road Commission of Montcalm County (RCMC) road projects list, updated during the course of the year, to identify road and bridge improvements that may impact the Village and the Township.
4. Maintain communication with the Road Commission for Montcalm County (RCMC) to identify locations and intersections that are a potential danger to pedestrians and cyclists; determine if further improvements, such as striped crossings, pedestrian refuge, signs, and lights may be installed.
5. Review annually the Michigan Department of Transportation (MDOT) Five-Year Transportation Program, which is updated yearly, to identify road and bridge improvements that may impact the Village or the Township. Provide comment during the public comment period if desired.
6. Maintain communication with Michigan Department of Transportation (MDOT) to identify locations and intersections that are a potential danger to pedestrians and cyclists; determine if further improvements, such as striped crossings, pedestrian refuge, signs, and lights may be installed.
7. Maintain and expand the non-motorized pathway, bikeway, and sidewalk system in the Village and the Township; at the time of site plan review, require easements for future construction, or actual construction of these facilities.
8. Require sidewalks or pathways within commercial developments, office parks, and industrial developments to provide pedestrian connections between land uses, and to provide residents and employees with walking, jogging, and cycling routes.
9. Implement the recommendations of the Complete Streets Analysis included in the Master Plan.

6. Natural Resources and Recreation

Goal

Preserve and protect existing valuable natural resources and sensitive environments, such as bodies of water, wetlands, woodlands, floodplain, and terrain.

Actions:

1. Ensure that the Village and Township procedures for development and redevelopment review include identification and protection of natural resources and sensitive environments where practical.
2. Utilize the resources of the Muskegon River Watershed Assembly in determining best practices for land use and development that preserve and protect the tributaries of the Muskegon River that are located within The Village and the Township.
3. Consider adopting policies or regulations that require preservation of unregulated wetlands in addition to those regulated by the State of Michigan.



4. Consider adopting design standards for bio swales or rain gardens which may contribute toward required landscaping.

Goal

Preserve and maintain existing parks; identify areas for future parks, trails, open space, and recreational amenities.

Actions:

1. Prepare and adopt a Five-Year Parks and Recreation Plan according to the requirements of the State of Michigan Department of Natural Resources (DNR) in order to be eligible for grants offered through the State.
2. Support the recommendations of the Five-Year Parks and Recreation Plan in terms of land acquisition and development for recreational facilities.
3. Support the desires of the community for preferred recreational facilities according to the Citizen Survey of 2021; include recreational amenities for a range of age groups.
4. Continue to support improvements to the White Pine Trail in both the Village and the Township.
5. Seek funding and continue support for development of a Farmers' Market facility.
6. Plan for additional paved non-motorized trails within both the Village and the Township; coordinate the trail system between the two communities; integrate trail plans into residential, commercial, and industrial development.
7. Consider pursuing a parks and recreation millage as supported by Village and Township residents according to the Citizen Survey of 2021.
8. Consider establishing a Reynolds Township Parks and Recreation Committee.

7. Quality of Life/Sense of Community

Goal

Adopt policies which develop and promote the best assets of the Village of Howard City and Reynolds Township in order to retain young persons and young families, as well as older residents; and that project a sense of community pride and vision.

Actions:

1. Provide funding to provide shared code enforcement services for both the Village and the Township.
2. Expand opportunities for community gathering and special events; expand and preserve community partnerships with schools, churches, and other fellowship organizations.
3. Identify needs of youth in the community; explore feasibility of establishment of a youth center; include youth input in decision-making opportunities on boards and commissions.



4. Work with the Downtown Development Authority (DDA), the business community, industrial business sector, home builders, schools, and other key stakeholders to develop a marketing plan for the community to promote the assets of the Village of Howard City and Reynolds Township.
5. Provide services to senior citizens that are not currently being met by other agencies, such as transportation to appointments outside the Village or Township, for example in Stanton, Lakeview, etc.
6. Explore the identification of a location in Reynolds Township that may be suitable for a Township Center, which may include a Township Hall, community center, recreational facilities, and gathering spaces.



CHAPTER 3

FUTURE LAND USE PLAN AND ZONING PLAN

The Village of Howard City and Reynolds Township 2022 Joint Master Plan will guide the growth and development in both the Village and the Township for the next five years, at which time the Plan will be reviewed and evaluated for possible updates and amendments, as required by the Michigan Planning Enabling Act, PA 33 of 2008 as amended.

The Master Plan is based significantly upon the Goals and Actions as described in Chapter 2, the Guiding Principles developed by the Planning Commissions of both communities, and the results of the Community Survey of 2021. The Plan is additionally based upon generally accepted land use planning practices and principles, which take into account the availability of adequate transportation systems, utilities, the presence of natural features, surrounding land uses, and development trends.

Important factors in determining the future land use in Reynolds Township is the rural character and significant natural features, along with transportation corridors which provide opportunities for commercial development. The Village of Howard City provides a traditional town center valued by both Township and Village residents, and the ability to provide utilities for residential, commercial, and industrial land use both within and outside the Village boundaries. Therefore, the Master Plan is a blend of land uses that benefits each community individually, and both communities collectively, as recommended by both Planning Commissions, the Village Council, and the Township Board, and as supported by the citizens of both communities.

Future Land Use Categories

The Future Land Use Plan and accompanying maps (Maps 8 and 9) recommend a number of future land use categories. The categories do not necessarily correspond to the zoning districts which may exist in an area; the zoning that is recommended to implement each land use category is discussed in the Zoning Plan which follows each future land use category. In some cases, a rezoning may be necessary to implement the recommended future land use; in other cases, amending a zoning district may be necessary to permit uses or development procedures to accomplish land use goals. The Future Land Use Plan alone does not change the existing zoning in any area, but provides rationale to support amendments to the Zoning Ordinance, or to the official Zoning Maps of each community.

Recommendations for amendments to the Zoning Ordinance, or other regulatory and policy changes are discussed in the Zoning Plan sections of this chapter. In Chapter 4 Implementation, additional recommended amendments to the Zoning Ordinances are discussed; these amendments are those that primarily reflect current requirements based on State of Michigan and Federal laws, court cases, or those that are necessary to eliminate conflicts or clarify procedures in the Zoning Ordinance.

The following Future Land Use categories are recommended for the Village of Howard City:

- Rural Estate
- Low Density Residential
- Village Residential
- High Density Residential



- Manufactured Housing Community
- Village Center Commercial
- Commercial
- Industrial
- Public
- Cultural/Institutional

The following Future Land Use categories are recommended for Reynolds Township:

- Rural Estate and Agriculture
- Rural Residential
- Medium and High Density Residential
- Manufactured Housing Community
- Commercial
- Industrial
- Public
- Cultural/Institutional

Rural Estate Land Use-Village of Howard City

The area planned for Rural Estate land use is located outside the Village center, extending to the Village boundaries, in that area not served by public water and sewer. The area includes residential dwellings on large lots, primarily outside platted subdivisions or site condominium developments; and includes active farms. The area includes wetlands and hydric soils associated with Tamarack Creek and the Indian Creek Drain, which result in limitations for development.

In the southeast portion of the Village, a significant area currently used for agricultural purposes is planned for both Rural Estate and Low Density Residential land use. This area may be suitable to remain as either agricultural and rural estate land use; or maybe become suitable in the future for a higher density of land use, such as that recommended by the Low Density Residential Land Use category, depending upon the possible extension of public water and sewer, and market trends.

Rural Estate land use is compatible with the adjacent land use and zoning in Reynolds Township along the common municipal boundary. Some incompatibility in zoning regulations is discussed in the following Zoning Plan section. In that area in the southeast portion of the Village planned for both Rural Estate and Low Density Residential land use, both of these types of land use are compatible with the Agricultural land use category recommended by the Pierson Township Master Plan in this location. The existing character in Pierson Township is both agricultural and rural residential in this location.

Zoning Plan for Rural Estate Land Use

Rural Estate land use will be implemented by the AG/OS Agricultural /Open Space zoning district. This District requires a minimum lot size of one acre (43,560 square feet), and a minimum lot width of 125 feet. The AG/OS District permits farms and farm dwellings; single-family detached dwellings; family day care homes; state licensed residential family care facilities; private non-commercial and public recreation areas; customary accessory uses and structures; and site condominium single-family residential developments (see discussion following regarding site condominiums).



Land uses permitted with special land approval include a variety of non-farm and non-residential land uses that are compatible with a primarily rural area, such as riding stables, churches, golf courses, and bed and breakfast establishments. These uses should only be approved if appropriate for the location. While K-12 schools, when not operated as commercial enterprises, are permitted only when approved as a special land use, public schools are not subject to local zoning. This issue is addressed in the following section on proposed amendments.

Land zoned AG/OS is eligible to be rezoned to Planned Unit Development (PUD), as regulated by Section 154.047 of the Village of Howard City Zoning Ordinance. The proposed uses of a PUD must be consistent with the Village Master Plan, and may include any use or special land use (subject to special land use approval) as permitted within the existing zoning district, or the zoning district as proposed by the Master Plan. Within the PUD, the minimum lot area and setback requirements may be modified from those otherwise required by the AG/OS District, or the zoning district proposed by the Master Plan. Since the proposed PUD must be consistent with the Village Master Plan, the residential density within the PUD, according to Section 154.047, is established based upon the residential density proposed by the recommended land use in the Master Plan, even if different from the zoning existing in the location where the PUD is proposed.

Review procedures for Planned Unit Developments will need to be amended to require a public hearing be held by the Village of Howard City Council to comply with the Michigan Zoning Enabling Act which requires that the body or official responsible for the review and approval of a PUD shall hold at least one public hearing. The Planning Commission shall additionally hold a public hearing as part of the review process of a PUD, since the approval of a PUD constitutes a rezoning.

Proposed Amendments

Amendments to the AG/OS District, or regulations that apply to uses in the AG/OS District, are recommended in order to implement the intent of this land use category and to align the Village with current state laws. These include the following:

In order to be compatible with land use and zoning within Reynolds Township, the AG/OS District should be amended to permit smaller lot sizes where public or private water and sewer are provided, as is permitted by the R-3 Medium Density Residential District in Reynolds Township, which is substantially adjacent to that area planned for Rural Estate at the northern and western boundary of the Village.

The Michigan Zoning Enabling Act, PA 110 of 2006 as amended, requires that a local unit of government shall provide for Open Space Preservation developments in certain zoning districts, if the population of the municipality is at least 1,800 persons. In the Village of Howard City, this requirement applies to the AG/OS zoning district. This land use should be added to the Permitted Uses as listed in Section 154.039 (B), and regulations for the review of Open Space Preservation developments added to Section 154.039 or to another section in the Zoning Ordinance such as General Provisions, or a new chapter.

A landowner engaging in farming practices has the option of complying with certain Generally Accepted Agricultural Management Practices (GAAMPS) as authorized by the Right to Farm Act, Act 93 of 1981 as amended, and as developed by the Michigan Commission of Agriculture and Rural Development. Compliance with the GAAMPS provides a farmer with certain protections against nuisance litigation. However, a farmer is not required to participate in compliance with the GAAMPS to be generally protected under the Right to Farm Act.



The Village may wish to allow certain value-added land uses for farms as defined by the Right to Farm Act. Amendments must meet the requirements of the Right to Farm Act, which includes permitting certain uses by right, such as farm markets, community supported agriculture, U-pick operations; and some rural recreation/amusement enterprises. The Village has the authority to regulate farm markets of a certain size, without being in violation of the Right to Farm Act. Other value-added land uses, such as farm wedding venues, wineries, and recreation/amusement enterprises of a certain character, may be regulated as special land uses.

Site condominiums for single-family homes should be deleted from Section 154.039 (B) (7) as site condominiums are a form of ownership enabled by the State of Michigan Condominium Act (Act 59 of 1978 as amended) and are not a land use that needs to be permitted. Further, Act 59 specifically states that a condominium project shall not be prohibited nor treated differently by any law, regulation, or ordinance of any local unit of government, which would apply to that project or development under a different form of ownership. Single family homes are permitted in the AG/OS District, and may be developed on lots created through land division; within platted subdivisions; and within site condominium developments. Further, Section 154.080 (Y) includes specific special land use standards for site condominiums, yet site condominiums are not required to obtain special land use approval in any zoning district, and requiring such approval is unlawful according to Act 59. While special regulations for site condominiums are recommended, the regulations should be in a chapter separate from Section 154.080.

Special Land Uses as listed in Section 154.039 (C) should be amended to delete item (5) K-12 schools, provided the schools are not operated as commercial enterprises, as the State of Michigan requires that public schools are not subject to local zoning and thus not required to obtain special land use approval. Schools are subject to certain reviews under general law ordinances (such as storm drainage and sanitary codes) and secondary schools are subject to advisory site plan review only, according the State of Michigan Revised School Code, Act 451 of 1976, as amended.

Amend the regulations for Planned Unit Developments to require a public hearing be held by the Village of Howard City Council to comply with the Michigan Zoning Enabling Act which requires that the body or official responsible for the review and approval of a PUD shall hold at least one public hearing.

Amend the requirements for wireless communication towers in Sections 154.022 and 154.080 (FF) to comply with the requirements of the Michigan Zoning Enabling Act, PA 110 of 2006, as amended.

Zoning Plan for Low Density Residential Land Use

In the case of land in the southeast portion of the Village which is recommended for both Rural Estate and Low Density Residential land use, if development is proposed as Low Density Residential under the R-1 Single-Family Residential zoning district, the Zoning Plan as described under the Low Density Residential land use category shall apply.

Rural Estate and Agriculture-Reynolds Township

The area planned for Rural Estate and Agriculture land use comprises the majority of Reynolds Township that is not adjacent to the Village of Howard City. The area includes residential dwellings on large lots, primarily outside platted subdivisions or site condominium developments; however, several areas of the Township have been developed as platted subdivisions or site condominiums. A significant number of



active farms also exist within the area recommended for Rural Estate and Agriculture.

The area includes wetlands and hydric soils associated with the Little Muskegon River and its tributaries, such as Handy Creek; and Tamarack Creek and its tributaries, such as Alley Creek and Rice Creek.

A prominent feature in the area planned for Rural Estate and Agriculture is the presence of hundreds of acres preserved as the Huron Manistee National Forest. This land is not available for private development or farming, but contributes to the rural character of the Township, and provides extensive areas of natural habitat.

Rural Estate and Agriculture land use is compatible with the adjacent land use and zoning in Winfield Township to the east, with the exception that several parcels on the north side of the Howard City Edmore Road (M-46) in Winfield Township are zoned for Rural Residential land use. Several adjacent parcels to the east are zoned Light Industrial, and include the Montcalm County Road Commission Garage No. 2.

Rural Estate and Agricultural land use is compatible with land use and zoning in Aetna Township in Mecosta County to the north; and is also compatible with land use and zoning in Croton Township in Newaygo County to the West.

Within Pierson Township to the south, in that area that borders land recommended for Rural Estate and Agriculture in Reynolds Township, the existing zoning varies from AG-Agriculture to the west, to R-R Rural Residential east of the terminus of Whitefish Road, to R-1 Single Family Residential just west of the US 131 Expressway. The Future Land Use Plan for Pierson Township recommends that the area of R-1 Single Family Residential be extended westward to the terminus of Whitefish Road. Therefore, a somewhat higher density of land use is recommended in this area of Pierson Township than in Reynolds Township. A more detailed discussion of this area may be found in Chapter 1 under the heading Adjacent Communities.

Zoning Plan for Rural Estate and Agriculture Land Use

Rural Estate and Agriculture land use will be implemented by the R-1 Rural-Agricultural Residential zoning district. This District requires a minimum lot size of two acres (87,120 square feet), and a minimum lot width of 165 feet. The R-1 District permits farms and farm dwellings; greenhouses and nurseries; roadside stands for products grown on the property; single-family detached dwellings; family day care homes; state-licensed residential family care facilities; public parks and recreational areas; customary accessory uses and structures; and home occupations.

A wide range of land uses compatible with a primarily rural are permitted with special land use approval, but should only be approved if they are appropriate for the location. These uses include churches, hunt clubs and shooting clubs; amusement parks and race tracks; and agribusiness, among others. Site condominiums for single family homes are permitted with special land use approval (see discussion on site condominiums in following proposed amendments). While K-12 schools, when not operated as commercial enterprises, are permitted only when approved as a special land use, public schools are not subject to local zoning. This issue is addressed in the following section on proposed amendments.

Land zoned R-1 is eligible to be rezoned to Planned Unit Development (PUD), as regulated by Chapter 11 of the Reynolds Township Zoning Ordinance. The proposed uses of a PUD must be consistent with the



Township Master Plan, and may include any use or special land use (subject to special land use approval) as permitted within the existing zoning district, or the zoning district as proposed by the Master Plan. In order for an applicant for a PUD to apply for a density bonus, the property must be recommended for Rural Estate land use on the Reynolds Township Master Plan. (The former Rural Estate land use category is now named the Rural Estate and Agriculture land use category on the 2022 Future Land Use Map.)

Procedures for Planned Unit Developments will need to be amended to require a public hearing be held by the Reynolds Township Board to comply with the Michigan Zoning Enabling Act which requires that the body or official responsible for the review and approval of a PUD shall hold at least one public hearing. The Planning Commission shall additionally hold a public hearing as part of the review process of a PUD, since the approval of a PUD constitutes a rezoning.

Open Space Developments are permitted only when approved as a special land use, according to the requirements of Section 14.6 KK.

Proposed Amendments

Amendments to the R-1 District, or regulations that apply to uses in the R-1 District, are recommended in order to implement the intent of this land use category and to align the Township with current state laws. These include the following:

The Michigan Zoning Enabling Act, PA 110 of 2006 as amended, requires that a local unit of government shall provide for Open Space Preservation developments in certain zoning districts, if the population of the municipality is at least 1,800 persons. In Reynolds Township, this requirement applies to the R-1 zoning district. This land use should be added to the Permitted Uses as listed in Section 4.2 Permitted Uses, and regulations for the review of Open Space Preservation developments added to Chapter 4, or to another section in the Zoning Ordinance such as General Provisions, or a new chapter. The Open Space Preservation land use enabled by the Zoning Enabling Act may differ from the Open Space Preservation land use permitted with approval as a special land use by the R-1 zoning district, and the requirements of each should be reviewed to ensure consistency within Chapter 4.

A landowner engaging in farming practices has the option of complying with certain Generally Accepted Agricultural Management Practices (GAAMPS) as authorized by the Right to Farm Act, Act 93 of 1981 as amended, and as developed by the Michigan Commission of Agriculture and Rural Development. Compliance with the GAAMPS provides a farmer with certain protections against nuisance litigation. However, a farmer is not required to participate in compliance with the GAAMPS to be generally protected under the Right to Farm Act. Therefore, while Intensive Livestock Operations and Agribusinesses are permitted as special land uses in the R-1 District, the ability of the Township to regulate these uses may be limited by the Right to Farm Act.

The Township may wish to allow certain value-added land uses for farms as defined by the Right to Farm Act. Amendments must meet the requirements of the Right to Farm Act, which includes permitting certain uses by right, such as farm markets, community supported agriculture, U-pick operations; and some rural recreation/amusement enterprises. The Township has the authority to regulate farm markets of a certain size, without being in violation of the Right to Farm Act. Other value-added land uses, such as farm wedding venues, wineries, and recreation/amusement enterprises of a certain character, may be regulated as special land uses.



Site condominiums for single-family homes should be deleted from Section 4.4 J. as site condominiums are a form of ownership enabled by the State of Michigan Condominium Act (Act 59 of 1978 as amended) and are not a land use that needs to be permitted. Further, Act 59 specifically states that a condominium project shall not be prohibited nor treated differently by any law, regulation, or ordinance of any local unit of government, which would apply to that project or development under a different form of ownership. Single family homes are permitted in the R-1 District, and may be developed on lots created through land division; within platted subdivisions; and within site condominium developments. Further, Section 14.6 CC. includes specific special land use standards for site condominiums, and requiring such approval is unlawful according to Act 59. While special regulations for site condominiums are recommended, the regulations should be in a chapter separate from Section 14.6 CC.

Special Land Uses as listed in Section 4.3 G. should be amended to delete K-12 schools, provided the schools are not operated as commercial enterprises, as the State of Michigan requires that public schools are not subject to local zoning and thus not required to obtain special land use approval. Schools are subject to certain reviews under general law ordinances (such as noise) and secondary schools are subject to advisory site plan review only, according the State of Michigan Revised School Code, Act 451 of 1976, as amended.

Amend the regulations for Planned Unit Developments to require a public hearing be held by the Reynolds Township Board to comply with the Michigan Zoning Enabling Act which requires that the body or official responsible for the review and approval of a PUD shall hold at least one public hearing.

Amend the requirements for wireless communication towers in Section 14.6 JJ. to comply with the requirements of the Michigan Zoning Enabling Act.

Low Density Residential Land Use-Village of Howard City

The area planned for Low Density Residential land use is located primarily between the area planned for Rural Estate land use, and the area planned for the Village Residential land use. The exception is an area located in a portion of the Village surrounded by land use planned for Village Commercial and Village Residential land use, and zoned R-1 Low Density Residential. This area is bounded by Williams Street on the north; Orton Street on the east; Shaw Street on the south; and Lincoln Street on the west. Another exception is that area southeast of the intersection of Washburn Street and Maple Hill Road. This area is currently zoned R-1 Low Density Residential, and is developed with 2.5 acre lots.

The Low Density Residential areas are either currently served by public water and sewer, or is located such that development could potentially be served in the future by the extension of public water and sewer.

A significant area in the southeast portion of the Village, currently used for agricultural purposes, is planned for both Real Estate land use and Low Density Residential land use. As discussed in a previous section, this area may be suitable to remain as either agricultural and rural estate land use; or maybe become suitable in the future for a higher density of land use, such as that recommended by the Low Density Residential land use category, depending upon the possible extension of public water and sewer, and market trends.

The area planned for Low Density Residential land use currently consists of residential dwellings on lots that range in size from just over 7,000 square feet to several acres. A large vacant parcel, consisting



of nearly 62 acres, located on the east side of N. Maple Hill Road and on the south side of E. Chestnut Street, is included in this land use category. Parcels located on the east side of Orton Street and on the south side of Washburn Street consist of ten to over 80 acres.

The areas planned for Low Density Residential land use adjacent to Reynolds Township are substantially compatible with existing and planned land uses. On the western side of the Village, areas planned for Low Density Residential land use are adjacent to areas planned for Medium and High Density Residential land use, and zoned R-3 Medium Density Residential. In the southeast portion of the Village, that area which is recommended for an option of Low Density Residential land use is adjacent to a portion of the Township recommended for Medium and High Density Residential land use.

That area in the southeast portion of the Village which is recommended for an option of Low Density Residential land use is compatible with the Agricultural land use category recommended by the Pierson Township Master Plan in this location. The existing character in Pierson Township is both agricultural and rural residential in this location.

Zoning Plan for Low Density Residential Land Use

Low Density Residential land use will be implemented by the R-1 Single Family Residential zoning district. This district requires a minimum lot size of 12,000 square feet, and a minimum lot width of 100 feet. Lots served by public sanitary sewer may be reduced to a minimum area of 9,000 square feet with a minimum lot width of 80 feet.

The R-1 District permits single family detached dwellings; family day car homes; state licensed residential family care facilities; customary accessory uses and structures; and site condominiums for single family homes. (See discussion following regarding site condominiums.)

Land uses permitted with special land use approval include a variety of non-residential land uses intended to further the creation of stable residential neighborhoods, such as recreation areas, churches, and bed and breakfast establishments. While K-12 schools, when not operated as commercial enterprises, are permitted only when approved as a special land use, public schools are not subject to local zoning. This issue is addressed in the following section on proposed amendments.

Land zoned R-1 is eligible to be rezoned to Planned Unit Development (PUD), as regulated by Section 154.047 of the Village of Howard City Zoning Ordinance. The proposed uses of a PUD must be consistent with the Village Master Plan, and may include any use or special land use (subject to special land use approval) as permitted within the existing zoning district, or the zoning district as proposed by the Master Plan. Within the PUD, the minimum lot area and setback requirements may be modified from those otherwise required by the R-1 District, or the zoning district proposed by the Master Plan.

Since the proposed PUD must be consistent with the Village Master Plan, the residential density within the PUD, according to Section 154.047, is established based upon the residential density proposed by the recommended land use in the Master Plan, even if different from the zoning existing in the location where the PUD is proposed.

Procedures for Planned Unit Developments will need to be amended to require a public hearing be held by the Reynolds Township Board to comply with the Michigan Zoning Enabling Act which requires that the body or official responsible for the review and approval of a PUD shall hold at least one public



hearing. The Planning Commission shall additionally hold a public hearing as part of the review process of a PUD, since the approval of a PUD constitutes a rezoning.

Proposed Amendments

Amendments to the R-1 District, or regulations that apply to uses in the R-1 District, are recommended in order to implement the intent of this land use category and to align the Village with current state laws. These include the following:

Active farms remain in the areas recommended for Low Density Residential land use. While not listed as a permitted use, farming will be permitted as a use under the Right to Farm Act. A more detailed discussion of this is found under the Rural Estate land use section. The Village may wish to allow certain value-added land uses for farms as defined by the Right to Farm Act. Amendments must meet the requirements of the Right to Farm Act, which includes permitting certain uses by right, such as farm markets, community supported agriculture, U-pick operations; and some rural recreation/amusement enterprises. The Village has the authority to regulate farm markets of a certain size, without being in violation of the Right to Farm Act. Other value-added land uses, such as farm wedding venues, wineries, and recreation/amusement enterprises of a certain character, may be regulated as special land uses.

The discussion and recommendations for site condominiums for single-family homes in the AG/OS District apply to the R-1 District, and site condominiums as a use should be deleted from Section 154.040 (B) (5).

Special Land Uses as listed in Section 154.040 (C) should be amended to delete item (5) K-12 schools, provided the schools are not operated as commercial enterprises, as the State of Michigan requires that public schools are not subject to local zoning and thus not required to obtain special land use approval. Schools are subject to certain reviews under general law ordinances (such as noise) and secondary schools are subject to advisory site plan review only, according the State of Michigan Revised School Code, Act 451 of 1976, as amended.

Amend the regulations for Planned Unit Developments to require a public hearing be held by the Village of Howard City Council to comply with the Michigan Zoning Enabling Act which requires that the body or official responsible for the review and approval of a PUD shall hold at least one public hearing.

Rural Residential Land Use-Reynolds Township

The area planned for Rural Residential land use in Reynolds Township consists of the area primarily between the area planned for Rural Estate and Agriculture; and that area planned for Medium and High Density Residential. The area provides a transition between the areas of greater density nearer the Village of Howard City, and the rural and agricultural areas that comprise the majority of the Township. The area currently includes residential land uses on wide range of lot sizes. Lots range from two to 40 acres or more; and lots of less than two acres occur in platted subdivisions or site condominium developments. Areas planned for Rural Residential land use west of the US 131 Expressway reflect current zoning.

Areas within the Township recommended for Rural Residential land use are impacted by the wetlands and hydric soils associated with Tamarack Creek, and its tributaries; as well as Indian Creek Drain, and portions of Handy Creek.



In adjacent Winfield Township to the east, land uses consist of several large parcels zoned AG-Agricultural; as well as smaller platted lots that surround Indian Lakes, and that are zoned LR-Lakeside Residential. The Rural Residential land use recommended in Reynolds Township is of a somewhat higher density than the agricultural lands in Winfield Township, which require a minimum lot size of two acres. However, they are of a lower density than the platted lots surrounding Indian Lakes in this location, since the Lakeside Residential zoning district requires a minimum lot size of 11,000 square feet. Rural Residential land use is therefore not incompatible with land use in Winfield Township.

In Pierson Township to the south, lands adjacent to Reynolds Township are planned for single family residential land use, and are zoned R-1 Single Family Residential. Both planned and existing land uses in this location are compatible with the Rural Residential land use recommended in this location for Reynolds Township.

Zoning Plan for Rural Residential Land Use

Rural Residential land use will be implemented by the R-2 Low Density Residential zoning district. This district requires a minimum lot size of 54,450 square feet (1.5 acres), and a minimum lot width of 165 feet. Permitted uses include single family detached dwellings; family day care homes; state licensed residential family care facilities; parks and recreational facilities; customary accessory uses and structures; and home occupations.

A range of land uses are permitted with special land use approval, and if they serve to further the creation of stable residential neighborhoods. These uses include recreation centers, churches, golf courses, site condominiums for single family homes; sand and gravel mining, and Open Space Developments. These uses should only be approved if appropriate for the location (see discussion following regarding site condominiums). While K-12 schools, when not operated as commercial enterprises, are permitted only when approved as a special land use, public schools are not subject to local zoning. This issue is addressed in the following section on proposed amendments.

The discussion and recommendations for site condominiums for single-family homes in the R-1 District District apply to the R-2 District.

Land zoned R-2 is eligible to be rezoned to Planned Unit Development (PUD), as regulated by Chapter 11 of the Reynolds Township Zoning Ordinance. The proposed uses of a PUD must be consistent with the Township Master Plan, and may include any use or special land use (subject to special land use approval) as permitted within the existing zoning district, or the zoning district as proposed by the Master Plan. Land recommended for Rural Residential land use is not eligible for the density bonus option.

Open Space Developments are permitted only when approved as a special land use, according to the requirements of Section 14.6 KK.

Proposed Amendments

Amendments to the R-2 District, or regulations that apply to uses in the R-2 District, are recommended in order to implement the intent of this land use category and to align the Township with current state laws. These include the following:

The Michigan Zoning Enabling Act, PA 110 of 2006 as amended, requires that a local unit of government shall provide for Open Space Preservation developments in certain zoning districts, if the population



of the municipality is at least 1,800 persons. In Reynolds Township, this requirement applies to the R-2 zoning district. This land use should be added to the Permitted Uses as listed in Section 5.2 Permitted Uses, and regulations for the review of Open Space Preservation developments added to Chapter 5, or to another section in the Zoning Ordinance such as General Provisions, or a new chapter. The Open Space Preservation land use enabled by the Zoning Enabling Act may differ from the Open Space Preservation land use permitted with approval as a special land use by the R-2 zoning district, and the requirements of each should be reviewed to ensure consistency within Chapter 5.

Recommendations for amendments to the regulations for site condominiums in the R-1 District apply to the R-2 District, and site condominiums as a use should be deleted from Section 5.3 H.

Special Land Uses as listed in Section 5.3 E. should be amended to delete K-12 schools, provided the schools are not operated as commercial enterprises, as the State of Michigan requires that public schools are not subject to local zoning and thus not required to obtain special land use approval. Schools are subject to certain reviews under general law ordinances (such as noise) and secondary schools are subject to advisory site plan review only, according the State of Michigan Revised School Code, Act 451 of 1976, as amended.

Amend the regulations for Planned Unit Developments to require a public hearing be held by the Reynolds Township Board to comply with the Michigan Zoning Enabling Act which requires that the body or official responsible for the review and approval of a PUD shall hold at least one public hearing.

Village Residential Land Use-Village of Howard City

The Village Residential land use area is that residential portion of the Village nearest the center, surrounding the central business district. The Village Residential land use area is served by public water and sewer. The area is characterized by smaller residential lots within the original Village plats, in a traditional block pattern. Some larger parcels remain in the Village Residential land use area, primarily just south of Tamarack Creek, where wetlands and hydric soils may limit further land divisions. These areas of larger parcels are currently zoned R-2 Single and Two-family Residential, consistent with zoning in the traditional Village area.

An area planned for Village Residential land use lies on the south side of Washburn Street, approximately 350 feet east of Maple Hill Road. This land use category is primarily to reflect the current R-2 Medium Density Residential.

An additional area planned for Village Residential land use is located on the north side of Washburn Street, in an area served by Silver Birch Street. While zoned R-3 Multi-Family Residential, this area contains lot sizes comparable to the lot sizes found in the R-2 Single and Two-Family Residential District. The likelihood of this area ever developing as anything other than the single family uses currently existing is extremely low; therefore, the future land use category is recommended to be Village Residential.

A wide range of community facilities such as schools, library, parks, trails, post office, Village offices, and public safety characterize the Village Residential area, and contribute to the walkability of the area. Historic homes and structures occupy the area as well, contributing to the desirable village character.



Zoning Plan for Village Residential Land Use

Village Residential land use will be implemented by the R-2 Single and Two-Family zoning district. This district requires a minimum lot size of 12,000 square feet, and a minimum lot width of 80 feet. With sanitary sewer, lots may be reduced to a minimum area of 7,500 square feet, with a minimum lot width of 70 feet. Two-family dwellings require a minimum lot area of 25,000 square feet, with a minimum lot width of 110 feet. When served by sanitary sewer, lots for two-family dwellings may be reduced to an area of 12,000 square feet, and a minimum lot width of 100 feet.

Permitted uses in the R-2 District include any permitted use in the R-1 Single Family Residential District; and two-family dwellings, including conversions of existing single family detached dwellings, providing all applicable requirements for living area, lot size, and setbacks are met. All uses permitted with special land use approval in the R-1 District are permitted with special land use approval in the R-2 District. Comments found within the zoning plan section for Low Density Residential land use regarding site condominiums and K-12 public schools in the R-1 District are applicable to the R-2 District.

Land zoned R-2 is eligible to be rezoned to Planned Unit Development (PUD), as regulated by Section 154.047 of the Village of Howard City Zoning Ordinance, although the minimum area required for a rezoning to PUD is five acres, or ten acres of the PUD is proposed to include both residential and nonresidential land uses. Therefore, limited areas may remain in the R-2 District which would qualify for rezoning to PUD. The discussion regarding PUD rezoning found in the zoning plan section for Low Density Residential land use are applicable to the R-2 District.

Proposed Amendments

Amendments proposed to the R-1 Single Family Residential zoning district in the zoning plan section for Low Density Residential land use regarding site condominiums and K-12 public schools will apply to the R-2 Single and Two-Family Residential zoning district, as all uses permitted both by right and by special land use in the R-1 District are permitted in the R-2 District.

Amend the regulations for Planned Unit Developments to require a public hearing be held by the Village of Howard City Council to comply with the Michigan Zoning Enabling Act which requires that the body or official responsible for the review and approval of a PUD shall hold at least one public hearing.

Village officials may wish to discuss whether the conversions of existing single family detached dwellings to two-family dwellings meets the intent of the preservation of village character. Amendments to prevent the conversion of single family dwellings may assist in the preservation of historic structures and neighborhood character. Existing two-family dwellings may be considered conforming for the purposes of zoning.

Medium and High Density Residential Land Use-Reynolds Township

The area planned for Medium and High Density Residential land use in Reynolds Township is primarily that area adjacent to the Village of Howard City municipal boundary. This land use category includes that area already zoned R-3 Medium Density Residential, and a substantial area on the east side of the Village boundary that is currently zoned R-2 Low Density Residential.

While not currently served by public water and sewer, the areas planned for Medium and High Density Residential could potentially be served by these utilities, depending upon the policies regarding



extension of public water and sewer, and market trends.

The area recommended for Medium and High Density Residential land use is currently composed of lots ranging in size from one acre to 20 acres or more. Areas which are zoned R-2 Low Density Residential, but have been planned for Medium and High Density Residential, consist of larger parcels where the potential of land divisions and development are possible. Parcels, such as those at the eastern and southeastern boundary of the Village, may remain in agricultural production for the foreseeable future, by may be considered for development at some point depending on extension of utilities and market trends.

Limited areas in the Medium and High Density Residential land use area will be impacted by the wetlands and hydric soils associated with Tamarack Creek and Indian Creek Drain.

In adjacent Winfield Township to the east, land uses north of Almy Road consist of smaller platted lots that surround Indian Lakes, and that are zoned LR-Lakeside Residential. On the south side of Almy Road, several lots ranging in size from one to just over 10 acres are zoned RR-Rural Residential. The remainder of the adjacent lands in Winfield Township are zoned AG-Agricultural, and consist of parcels ranging from 40 to over 80 acres. Land use proposed in Reynolds Township is substantially compatible with land use in Winfield Township surrounding and near Indian Lakes.

Land use proposed in Reynolds Township that is adjacent to agricultural land uses in Winfield Township is of a greater density; however, any rezoning or development proposals in Reynolds Township should take into account whether the rezoning is compatible with surrounding land uses, including those in neighboring communities. Additionally, suitable site design and the provision of natural buffers should be required when non-farm development is proposed in areas that are primarily still agricultural in nature.

In Pierson Township to the south, lands adjacent to Reynolds Township to the west of Federal Road are planned for single family residential land use, and are zoned R-1 Single Family Residential. Both planned and existing land uses in this location are compatible with the Medium and High Density Residential land use recommended in this location for Reynolds Township. Lands in Section 1 of Pierson Township that are adjacent to Reynolds Township are planned and zoned for Agricultural land use. As stated in regard to Winfield Township, any rezoning or development proposals in Reynolds Township should take into account whether the rezoning is compatible with surrounding land uses, including those in neighboring communities. Suitable site design and the provision of natural buffers should be required when non-farm development is proposed in areas that are primarily still agricultural in nature.

Zoning Plan for Medium and High Density Residential Land Use

Medium and High Residential Land Use will be implemented by the R-3 Medium Density Residential zoning district. The purpose of the R-3 District is to provide single, two-family, and multiple family residential living environments. The required minimum lot size in the R-3 District is 43,560 square feet (one acre), with 100 feet of minimum lot width. Lots served by public sanitary sewer may be reduced to a minimum area of 12,000 square feet, with a minimum lot width of 85 feet. For two-family dwellings, the minimum lot size is 54,450 square feet (1.25 acres) with a required minimum lot width of 100 feet. Lots with two-family dwellings served by sanitary sewer may be reduced to 20,000 square feet, with a minimum lot width of 100 feet.



For multiple family dwellings, the minimum lot size is one acre, and the use shall be served by public or private water and sanitary sewer. The maximum density of multiple family developments is four units per net acre. Very little multi-family land use exists in Reynolds Township; depending upon the extension of utilities and market trends, locations within the Medium and High Density Residential land use area may be suitable for future multi-family development.

Uses permitted in the R-3 District are any permitted use in the R-2 Low Density Residential zoning district, and two-family dwellings. Uses permitted with special land use approval are those that are permitted in the R-2 District, excluding private kennels, private stables, and private storage buildings as a principal use. Additional permitted special land uses include multiple family dwellings, housing for the elderly, child care centers, and open space developments. Special land uses should be approved only if the location is appropriate, and if the use serves the creation of stable residential neighborhoods.

The discussion and recommendations for site condominiums for single-family homes in the R-1 and R-2 Districts apply to the R-3 District.

Land zoned R-3 is eligible to be rezoned to Planned Unit Development (PUD), as regulated by Chapter 11 of the Reynolds Township Zoning Ordinance. The proposed uses of a PUD must be consistent with the Township Master Plan, and may include any use or special land use (subject to special land use approval) as permitted within the existing zoning district, or the zoning district as proposed by the Master Plan. Land recommended for Medium and High Density Residential land use is not eligible for the density bonus option. The discussion regarding PUD rezoning found in the zoning plan section for the R-1 and R-2 Districts is applicable to the R-3 District.

Open Space Developments are permitted only when approved as a special land use, according to the requirements of Section 14.6 KK.

Proposed Amendments

Amendments to the R-3 District, or regulations that apply to uses in the R-3 District, are recommended in order to implement the intent of this land use category and to align the Township with current state laws. These include the following:

As discussed previously, the Michigan Zoning Enabling Act, PA 110 of 2006 as amended, requires that a local unit of government shall provide for Open Space Preservation developments in certain zoning districts, if the population of the municipality is at least 1,800 persons. In Reynolds Township, this requirement applies to the R-3 District in the case where the minimum lot size is 43,560 square feet (one acre); and in the case where a two-family dwelling is both served by public water and sewer (20,000 square feet minimum lot size) or not served by public water and sewer (54,450 square feet minimum lot size). This land use should be added to the Permitted Uses as listed in Section 6.3 Permitted Uses, and regulations for the review of Open Space Preservation developments added to Chapter 6, or to another section in the Zoning Ordinance such as General Provisions, or a new chapter. The Open Space Preservation land use enabled by the Zoning Enabling Act may differ from the Open Space Preservation land use permitted with approval as a special land use by the R-2 zoning district (and thus the R-3 District), and the requirements of each should be reviewed to ensure consistency within Chapter 6.

Amend the regulations for Planned Unit Developments to require a public hearing be held by the Reynolds Township Board to comply with the Michigan Zoning Enabling Act which requires that the body or official responsible for the review and approval of a PUD shall hold at least one public hearing.



Recommendations for site condominiums and K-12 public schools as found in the proposed amendments section for the R-1 and R-2 Districts are applicable to the R-3 District.

High Density Residential Land Use-Village of Howard City

The High Density Residential land use area is recommended for those areas that are currently zoned R-3 Multi-Family Residential, with the exception of that area served by Silver Birch Street.

Existing High Density Residential land use is located at the terminus of W. Edgerton Street (Tamarack Creek Senior Housing); at the northwest corner of Shaw Street and Mulberry Street (Montcalm County housing for seniors and disabled persons); and on the south side of Shaw Street near the western boundary of the Village (Shaw Lane Apartments).

An additional area recommended for High Density Residential land use exists in that area on the south side of Washburn Street, adjacent to the west boundary of the Village Trails Manufactured Housing Community. This area, while zoned R-3, is currently vacant. Depending upon the extension of utilities and market trends, this location may be suitable for future multi-family development in the Village.

Zoning Plan for High Density Residential Land Use

High Density Residential land use will be implemented by the R-3 Multi-Family zoning district. The intent of the R-3 District is to provide the residential needs of all groups, and to recognize the need to provide affordable housing opportunities. Multi-Family uses require a minimum lot size of 40,000 square feet; and a minimum lot width of 100 feet. A maximum of seven dwelling units per net acre is permitted. Single family and two-family dwellings are permitted according to the regulations of the R-2 Single Family and Two-Family zoning district.

Uses permitted by right in addition to single family, two-family, and multi-family dwellings are any use permitted in the R-2 Single and Two-Family Residential zoning district. Uses with special land use approval include any special land use permitted in the R-2 District, as well as housing for the elderly and commercial day care. Special land uses should only be approved if appropriate for the location, and if the use furthers the intent of the R-3 District.

Land zoned R-3 is eligible to be rezoned to Planned Unit Development (PUD), as regulated by Section 154.047 of the Village of Howard City Zoning Ordinance. The discussion regarding PUD rezoning found in the zoning plan section for Low Density Residential land use is applicable to the R-3 District.

Proposed Amendments

Amendments to the R-3 District, or regulations that apply to uses in the R-3 District, are recommended in order to implement the intent of this land use category and to align the Township with current state laws. These include the following:

Amendments proposed to the R-3 zoning district in the zoning plan section for land use regarding site condominiums and K-12 public schools will apply to the R-3 Multi-Family Residential zoning district, as all uses permitted both by right and by special land use in the R-1 District are permitted in the R-2 and R-3 Districts.



Amend the regulations for Planned Unit Developments to require a public hearing be held by the Village of Howard City Council to comply with the Michigan Zoning Enabling Act which requires that the body or official responsible for the review and approval of a PUD shall hold at least one public hearing.

Manufactured Housing Community Land Use-Village of Howard City

The area recommended for Manufactured Housing Community land use primarily consists of that area currently zoned and utilized for manufactured housing. This area is located southwest of the intersection of Washburn Street and Ensley Street (Federal Road), and consists of just over 40 acres.

Additional vacant properties adjacent to the current manufactured housing community are also planned for Manufactured Community land use, as these parcels are owned by the same landowner as the existing manufactured housing community. These parcels, located northwest and west of the current community, equal over 22 acres. One of these parcels has frontage upon Washburn Street.

An additional parcel owned by the same landowner, is located to the west in Reynolds Township, and consists of ten acres. Taken together, approximately an additional 32 acres remains for manufactured housing land use in this location.

Any expansion of Manufactured Housing Community land use will be dependent upon the extension of utilities to the remaining parcels. Suitable site and access design are important in this location to ensure compatibility with adjacent land uses.

Zoning Plan for Manufactured Housing Community Land Use

Manufactured Housing Community land use will be implemented by the MH Manufactured Home Park District (Section 154.043). The intent of the MH District is to provide regulations for manufactured home residential developments, and to provide for additional variety in housing opportunities and choices.

Permitted uses include manufactured homes within a State licensed manufactured home park; family day care homes; State licensed residential family care facilities; and customary accessory uses and structures. Uses permitted with special land use approval include utility and public service buildings; and State licensed residential group home care facilities.

All manufactured home parks shall comply with the applicable requirements of the Mobile Home Commission Act Public Act 96 of 1987, being MCL 125.2301 et seq., as amended.

Section 154.013 includes requirements for all single family dwellings outside manufactured home parks, including manufactured homes. Several manufactured homes outside of manufactured home parks exist within the Village, and do not meet the current standards for all single family dwellings. These existing manufactured homes may continue as legally existing, nonconforming uses, but if removed must only be replaced with dwellings that meet the requirements of Section 154.013.

Proposed Amendments

In recent years, the Manufactured Housing Commission of the State of Michigan has permitted local communities to regulate the design, access, and other development elements of mobile home parks. The Village of Howard City may wish to amend the zoning ordinance to ensure that any future



manufactured housing community, or expansion of an existing manufactured housing community, be reviewed according to standards desired by the Village.

Manufactured Housing Community Land Use-Reynolds Township

The area recommended for Manufactured Housing Community land use primarily consists of that area currently zoned and utilized for manufactured housing. This area is located in Section 15, on the east side of the US 131 Expressway, with access from Maple Hill Road. The area consists of just over 78 acres. The parcels occupied by the manufactured housing community in this location are partially vacant and may be suitable for expansion of the park.

As discussed previously, a vacant parcel consisting of ten acres, owned by the landowner of the manufactured housing community in the Village of Howard City, is located in Reynolds Township. This parcel has frontage on Maple Hill Road. Any expansion on this parcel of the existing manufactured housing community in the Village of Howard City is subject to the regulations for manufactured home parks in Reynolds Township.

Zoning Plan for Manufactured Housing Community Land Use

Manufactured Housing Community land use will be implemented by the R-4 MH Manufactured Home Park District (Chapter 7). The intent of the R-4 District is to provide regulations for manufactured home residential developments, and to provide for additional variety in housing opportunities and choices.

Permitted uses include manufactured homes within a State licensed manufactured home park; family day care homes; State licensed residential family care facilities; customary accessory uses and structures; and home occupations. Uses permitted with special land use approval include utility and public service buildings; and State licensed residential group home care facilities.

All manufactured home parks shall comply with the applicable requirements of the Mobile Home Commission Act Public Act 96 of 1987, being MCL 125.2301 et seq., as amended.

Section 2.10 of the Reynolds Township Zoning Ordinance includes requirements for all single family dwellings outside manufactured home parks, including manufactured homes. Several manufactured homes outside of manufactured home parks exist within the Township, and do not meet the current standards for all single family dwellings. These existing manufactured homes may continue as legally existing, nonconforming uses, but if removed must only be replaced with dwellings that meet the requirements of Section 2.10.

Proposed Amendments

In recent years, the Manufactured Housing Commission of the State of Michigan has permitted local communities to regulate the design, access, and other development elements of mobile home parks. Reynolds Township may wish to amend the zoning ordinance to ensure that any future manufactured housing community, or expansion of an existing manufactured housing community, be reviewed according to standards desired by the Township.



Commercial Land Use-Village of Howard City

Village Commercial

The areas planned for Village Commercial land use comprise the traditional central business district of the Village of Howard City. The area consists of commercial uses, residential uses, and public uses. The main street, E. Edgerton Street, includes one story commercial buildings and two-story commercial buildings with historic value. The area includes the Village of Howard City Municipal Complex.

East of White Street, both north and south of Edgerton Street, single family homes exist on the lots to the rear of the commercial lots fronting on E. Edgerton Street; several lots front on E. Shaw Street. However, these homes are zoned C-1 Neighborhood Commercial District, and are planned for Village Commercial land use.

The Village Commercial area has been enhanced due to streetscape projects initiated by the Downtown Development Authority. Improvements include street trees, plantings, new curb and gutter, and decorative street pavers at the intersections of E. Edgerton Street with Ensley Street and with White Road. Bump-outs have been provided for traffic calming. Preservation of the historic facades found on several of the structures has enhanced the character and vitality of the central business district.

Highway Commercial

The areas planned for Highway Commercial land use are primarily those areas zoned for commercial land use along major transportation routes outside the central business district. These areas include Ensley Street (Federal Road) from the southern limits of the Village, north to Tamarack Creek. A parcel northeast of the intersection of Ensley Street and Washburn Street is not zoned for commercial uses, but has been recommended for commercial land use due to the location and character of the parcel. The depth of the area along Ensley Street is approximately one to two blocks. Uses existing in this location include a range of retail and service uses.

Another area extends along W. Shaw Street from Ensley Street to the western boundaries of the Village. Uses here include a range of retail and service uses. The depth of commercial parcels in this area ranges from approximately 100 to 500 feet. Three parcels at the terminus of W. Edgerton Street are zoned C-2 Highway Commercial, but are classified as residential for tax purposes. Two parcels are used for residential purposes, and one is vacant. All three parcels have frontage on Tamarack Creek. A possible rezoning for this area is discussed within the zoning plan following.

South of Washburn Street, east of N. Henkel Road, commercial land uses are recommended along with light industrial land uses, in both the Howard City Industrial Park area, and in areas not yet included in the industrial park to the east and south of the Industrial Park. The Future Land Use Map shows a dual designation on those parcels of Commercial/Light Industrial. Any commercial use that is proposed in this location may require a rezoning to C-2 Highway Commercial depending upon whether the use is permitted in the C-2 District or the I District.

Zoning Plan for Commercial Land Use

Village Commercial land uses will be implemented by the C-1 Neighborhood Commercial zoning district. The intent of the C-1 District is to provide for the office, personal service, and convenience needs of residents of the Village. The C-1 District also permits residential uses on the second and third floors of commercial buildings, in order to provide vitality to the Village center area.



The C-1 District does not require a minimum lot area nor lot width. Permitted uses include a wide range of office, retail, and personal service establishments; indoor recreational and entertainment facilities; commercial schools; restaurants excluding drive-through establishments; health and fitness establishments; financial services; cultural facilities; child care centers; and customary accessory uses and structures.

Uses permitted with special land use approval include funeral homes; contractors show rooms; vehicle service stations; second or third story dwelling units in the same building as a commercial use that occupies the first floor; and business establishments with a drive-through window, excluding restaurants. No outdoor storage is permitted.

Highway Commercial land uses will be implemented by the C-2 Highway Commercial zoning district. The intent of the C-2 District is to provide not only for the daily needs of local residents, but also for a larger range of uses for both local residents, the regional community, and those traveling through the area. Highway commercial uses are intended to be located on higher traffic corridors rather than in the Village Center.

The C-2 District requires a minimum lot size of 30,000 square feet, and a minimum lot width of 150 feet. Permitted uses include any use permitted in the C-1 Neighborhood Commercial District; and any retail business whose principal activity is the sale of merchandise within an enclosed building.

Uses permitted with special land use approval include any special land use permitted in the C-1 District; along with a wide range of commercial uses with characteristics of greater impact, such as vehicle repair; hotels; open air businesses; and drive-through restaurants; and contractors supply, among others.

Land zoned C-1 or C-2 is eligible to be rezoned to Planned Unit Development (PUD), as regulated by Section 154.047 of the Village of Howard City Zoning Ordinance.

Proposed Amendments

Three parcels at the terminus of W. Edgerton Street are zoned C-2 Highway Commercial, and are classified as residential for tax purposes. Two parcels are used for residential purposes, and one is vacant. All three parcels have frontage on Tamarack Creek. The dwellings are assumed to be lawfully existing nonconforming uses, and would be subject to the regulations for nonconforming uses if destroyed by fire or other event. The Village of Howard City is recommended to sponsor a rezoning of those properties to the R-1 Single Family Residential zoning district, or the R-2 Single and Two-Family Residential zoning district, after discussion with property owners and analysis of the parcels. While conversion of these residential properties to commercial uses is possible, we would recommend preservation of the residential character of this area until further study and analysis.

Greenbelts and buffers are regulated by Section 154.020. Greenbelts are required between residential and nonresidential properties. Section 154.060 (D) Site Plan Review Standards state that the Planning Commission may require landscaping, buffer, or greenbelts be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property. Landscaping requirements for commercial uses, including requirements for front yard landscaping, should be reviewed to determine if the desired character and appearance of commercial uses may be achieved by amendments to landscaping standards.



Access standards for commercial uses, particularly outside the Village Center Commercial area, should be reviewed to determine if the objectives for safe and efficient access are being met. In particular, opportunities for driveway spacing, shared driveways, and parking lot cross-access should be considered and reviewed during the course of site plan review. Amendments that require access standards may also be necessary in order to promote attractive and functional commercial development.

Review procedures for Planned Unit Developments will need to be amended to require a public hearing be held by the Village of Howard City Council to comply with the Michigan Zoning Enabling Act which requires that the body or official responsible for the review and approval of a PUD shall hold at least one public hearing. The Planning Commission shall additionally hold a public hearing as part of the review process of a PUD, since the approval of a PUD constitutes a rezoning.

Commercial Land Use-Reynolds Township

Areas planned for Commercial land use are located along the major transportation corridors in Reynolds Township. These corridors include the M-46 corridor east of the US 131 Expressway; the Federal Road corridor north of boundary with the Village of Howard City; and the Howard City Edmore Road corridor east of the US 131 corridor extending to the boundary of the Village of Howard City.

Existing uses along the M-46 corridor include those commercial uses which primarily serve the motoring public, or may serve local patrons as well. Uses include restaurants, vehicle service, open air businesses, light industrial uses, truck plaza, self-storage, and entertainment among others. This corridor, between the US 131 Expressway and Reed Road, is zoned for C-2 Highway Commercial land use on both the north and south sides of the roadway. A portion of the corridor on the south side of M-46, between Reed Road and Federal Road, is zoned for C-1 General Commercial land use.

According to Township records, the depth of the zoning along the M-46 corridor is not clearly recorded; the following zoning plan recommends that this depth be determined through a lawful process.

A significant area northeast of the US 131 Interchange at M-46, with access from Maple Hill Road, has recently been rezoned to C-2 Highway Commercial. This area, consisting of 84.5 acres, is included in the area recommended for commercial land use.

A significant commercial land use along the M-46 corridor is Burley Park, a facility which hosts special events including an antiques and collectibles market, and other events. The facility, consisting of approximately 150 acres, has been recommended for a combination of commercial and light industrial land use, depending upon market trends. The Future Land Use Map recommends that the portion of the Burley Park properties with frontage on M-46 be developed as commercial uses to a depth of 500 feet. Beyond 500 feet, this area is recommended for either commercial or light industrial land uses. Commercial uses may include a mix of recreation or entertainment; industrial uses may include manufacturing. Uses proposed here will likely be those that could provide their own water and wastewater treatment facilities.

A significant area located at the southeast intersection of M-46 and Federal Road is recommended for commercial land use to a depth of approximately 1,000 feet. This area consists of a large parcel under single ownership, and may be suitable for a larger commercial use to serve regional needs, or may be suitable for a mix of uses that may serve to promote economic development in Reynolds Township. The mix of uses may include hotel, restaurant, retail, housing, office, or other uses. Proximity to the Fred



Meijer White Pine Trail may increase the possibility of tourism-related businesses in this location. The Township may take a proactive approach to this site, and draft a concept plan for the site, to aid possible future developers in meeting the goals of Reynolds Township.

A portion of a parcel located at the northeast intersection of M-46 and Federal Road is planned for commercial land use. This parcel is adjacent to the Michigan Department of Transportation public carpool parking lot. Frontage on Federal Road, and the excellent access provided via M-46 in this area may be suitable for commercial land use in the future. Due to the residential character of land uses to the north and to the east, only a portion of this parcel is recommended for commercial land use.

Commercial land use is recommended for the location east of the US 131 Expressway interchange at the Howard City Edmore Road. This location consists of undeveloped parcels that may be suitable for commercial development due to excellent access afforded by the US 131 Expressway interchange. Portions of this area are currently zoned C-2 Highway Commercial.

Properties along the Howard City Edmore Road corridor are planned for an option of commercial or light industrial land uses. Uses currently along this corridor include primarily residential land uses, since limited commercial zoning exists in this area. Commercial uses include well and septic services; landscaping; self-storage; and excavating. Depth of commercial land uses and/or zoning in this location should be limited to 300 feet or less, in order to preserve existing natural features such as Tamarack Creek to the north, and to provided compatibility with existing and future residential land uses on both the north and south sides of the Howard City Edmore Road. Commercial and light industrial land uses in general in this area should be carefully evaluated as to appropriateness of the location given the residential character of much of this corridor.

Commercial land use is recommended on the east side of the Federal Road corridor north of the boundary of the Village of Howard City, extending to the limits of commercial zoning currently in existence, which is just over one-half mile. An area zoned for residential land use on the east side of Federal Road is included in the area planned for commercial land use. This area includes a range of commercial uses, as well as residential and vacant parcels. Within the portion of the Village of Howard City adjacent to this area, land is recommended for Rural Estate land use. Any commercial development within the Township in this location should, through site design, be compatible with the rural residential nature of land use in the Village.

Commercial land use is recommended in additional locations in the Township where commercial land use currently exists. These locations include the southwest corner of the intersection of Federal Road and Yankee Road; and a parcel located in Section 24 on the south side of W. Almy Road, currently used for a self-storage business.

Zoning Plan for Commercial Land Use

Commercial land uses will be implemented by either the C-1 General Commercial zoning district or the C-2 Highway Commercial zoning district. A distinction between these two zoning districts is not shown on the Future Land Use map. However, commercial land uses will either be permitted according to the existing commercial zoning, or will be rezoned to either C-1 or C-2 depending upon the appropriateness of the site for uses permitted in each zoning district, and the intent of the district.



The intent of the C-1 District is to accommodate the needs of the community for retail and service needs, and to promote concentration of these uses in planned areas, rather than in a linear pattern.

The depth of any commercial rezoning along the Howard City Edmore Road west of the Village of Howard City should be carefully evaluated as to appropriateness of the location given the residential character of much of this corridor, and the existence of natural features associated with Tamarack Creek.

The required minimum lot size in the C-1 District is 15,000 square feet, with a required minimum lot width of 80 feet. Permitted uses include a wide range of retail, and business services; places of assembly; indoor recreational facilities; commercial schools; restaurants excluding drive-through establishments; health and fitness establishments; municipal and public utility buildings and structures; and plant nurseries and greenhouses. Uses permitted with special land use approval include contractors' offices and showrooms; vehicle service and repair; drive-through establishments; open air businesses; and other uses where approval should only be granted if the use is appropriate for the location.

The intent of the C-2 District is to provide an appropriate location for commercial and business enterprises which primarily serve the motoring public. These uses are will primarily be located near the US 131 Expressway, and along major transportation corridors.

The required minimum lot size in the C-2 District is 20,000 square feet, with a required minimum lot width of 80 feet. Permitted uses include any use permitted by right in the C-1 General Commercial District; as well as hotels and motels. Uses permitted with special land use approval include any special land use permitted in the C-1 District, and a range of uses with characteristics of greater impact, such as outdoor display; builder supply and equipment establishments; and outdoor commercial recreation, among others.

For all uses in both the C-1 and C-2 Districts, where a side or rear yard abuts a Residential District, a buffer shall be provided according to the requirements of Section 2.16 of the Zoning Ordinance. Additionally, the first 20 feet of the front yard shall not be used for parking or aisles and shall be landscaped.

Land zoned C-1 or C-2 is eligible to be rezoned to Planned Unit Development (PUD), as regulated by Chapter 11 of the Reynolds Township Zoning Ordinance.

Proposed Amendments

According to Reynolds Township records, the depth of the C-2 Highway Commercial District zoning along the M-46 corridor is not clearly recorded; this depth should be determined through a lawful process, including a public hearing and formal adoption of the area of C-2 zoning on the official Zoning Map.

Areas with existing commercial land uses that are not zoned for commercial use exist in several locations. These locations are: southwest of the intersection of Federal Road and Yankee Road; the south side of W. Almy Road in Section 24; and locations on both the north and south side of the Howard City Edmore Road in Sections 27 and 34 (uses in this location may be classified as industrial). These uses are lawfully existing nonconforming uses, or unlawfully existing non-conforming uses, and would be subject to the regulations for nonconforming uses if destroyed by fire or other event. If the Township desires that these areas have conforming status, the Township may sponsor a rezoning of these properties to an appropriate commercial or industrial zoning district after discussion with property owners.



Section 13.1 (D) Site Plan Review Standards state that the Planning Commission may require landscaping, buffer, or greenbelts be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property. Landscaping requirements for commercial uses, including requirements for front yard landscaping, should be reviewed to determine if the desired character and appearance of commercial uses may be achieved by amendments to landscaping standards.

Access standards for commercial uses, particularly along major transportation routes, should be reviewed to determine if the objectives for safe and efficient access are being met. In particular, opportunities for driveway spacing, shared driveways, and parking lot cross-access should be considered and reviewed during the course of site plan review. Amendments that require access standards may also be necessary in order to promote attractive and functional commercial development.

Review procedures for Planned Unit Developments will need to be amended to require a public hearing be held by the Reynolds Township Board to comply with the Michigan Zoning Enabling Act which requires that the body or official responsible for the review and approval of a PUD shall hold at least one public hearing. The Planning Commission shall additionally hold a public hearing as part of the review process of a PUD, since the approval of a PUD constitutes a rezoning.

Amend the requirements for wireless communication towers in Section 14.6 JJ. to comply with the requirements of the Michigan Zoning Enabling Act.

Industrial Land Use-Village of Howard City

Industrial land use in the Village of Howard City is recommended primarily in the Howard City Industrial Park, located south of Washburn Street, and east of N. Henkel Road. The 150-acre industrial park is nearly at capacity, with few vacant parcels remaining.

A parcel located south of Washburn Street and west of Orton Street, to the east of the current industrial park, is recommended for industrial land use. The parcel, consisting of approximately 34 acres, is currently used for agricultural purposes. Industrial land use may occur in this location in the event that this parcel becomes available and if required utilities can be extended to the property.

Properties both within the Howard City Industrial Park, and on the adjacent parcel to the east, are recommended for both commercial land use and light industrial land use, in order to provide opportunities depending upon market trends.

An area of industrial land use (truck terminal) is located on the north side of Washburn Street, across from the Howard City Industrial Park.

An area zoned for industrial land use is located at the northwest intersection of Washburn Street and the right-of-way for the Fred Meijer White Pine Trail. This area is the location of a Village of Howard City lift station.

An area recommended for industrial land use is located on the east side of White Street, north of Legion Street. This area is zoned for industrial land use, and currently includes a truck terminal use.



Zoning Plan for Industrial Land Use

Industrial land use will be implemented by the I Industrial zoning district. The intent of this district is to accommodate wholesale, warehousing, manufacturing, storage, and other industrial related uses.

The required minimum lot size in the I District is two acres, and the required lot width is 200 feet. Permitted uses include office buildings for a range of professions; financial institutions including those with drive-through facilities; research and development facilities; wholesale establishments; manufacturing of a wide range of products; laboratories; trade schools; public service buildings and storage; contractors’ showrooms and storage yards; child care centers; metal fabrication; and customary accessory uses and structures.

Use permitted with special land use approval include a range of uses with characteristics of greater impact, such as stamping press operations; metal plating; recycling centers; junk yards; and manufacture of corrosive materials, among others, which should only be approved if the use is appropriate for the location.

For all industrial land uses, the first 20 feet of the required front yard shall not be used for parking or aisles, and shall be landscaped. Where the side or rear yard abuts a Residential District, the minimum required setback distance shall be increased as necessary to meet the requirements of Section 154.020, which states the requirements for greenbelts and buffers.

Any industrial land use located within the Howard City Industrial Park is subject to all covenants and restrictions required in the Industrial Park.

Land zoned I Industrial is eligible to be rezoned to Planned Unit Development (PUD), as regulated by Sections 154.047 of the Village of Howard City Zoning Ordinance.

Proposed Amendments

Greenbelts and buffers are regulated by Section 154.020. Greenbelts are required between residential and nonresidential properties. Section 154.060 (D) Site Plan Review Standards state that the Planning Commission may require landscaping, buffer, or greenbelts be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property. Landscaping requirements for commercial uses, including requirements for front yard landscaping, should be reviewed to determine if the desired character and appearance of commercial uses may be achieved by amendments to landscaping standards.

The Village of Howard City Zoning Ordinance currently states that if an I District is located within a Renaissance Zone, uses permitted by right shall be subject to special land use approval as regulated by Sections 154.075 through 154.080 of the Village of Howard City Zoning Ordinance. However, the Zoning Enabling Act, PA 110 of 2006 as amended, does not permit same uses within one zoning district to be treated differently within the zoning district. Therefore, a use permitted by right shall not be required to be approved as a special land use if the use is permitted within the same zoning district by right. Although a Renaissance Zone no longer exists in the Village, this section should be deleted. Amendments to the zoning ordinance may require a set of requirements for special approval for uses within an industrial park, but not special land use approval for uses permitted by right in the I District outside the industrial park.



Amend the requirements for wireless communication towers in Section 14.6 JJ. to comply with the requirements of the Michigan Zoning Enabling Act.

Review procedures for Planned Unit Developments will need to be amended to require a public hearing be held by the Village of Howard City Council to comply with the Michigan Zoning Enabling Act which requires that the body or official responsible for the review and approval of a PUD shall hold at least one public hearing. The Planning Commission shall additionally hold a public hearing as part of the review process of a PUD, since the approval of a PUD constitutes a rezoning.

Industrial Land Use-Reynolds Township

Industrial land use is recommended in a variety of locations throughout the Township. These locations include areas of existing industrial land use, and areas that have not yet been developed for industrial purposes.

The most significant area planned for industrial land use is located southeast of the Howard City Industrial Park, on the north side of Lake Montcalm Road, west of Orton Street. The parcel, consisting of approximately 38 acres, is currently used for agricultural purposes. Industrial land use may occur in this location in the event that this parcel becomes available and if required utilities can be extended to the property.

Properties along the Howard City Edmore Road corridor are planned for an option of commercial or light industrial land uses. Uses currently along this corridor include primarily residential land uses, since limited commercial zoning exists in this area, and no industrial zoning exists in this area. An excavating services use exists on the south side of the Howard City Edmore Road, and is recommended for a mix of commercial and residential land use. Depth of industrial land uses and/or zoning in this location should be limited to 300 feet or less, in order to preserve existing natural features such as Tamarack Creek to the north, and to provided compatibility with existing and future residential land uses on both the north and south sides of the Howard City Edmore Road. Light industrial land uses in general in this area should be carefully evaluated as to appropriateness of the location given the residential character of much of this corridor.

Other additional areas are recommended for industrial land use. A parcel located at the southeast intersection of the US 131 Expressway interchange at M-46, consisting of approximately 24 acres, was recently rezoned for industrial land use. An industrial land use exists on the north side of Almy Road, just east of Amy School Road. A small parcel located on the south side of the Howard City Edmore Road, just west of the US 131 Expressway interchange, is the site or an electrical power sub-station.

Several properties that are owned by the ANR Pipeline Company are recommended for industrial land use. These parcels occur in Sections 12 and 16. The ANR Pipeline Company is an interstate pipeline company that is regulated by the Michigan Public Service Commission. In the state of Michigan, local zoning cannot regulate pipelines that are regulated by the Michigan Public Service Commission. Any accessory structures associated with the pipeline operation are likely exempt from local zoning as well, although any future questions regarding land regulation on ANR properties should be referred to legal counsel. The designation of Industrial land use in these locations is to recognize that the use of the ANR properties will be of an industrial nature, although these properties are not required to be zoned I-Industrial.



Zoning Plan for Industrial Land Use

Industrial land use will be implemented by the I-Industrial District. The intent of the I District is to accommodate wholesale, warehousing, manufacturing, storage and other industrial related uses.

The required minimum lot size in the I District is 43,560 square feet (one acre), and the minimum required lot width is 100 feet. Permitted uses include office buildings for a range of professions; financial institutions including those with drive-through facilities; research and development facilities; wholesale establishments; manufacturing of a wide range of products; laboratories; trade schools; public service buildings and storage; contractors’ showrooms and storage yards; child care centers; metal fabrication; and customary accessory uses and structures.

Uses permitted with special land use approval include a range of uses with characteristics of greater impact, such as stamping press operations; metal plating; recycling centers; junk yards; and manufacture of corrosive materials, among others, which should only be approved if the use is appropriate for the location.

For all uses in the I District, where a side or rear yard abuts a Residential District, a buffer shall be provided according to the requirements of Section 2.16 of the Zoning Ordinance. Additionally, the first 20 feet of the front yard shall not be used for parking or aisles and shall be landscaped.

Land zoned I-Industrial is eligible to be rezoned to Planned Unit Development (PUD), as regulated by Chapter 11 of the Reynolds Township Zoning Ordinance.

Proposed Amendments

Areas with existing industrial land uses that are not zoned for industrial use exist in two locations. These locations are: on the north side of Almy Road, just east of Amy School Road; and the excavating services use on the south side of the Howard City Edmore Road in Section 34. These uses are lawfully existing nonconforming uses, or unlawfully existing non-conforming uses, and would be subject to the regulations for nonconforming uses if destroyed by fire or other event. If the Township desires that these areas have conforming status, the Township may sponsor a rezoning of these properties to an appropriate industrial zoning district after discussion with property owners.

Section 13.1 (D) Site Plan Review Standards state that the Planning Commission may require landscaping, buffer, or greenbelts be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property. Landscaping requirements for industrial uses, including requirements for front yard landscaping, should be reviewed to determine if the desired character and appearance of industrial uses may be achieved by amendments to landscaping standards.

Review procedures for Planned Unit Developments will need to be amended to require a public hearing be held by the Reynolds Township Board to comply with the Michigan Zoning Enabling Act which requires that the body or official responsible for the review and approval of a PUD shall hold at least one public hearing. The Planning Commission shall additionally hold a public hearing as part of the review process of a PUD, since the approval of a PUD constitutes a rezoning.

Amend the requirements for wireless communication towers in Section 14.6 JJ. to comply with the requirements of the Michigan Zoning Enabling Act.



Cultural/Institutional Land Use

Cultural/Institutional land uses shown on the Future Land Use maps of both the Village of Howard City and Reynolds Township are those uses currently in use as places of assembly (usually for religious purposes), private educational facilities, private clubs, and cultural institutions that are not likely to change uses in the foreseeable planning period of approximately five years. Within the Village of Howard City, the Timothy C. Hauenstein Library functions as a cultural institution, providing educational and historic resources, although it is open to the general public.

Zoning Plan for Cultural/Institutional Land Use

Each cultural or institutional land use is located in a specific zoning district within the Village or the Township. In the event that the cultural or institutional land use ceases to function, any subsequent private use will be subject to the zoning regulations of the zoning district in which the use is located.

Public Land Use

Public land uses are shown on the Future Land Use maps of both the Village of Howard City and Reynolds Township, and are shown in greater detail on Maps 4 and 5, Community Facilities. Specific public land uses are discussed in greater detail in the Existing Land Use section of the Master Plan. Public land uses are not likely to change uses in the foreseeable planning period of approximately five years. However, the possibility does exist that certain public land uses may be sold and convert to private or cultural/institutional land uses at some point in the future, and additional lands may become public uses as public facilities either expand or relocate.

Land currently owned by Reynolds Township on North Henkel Road within the Village of Howard City is proposed for Township facilities in the future, and is shown as public land use on the Future Land Use Map for the Village of Howard City.

Any lands proposed for future parks and recreation uses by either community may become public land uses in the future. Currently, only existing parks and recreation facilities are shown on the Future Land Use maps. Any recommendations of the Village of Howard City Five-Year Parks and Recreation Plan for additional land acquisition should become part of any future land use analysis.

Zoning Plan for Public Land Use

Municipalities are not required to follow the regulations of their own zoning ordinances, and certain County facilities are not subject to local zoning, but are required to follow the same review process as other municipal land uses. However, a city, township, or village government must comply with another government's zoning ordinance. Therefore any Village of Howard City land use located within Reynolds Township must comply with the Township zoning ordinance, and any Reynolds Township land use located within the Village of Howard must comply with the Village zoning ordinance. As discussed earlier, public schools in Michigan are not required to follow local zoning, but are required to follow certain local reviews as required by the Revised School Code of the State of Michigan.

While municipalities are not required to follow their own zoning ordinances, a specific review process is required by the Michigan Planning Enabling Act, PA 33 of 2008 as amended, for any proposed public



project located within the municipality’s own boundaries. The Planning Commission of the municipality in which the project is located must review any proposed public project, and recommend approval or disapproval to the body having jurisdiction over approval or financing of the project. The approving body may be the Village of Howard City, Reynolds Township, or Montcalm County. If the Planning Commission disapproves of the project, the approving body (body having jurisdiction over approval or financing) may overrule the planning commission by a vote of not less than 2/3 of its entire membership for a city or village, or by a vote of not less than a majority of its entire membership for a township.

If a planning commission fails to act within 35 days of submission of the proposed project, the project shall be considered to be approved by the planning commission.

We recommend that the site plan review process be followed for any proposed public project within the Village of Howard City or Reynolds Township, and an advisory public hearing should also be held for projects of significant impact. Public lands that are sold and convert to private use will be subject to the zoning regulations of the zoning district in which the use is located.

Complete Streets Analysis

In August of 2010, PA 33 of 2008 (the Michigan Planning Enabling Act) was amended to require that municipal master plans include consideration of additional elements related to transportation. These elements include safe and efficient movement of people and goods by not only motor vehicles but also by bicycles, pedestrian, and other legal users including persons with disabilities. Additionally, the amended Act defines street as “a street, avenue, boulevard, highway, road, lane, alley, viaduct, or other public way intended for use by motor vehicles, bicycles, pedestrians, and other legal users.”

In December of 2010, PA 33 was further amended to require that municipal master plans also take into consideration the location, character, and extent of public transit routes and public transportation facilities in the preparation of the master plan, and to coordinate with public transportation agencies in the planning process.

The following analysis for the Village of Howard City and Reynolds Township describes the existing transportation facilities and recommendations to provide adequate transportation for all users.

Existing Conditions

Village of Howard City

In that portion of the Village east of Ensley Road, sidewalks are present on many streets. On some streets such as Orton Street south of Park Street, and Emory Street, sidewalks exist on one side only. Where sidewalks do occur, accessible curb ramps are present.

Edgerton Street through the central business district contains wide sidewalks along storefronts with brick paver crosswalks at White Road and Ensley Road, and striped crosswalks at Lincoln Street. To the east of Grant Street, narrower sidewalks are present along both sides of the entire length of Edgerton Street to Orton Street.

At the north ends of the Birch Run Street and Silver Birch Street cul-de-sacs, a walkway has been constructed to Walnut Street, so children can safely walk to MacNaughton Elementary School.



For that portion of the Village west of Ensley Street, sidewalks exist only on Edgerton Street from Ensley Street to Godfrey Street, and along portions of Chestnut Street. No sidewalks exist within the Village Trails Mobile Home Park.

Along Ensley Street, a major road within the Village, sidewalks are present on one side between Shaw and Edgerton Street and on both sides between Edgerton Street and Williams Street. North of Williams Street, an older walkway is located adjacent to the travel lane of Ensley Street, ending just south of Tamarack Creek. Curb ramps exist in some locations, but not all locations. This walkway may create a hazard for some users.

Shaw Street, also a major travel route within the Village, contains an asphalt walkway/bikeway on the north side, extending from the Fred Meijer White Pine Trail to the Village boundary. Concrete sidewalks exist on the south side of Shaw Street along the frontages of the Family Dollar store, Parts Plus, and Keller Motors, although these sidewalks are not connected, and sidewalks are not installed in front of several businesses in this location. Pedestrians may experience difficulty in safely reaching the businesses along this portion of Shaw Street. Accessible curb ramps are present at all driveway intersections.

At the signalized intersection of Edgerton Road and Shaw Street, painted crosswalks and pedestrian crossing signals provide a measure of safety.

The Fred Meijer White Pine Trail traverses both the Village of Howard City and Reynolds Township in a north-south direction, primarily running parallel to Federal Road in the Township and Ensley Street in the Village. Within the boundaries of the Village the White Pine Trail is paved from West Chestnut Street to the bridge over Tamarack Creek, a distance of approximately .6 miles. The remaining portions are hardpacked dirt and gravel. Village officials are currently working with State of Michigan officials to increase paving of sections of the trail, in particular those sections that connect to the Village of Sand Lake to the south.

Striped shoulders, which may serve as bicycle lanes, exist along portions of Ensley Street within the Village; striped shoulders exist along portions of Shaw Street west of Ensley Street. No other bicycle lanes exist on Village streets.

Reynolds Township

Reynolds Township is a primarily rural community served by Montcalm County local and primary roads. Some development exists within either platted subdivisions or site condominium developments, but the majority of dwellings are located on large lots outside subdivision type development. Consequently, sidewalks do not exist in the Township.

Striped shoulders with lanes that may serve as bicycle lanes do not exist along County local and primary roads, including Federal Road which traverses the Township in a north -south direction. The exception to this is that a striped shoulder does exist on both sides of W. Howard City Edmore Road (M-46) from the US 131 interchange east to within one-half mile of Federal Road. The Fred Meijer White Pine Trail which runs parallel to Federal Road through the Township, however, does provides cyclists and all users with a much safer route traveling through the Township.

In some locations within the Township, narrow striped shoulders exist along County roads. Where



striped shoulders do not exist, or are too narrow for non-motorized transportation, bicycles, as well as other non-motorized vehicles including electric assistive devices, have a legal right to utilize roads and streets in the State of Michigan in the same manner as a motorized vehicle.

Public and Private Transit

The Montcalm County Commission on Aging provides transportation for senior citizens. Volunteer drivers donate their time to provide rides for people 60 and older to medical appointments. The service is free of charge; however, donations are accepted to continue the service at its current level.

An Amtrak Thruway Bus stop is located on W. Williams Street, across from the library. The purpose of the Thruway Bus service is to extend the reach of Amtrak Midwest trains to communities without rail service and offer a wider selection of destinations. Amtrak offers Thruway service with guaranteed connections to Amtrak trains. Dedicated buses carry Amtrak passengers only; coordinated buses operate on individual carrier schedules, but create easy access to the Amtrak Midwest network.

Indian Trails bus service shares a bus stop with the Amtrak Thruway bus stop located on W. Williams Street, and provides connections to a variety of destinations.

A Greyhound Bus Station is located within the vehicle service station located at 130 Ensley Street, providing connections to a variety of destinations.

Recommendations For Complete Streets

Recommendations to assist the Village of Howard City and Reynolds Township in moving toward the goal of increased use of transportation facilities for all users are as follows.

Village of Howard City

1. Complete missing sections of sidewalk along both sides of Emory Street to enable safe pedestrian access to the athletic fields, and construct sidewalks along Walnut Street to provide safe access for children to MacNaughton Elementary School.
2. Work with business and land owners to complete the sidewalk system on the south side of Shaw Street west of Maple Hill Road to provide safe pedestrian access to businesses.
3. Provide crossing stripes and signage on those Village streets which intersect with the Fred Meijer White Pine Trail to alert drivers of bicyclists, walkers, and all users using the trail who cross these streets. These streets include W. Lake Montcalm Road, W. Washburn Street, W. Chestnut Street, W. Shaw Street, W. Edgerton Street and W. Williams Street.
4. Adopt Zoning Ordinance regulations to require new development projects in commercial zoning districts to install sidewalks along street frontages and to connect to existing sidewalk systems.
5. Review the subdivision control ordinance and regulations for site condominiums, to ensure sidewalk installation is required within residential developments depending upon the width of proposed lots. Require walking path connections to nearby schools, if practical.
6. Prepare a sidewalk priority improvement plan to provide sidewalks throughout the Village over time.



Reynolds Township

1. Adopt Zoning Ordinance regulations to require new development projects in commercial zoning districts to install sidewalks along street frontages and to connect to existing sidewalk systems.
2. Review the subdivision control ordinance and regulations for site condominiums, to ensure sidewalk installation is required within residential developments depending upon the width of proposed lots.
3. Maintain communication with Michigan Department of Transportation (MDOT) to identify locations and intersections that are a potential danger to pedestrians and cyclists; determine if further improvements, such as striped crossings, pedestrian refuge, signs, and lights may be installed.

Further Recommendations

Further recommendations that may impact the use of public ways intended for use by motor vehicles, bicycles, pedestrians, and other legal users may be found in the Goals and Actions section of Chapter 2 regarding Transportation and Pedestrian Circulation.



CHAPTER 4 IMPLEMENTATION

In order for the Master Plan to serve as an effective guide for the continued development of the Village of Howard City and Reynolds Township, the Plan must be implemented. The Michigan Planning Enabling Act, PA 33 of 2008 as amended, requires that recommendations for implementing any of the Master Plan’s proposals be included in the Master Plan. Primary responsibility for implementing the Plan rests with the Village Council, the Township Board, the Planning Commissions, and any staff involved in the administration and enforcement of land use policies and regulations. This is done through a number of methods. These may include review of the approval process for development proposals, amendments to the Zoning Ordinance, initiation of policies, and changes in administrative procedures.

The Master Plan itself has no legal authority to regulate development in order to implement the recommendations of the Plan. However, the Plan provides strong support and rationale for land use decisions in the case of a legal challenge. Implementation must come from the decisions of the Village Council, the Township Board, the Planning Commissions, and municipal staff to provide needed public improvements and to administer and establish regulatory measures relative to the use of the land.

The private sector, which includes individual land owners as well as developers, is involved in fulfilling the recommendations of the Master Plan by the actual physical development of land and through the rezoning of land. The authority for this, however, comes from the Village of Howard City and Reynolds Township.

Cooperation and coordination among individuals, private developers, and public agencies is, therefore, important in successful implementation of the Master Plan.

The Master Plan itself has no legal authority to regulate development, but provides strong support and rationale for land use decisions.

ZONING

Zoning is the predominant legal means for the Village and the Township to regulate private property to achieve orderly land use relationships. Zoning is the process most commonly used to implement community Master Plans. The zoning ordinance consists of an official zoning map and zoning ordinance text.

The authority to regulate land use through zoning is established by the Michigan Zoning Enabling Act, PA 110 of 2006 as amended, which requires that zoning be based on a plan. A Master Plan provides the basis for the rationale, character, and spatial location of zoning districts. The zoning ordinance, in turn, is the primary Master Plan implementation tool.

The official zoning map divides the community into different zones or districts within which certain uses are permitted and others are not. The zoning ordinance text states the uses which are permitted and establishes regulations to control density, height, lot coverage, setbacks, lot sizes, accessory uses, and other elements. The zoning ordinance includes definitions of language and words used in the ordinance.



The zoning ordinance also sets forth procedures for site plan review, special land uses, Planned Unit Developments (PUDs), signs, landscaping, lighting, parking, stormwater, and other elements of development. These measures permit the Village and Township to control the quality as well as the type of development.

Local control of land use, as provided for by zoning, is an accepted legal practice. The principles on which zoning is based include the need to:

- Balance the interests of all landowners and residents with the rights of individual landowners;
- Help implement a long-term vision for the community;
- Protect the environment;
- Ensure development is adequately served by roads and utilities;
- Achieve the quality of life desired by residents;
- Provide fair and consistent review of development applications; and,
- Protect the public health, safety and welfare.

REZONING

Rezoning may be requested by individual property owners, developers, or by The Village of Howard City or Reynolds Township officials. Rezoning may be required in order to implement the goals and actions steps of the Master Plan. In considering a request to rezone property, the Planning Commissions, Village Council, and Township Board should evaluate the request according to the following factors:

- Does the proposed new zoning classification meet the recommendations in the appropriate portion of the Future Land Use Plan?
- Are the full range of uses allowed in the requested district appropriate for the proposed location or can the uses be designed to fit the proposed location without a significant negative impact on the nearby land uses?
- Have any conditions changed in the area since the Master Plan was adopted which might justify a rezoning not supported by the Master Plan?
- Will there be any community impacts which should be considered, such as increased traffic, need for water and sewer, public safety needs, or other needs which might create a need for services or improvements which are not available to the area?
- Are there any potential environmental considerations which will be contrary to the intent of the existing or proposed classification of land use? Can natural features be preserved through site design and adequate stormwater management?
- Will there be any significant adverse effects on adjacent properties as a result of the proposed land use change?
- Will granting the rezoning request likely lead to a need to recommend amending the Master Plan for the area where the rezoning is requested?
- Could the proposed use be accommodated in some other location or in the proposed location by some other zoning measure such as a special land use or a planned unit development?



ZONING PLAN

The Michigan Planning Enabling Act, PA 33 of 2008 as amended, requires that a Master Plan contain a zoning plan which outlines the development requirements for the various zoning districts and an explanation of how the Future Land Use categories relate to the districts on the zoning map and in the zoning ordinance text. Chapter 3 of the Master Plan includes a Zoning Plan following each Future Land Use Category; the Zoning Plan establishes the process for accomplishing the recommendations of each Future Land Use Category. The development requirements for each zone are set forth in the Village of Howard City and Reynolds Township Zoning Ordinances.

In some cases, the existing zoning regulations are sufficient for carrying out the recommendations of the Plan; in other cases, new zoning districts or regulations are recommended. The Zoning Plan is the primary means of implementing the 2022 Master Plan, and should be referenced frequently.

ZONING ORDINANCE AND POLICY RECOMMENDATIONS

In the course of preparing the Master Plan, many requirements of both the Village of Howard City and Reynolds Township Zoning Ordinances were reviewed and analyzed. While the scope of the 2022 Master Plan did not include a complete zoning ordinance audit, several requirements were found that need amending in order to be in compliance with State or Federal law or case law, or in some cases new regulations are needed either to comply with State and Federal law, case law, or simply to provide best zoning practices.

Following is a list of zoning ordinance amendments which should be initiated by the Village or the Township in order to bring the Zoning Ordinance of each community into compliance with State and Federal law, case law, or best zoning practices. This is not a comprehensive list, and a complete zoning ordinance audit should take place to identify any remaining needed amendments:

1. Amend the regulations for signs to comply with the US Supreme Court decision in Reed v. Town of Gilbert of June, 2015. This Supreme Court decision held that all sign regulations must be content neutral, and that content cannot be regulated based upon the purpose of a sign, since the purpose of the sign is the “speaker” for the purposes of protection of rights under the First Amendment.
2. Amend the regulations for wireless communication towers, antennas, and support structures to comply with the Federal Telecommunications Act and the Michigan Zoning Enabling Act which sets forth the limits of regulation of the expansion and location of wireless service facilities.
3. Amend the regulations for agricultural uses to comply with the Michigan Right to Farm Act, PA 93 of 1981 as amended. Amend the zoning ordinances of both communities to permit and regulate certain value-added land uses for farms as defined by the Right to Farm Act.
4. Amend regulations to ensure the zoning ordinance complies with the limits to review of public schools as regulated by the Michigan Department of Licensing and Regulatory Affairs (LARA) and the Michigan Revised School Code.
5. Review procedures for public uses to comply with the Michigan Planning Enabling Act, which requires Planning Commission review for public projects, but cannot require a special use permit. Review the limits of zoning requirements for public entities, as established by case law.
6. Add regulations for Conditional Rezoning consistent with provisions of the Michigan Zoning Enabling Act, PA 110 of 2006 as amended. Conditional Rezoning permits use and development of land conditioned upon specific uses and development characteristics as offered by an owner of land in



writing, and as approved by the local unit of government.

7. Review procedures for Planned Unit Developments; amend regulations to require a public hearing be held by the Village of Howard City Council or the Reynolds Township Board of Trustees, to comply with the Michigan Zoning Enabling Act which requires that the body or official responsible for the review and approval of a PUD shall hold at least one public hearing. Approval of a Planned Unit Development within both communities requires a rezoning. The Planning Commissions of each community shall additionally hold a public hearing as part of the review process of a PUD, since the approval of a PUD constitutes a rezoning.

Consider amending the Reynolds Township PUD regulations, Section 11.4. E. 2., To permit open space to be non-contiguous to the PUD as the Michigan Zoning Enabling Act permits this unless explicitly prohibited by the planned unit development regulations.

8. Review landscaping requirements for both communities; determine if current regulations achieve the desired appearance for commercial and industrial uses, and other uses where landscaping is required. Consider amendments that require specific landscaping buffers for specific uses such as commercial, industrial, and residential. Consider requiring that landscape plans be prepared by a licensed Landscape Architect.
9. Access standards for commercial uses, particularly outside the Village Center Commercial area, should be reviewed to determine if the objectives for safe and efficient access are being met. In particular, opportunities for driveway spacing, shared driveways, and parking lot cross-access should be considered and reviewed during the course of site plan review. Amendments that require access standards may also be necessary in order to promote attractive and functional commercial development.
10. Prepare language to permit and regulate solar energy systems.
11. Review the requirements for sidewalks for all developments; consider requiring sidewalks within platted subdivisions and site condominium developments, and within both new and redeveloped commercial and industrial developments; require pedestrian connections to existing and future adjacent land uses. Review Subdivision Control Ordinances of both communities to ensure requirements for sidewalks.
12. Amend the Village of Howard City Zoning Ordinance to eliminate site condominiums for single-family homes as a use by right, as condominiums are a form of ownership rather than a land use. Further, Act 59 of 1978, the Michigan Condominium Act, specifically states that a condominium project shall not be prohibited nor treated differently by any law, regulation, or ordinance of any local unit of government, which would apply to that project or development under a different form of ownership. In addition, the Village of Howard City Zoning Ordinance should be amended to remove the specific regulations for site condominiums in Section 154.080(Y) as nowhere in the Village zoning ordinance are site condominiums required to be permitted as special land uses, and requiring such approval is unlawful according to Act 59. Retain the language in Section 154.080 (Y) in a separate ordinance to regulate site condominiums and platted subdivisions.
13. Amend the Reynolds Township Zoning Ordinance to eliminate site condominiums for single-family homes permitted only as a special land use, as condominiums are a form of ownership rather than a land use. Further, Act 59 of 1978, the Michigan Condominium Act, specifically states that a condominium project shall not be prohibited nor treated differently by any law, regulation, or ordinance of any local unit of government, which would apply to that project or development under



a different form of ownership. In addition, the Reynolds Township Zoning Ordinance should be amended to delete the specific regulations for site condominiums in Section 14.6 CC. as requiring specific standards for special land use approval is unlawful according to Act 59. Retain the language in Section 14.6 CC. in a separate ordinance to regulate site condominiums and platted subdivisions.

14. Require that site condominium developments in both communities are constructed according to the design requirements for platted subdivisions.
15. Review the Village of Howard City and Reynolds Township Subdivision Control Ordinance to ensure procedures and requirements comply with current laws, and that design standards are acceptable to Village and Township residents and officials. In particular, require that the Planning Commissions hold a public hearing on a preliminary plat prior to the Village Council or Township Board considering the preliminary plat as required by the Michigan Planning Enabling Act, PA 33 of 2008 as amended.
16. In order to be compatible with land use and zoning within Reynolds Township, the Agricultural/ Open Space District in the village of Howard City should be amended to permit smaller lot sizes where public or private water and sewer are provided, as is permitted by the R- 3 Medium Density Residential District in Reynolds Township, which is substantially adjacent to that area planned for Rural Estate at the northern and western boundary of the Village.
17. The Michigan Zoning Enabling Act, PA 110 of 2006 as amended, requires that a local unit of government shall provide for Open Space Preservation developments in certain zoning districts, if the population of the municipality is at least 1,800 persons. In the Village of Howard City, this requirement applies to the Agricultural/Open Space District. This land use should be added to the Permitted Uses as listed in Section 154.039 (B), and regulations for the review of Open Space Preservation developments added to Section 154.039 or to another section in the Zoning Ordinance such as General Provisions, or a new chapter.

In Reynolds Township, this requirement applies to the R-1 Rural-Agricultural Residential District, the R-2 Low Density Residential District, and the R-3 Medium Density Residential District. This land use should be added to the Permitted Uses as listed in each of these zoning districts, and regulations for the review of Open Space Preservation developments added to each of these chapters (4, 5, and 6), or to another section in the Zoning Ordinance such as General Provisions, or to a new chapter. The Open Space Preservation land use enabled by the Zoning Enabling Act may differ from the Open Space Preservation land use permitted with approval as a special land use by the R-1, R-2, and R-3 zoning districts, and the requirements of each should be reviewed to ensure consistency within any new requirements for Open Space Preservation land use as required by the State of Michigan.

18. Village officials may wish to discuss whether the conversions of existing single family detached dwellings to two-family dwellings meets the intent of the preservation of village character. Amendments to prevent the conversion of single family dwellings may assist in the preservation of historic structures and neighborhood character. Existing two-family dwellings can be considered conforming for the purposes of zoning.
19. In recent years, the Manufactured Housing Commission of the State of Michigan has permitted local communities to regulate the design, access, and other development elements of mobile home parks. Both communities may wish to amend the zoning ordinance to ensure that any future manufactured housing community, or expansion of an existing manufactured housing community, be reviewed according to standards desired by the Village and the Township.
20. Three parcels at the terminus of W. Edgerton Street are zoned C-2 Highway Commercial, and are



classified as residential for tax purposes. The Village of Howard City may sponsor a rezoning of those properties to the R-1 Single Family Residential zoning district, or the R-2 Single and Two- Family Residential zoning district, after discussion with property owners.

21. Consider the creation and adoption of a concept plan or sub-area plan for the area located at the southeast intersection of M-46 and Federal Road, in order to achieve a suitable for a mix of uses that may serve to promote economic development in Reynolds Township. The mix of uses may include hotel, restaurant, retail, housing, office, or other uses.
22. Determine the depth of the C-2 Highway Commercial District zoning along the M-46 corridor through a lawful process, including a public hearing and formal adoption of the area of C-2 zoning.
23. For those areas with existing commercial land uses that are not zoned for commercial use, the Village or Township may sponsor a rezoning of these properties to an appropriate commercial zoning district after discussion with property owners, in order to bring these properties into a conforming status for the purposes of zoning.
24. For those areas with existing industrial land uses that are not zoned for industrial use, the Village or Township may sponsor a rezoning of these properties to an appropriate industrial zoning district after discussion with property owners, in order to bring these properties into a conforming status for the purposes of zoning.
25. Ensure that applications for industrial land uses permitted in the I Industrial District within the Village of Howard City are processed in the same manner as industrial land uses within the Howard City Industrial Park, or any expansion of the park, in order to comply with the Michigan Zoning Enabling Act, PA 110 of 2006 as amended, which does not permit the same uses within one zoning district to be treated differently within the zoning district. Therefore, a use permitted by right shall not be required to be approved as a special land use if the use is permitted within the same zoning district by right. The covenants of an industrial park may require a set of requirements for special approval for uses, but not special land use approval for uses permitted by right in the I District. Section 154.046 (B) should be amended to delete the requirement that uses located within a renaissance zone shall be subject to special land use approval, regardless of whether a renaissance zone currently exists.
26. Both the Village of Howard City and Reynolds Township should amend their official Zoning Maps to lawfully show all current zoning, including the accurate depth of commercial zoning that faces upon M-46 in Reynolds Township, and any zoning determined by legal decisions. The I Industrial zoning district shall be added to the official Zoning Map of Reynolds Township. The boundaries of both communities shall be accurately shown on both official Zoning Maps.
27. Review permitted uses within all zoning districts, to determine if additional uses are desired as either permitted uses or special land uses. All special land uses shall be specifically stated in the zoning ordinance (see following).
28. Amend Section 9.3 D. of the regulations for special land uses in the Reynolds Township Zoning Ordinance to delete the language that gives the Zoning Administrator the discretion to determine “similar uses” in order to be in compliance with case law which has determined that special land uses shall be specifically stated in the zoning ordinance.



Appendix A



Village of Howard City and Reynolds Township Joint Master Plan

Social and Economic Characteristics



SOCIAL AND ECONOMIC CHARACTERISTICS

The following social and economic characteristics are based upon data as reported by the U.S. Census Bureau 2020 Decennial Census, as well as data reported by the American Community Survey, which provides data and estimates for the years between the Decennial Censuses on a rotating basis. The U.S. Census Bureau includes the data of all incorporated Villages within Township boundaries with the data of the Township; as such, data taken directly from the U.S. Census Bureau data files for Reynolds Township also includes the data for the Village of Howard City. When available, Village of Howard City data is reported separately from Reynolds Township data. Where data for the Village of Howard City was not available separately from Reynolds Township data, a note is included in the source descriptions.

Additionally, 2020 Decennial Census data was not available for every data set. For certain topics, the most recent data source available was 2015-2019 American Community Survey Estimates; when this source was used, it is noted in the source description. While these estimates are for a range of years, they represent the closest and most reliable data for 2020. All sources and relevant notes are included in the table source descriptions below the table or figure.

Population Trends

Table 1 shows the population change for the Village of Howard City, Reynolds Township, Montcalm County, and the State of Michigan from 2000 through 2020.

Between 2000 and 2020, the Village of Howard City saw a 13.6% increase in population, representing an increase of 220 people. During the same time period, the population in Reynolds Township increased from 2,665 people to 3,596 people. This represents an increase of nearly 35%. These trends in both communities are typical to many similar communities in Michigan, where rural and suburban Townships tend to increase in populations, while older villages and cities tend to either grow more slowly or decline in population. Overall, the increase in population may be seen as a positive for both of these communities, as the increases are indicative of the desirability of both communities. Future land use decisions should reflect the possible increase in need for public services, amenities, employment opportunities, and housing.

Both Montcalm County and the State of Michigan saw increases in population from 2000 to 2020, although the population increases in the County and State were less on a percentage basis than the increases seen in the Township and the Village.



Table 1: Population for the Village of Howard City, Reynolds Township, Montcalm County, and the State of Michigan; 2000-2020

Location	2000	2010	2020	2000-2020 Change	
				#	%
Village of Howard City	1,615	1,808	1,835	220	13.6%
Reynolds Township	2,665	3,502	3,596	931	34.9%
Montcalm County	61,266	63,342	66,614	5,348	8.7%
State of Michigan	9,938,444	9,883,640	10,077,331	138,887	1.4%

Source: U.S. Census Bureau, Decennial Census 2000, 2010, & 2020

Age Distribution

Table 2 shows population by age group for the Village of Howard City and for Reynolds Township based on 2015-2019 American Community Survey five-year estimates. The table also shows the median age for the two jurisdictions; the median age for Reynolds Township includes the median age of persons in the Village of Howard City.

The age cohorts are grouped into ranges that share commonalities in lifestyle characteristics. The two jurisdictions have similar percentage break downs by age cohort; however, the Village of Howard City has higher percentages of younger populations (under the age of 45), while Reynolds Township has higher percentages of its population aged 45 to 64. A slightly higher percentage of persons age 65 and over reside in the Village. The median age for persons in the Village is 34.8 years, while the median age for persons in the Township is a somewhat older at 37.3 years.

Table 2: Population by Age Distribution for Village of Howard City and Reynolds Township, 2020

2020	Village of Howard City		Reynolds Township	
	#	%	#	%
Under 5	123	7.7	293	7.7
5 to 17	358	22.5	678	18.0
18 to 24	120	7.6	223	5.9
25 to 44	415	26.1	925	24.5
45 to 64	354	22.3	1,133	30.0
65 and over	219	13.8	514	13.6
Median Age*	34.8	-	37.3	-

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates

*Median Age for Reynolds Township includes Median Age data for the Village of Howard City



Figure 1 and Figure 2 show graphic illustrations of current age group distributions for each community. Figure 3 and Figure 4 show the change in percentage of population by age group from 2010 to 2020 for the Village of Howard City and Reynolds Township, respectively.

In the Village, population percentages by age cohort did not change significantly over the ten-year period. A slight decrease occurred in the population under five years, which may be indicative of a declining birth rate seen across the United States. A slight decrease occurred in the age groups of 18 to 24 years, and 25 to 44 years, while a slight increase occurred in the population cohorts ages 5 to 17, 45 to 64, and 65 and over.

These changes suggest that the school-age population as a percentage of the population (approximately grades Kindergarten through grade 12 of high school) is remaining stable, while those persons described as career-seeking and career-building (which includes the group described as Millennials) are not remaining in the Village. However, those in the age group considered middle age (and typically settled in a career), and those typically considered retired (although retirement may occur significantly beyond age 65), are remaining in the Village. While overall these trends may indicate an aging population, the increase in school age children indicates that persons in the family formation years are remaining in the Village.

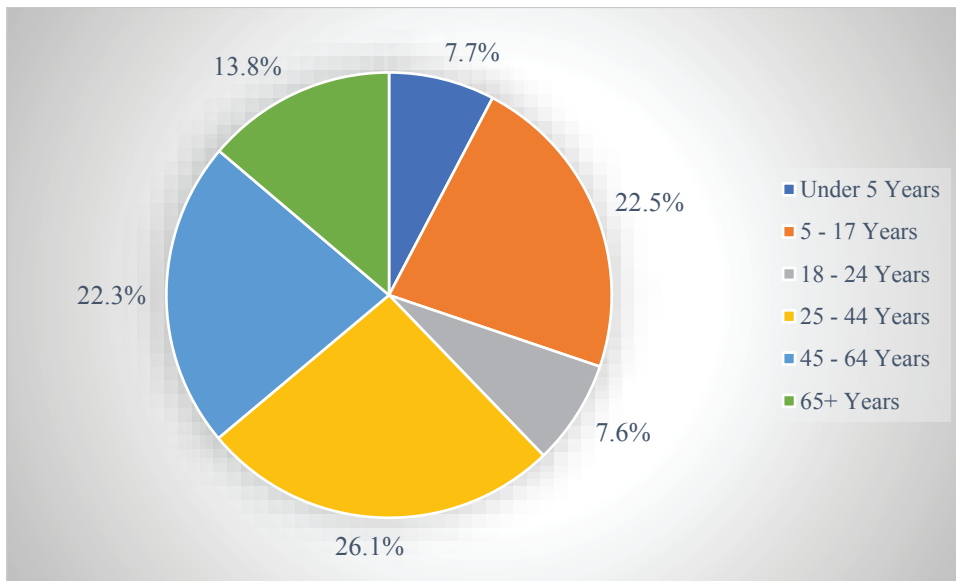
In Reynolds Township, the population changes by age cohort were somewhat more significant. The population under five years increased somewhat, which is a trend not seen on the national scale. The age cohorts ranging from 5 to 17, 18 to 24, and 25 to 44 saw somewhat significant decreases in total percentage of the population. The age groups of 45 to 64, and 65 and over, increased as a percentage of the population.

The primary difference between the Village and the Township is that the percentage of the school-age population has decreased in the Township as a percentage of the total population. However, the absolute number of school-age children in the Village actually declined somewhat (389 to 358 persons) as did the absolute number of children in the Township (763 to 678 persons).

While the percentage of persons in a particular age group cohort, when compared to the total population, may change significantly, the absolute number of persons in those age group cohorts may change less significantly when examined on an individual basis.

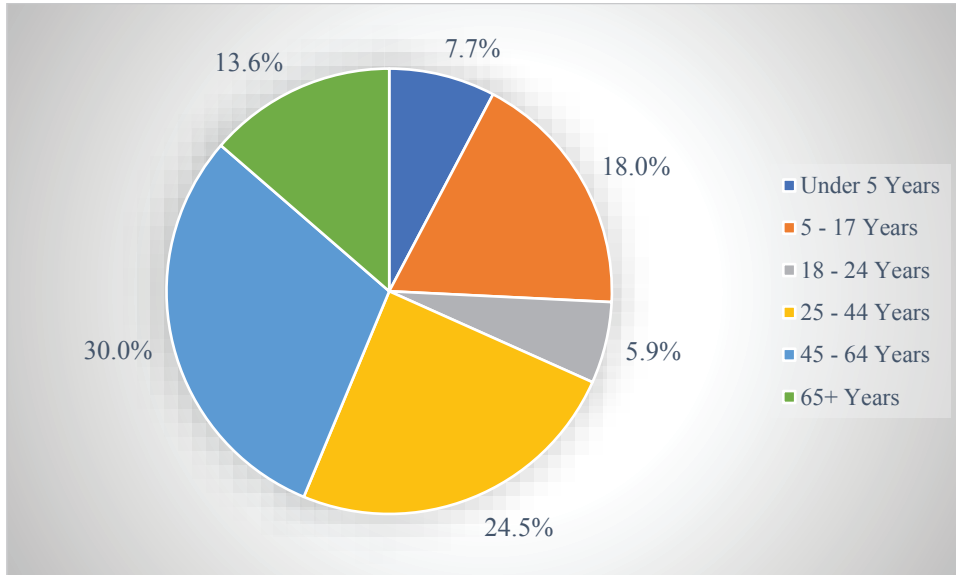


Figure 1: Population by Age, Village of Howard City, 2020



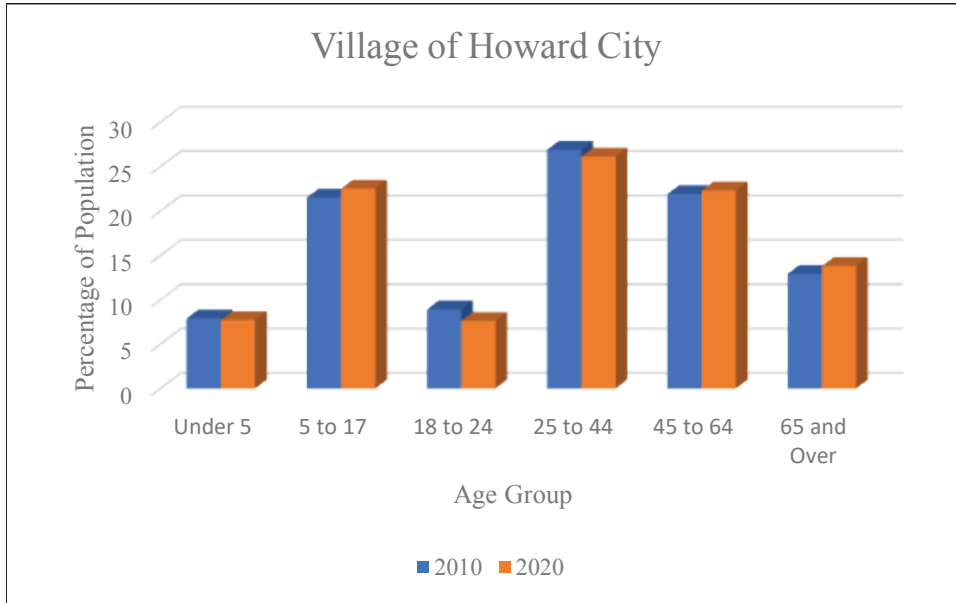
Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates

Figure 2: Population by Age, Reynolds Township, 2020



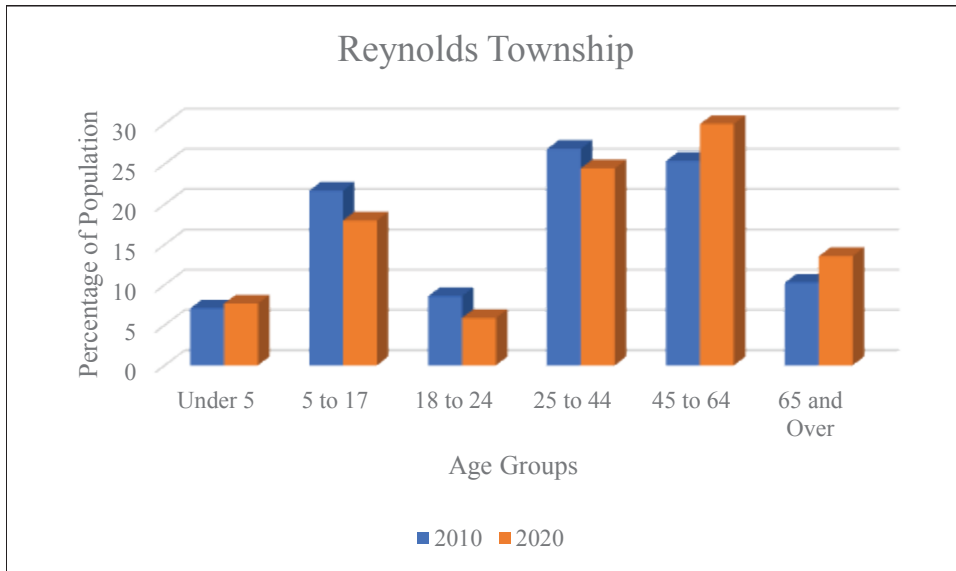
Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates

Figure 3: Age Group Comparison, Village of Howard City, 2010 and 2020



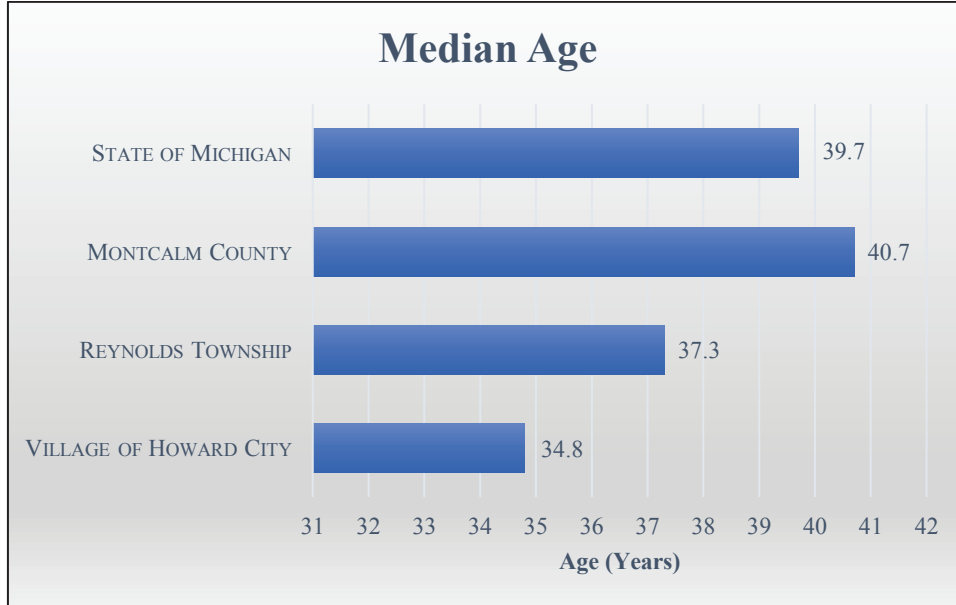
Source: U.S. Census Bureau, Decennial Census 2010 & 2015-2019 American Community Survey 5-Year Estimates

Figure 4: Age Group Comparison, Reynolds Township, 2010 and 2020



Source: U.S. Census Bureau, Decennial Census 2010 & 2015-2019 American Community Survey 5-Year Estimates

Figure 5: Median Age of Population for Village of Howard City, Reynolds Township*, Montcalm County, and the State of Michigan, 2020



Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates
 *Median Age for Reynolds Township includes median age data from the Village of Howard City

Figure 5 displays the median age for the communities of study, the Village of Howard City and Reynolds Township, and for Montcalm County and the State of Michigan. Based on the most current data, Montcalm County has the highest median age at 40.7 years, which differs by only one year from the median age for the State of Michigan (39.7 years). However, the median age of persons in Montcalm County is several years older than the median ages in Reynolds Township and the Village of Howard City. The Village of Howard City has the lowest median age at 34.8 years, which is several years less than the median age for Reynolds Township, which is 37.3 years.

Since 2010, the median age for both the Village and the Township have increased from 33.6 years and 35.3 years, respectively. While this increase of median age is not significantly great, an aging population may shift the needs of each community over time, regarding housing and services available.

Table 3 shows the change in population for the millennial-aged cohort from 2010 to 2020. While counts of individuals were unavailable for 2010, population percentages for this group were available. The data show that, in both the Village and in the Township, the share of the population who are between the ages of approximately 24 to 40 years has grown slightly over time. The millennial generation typically seeks a location conducive to their lifestyle, while also seeking employment opportunities. However, this age group also has been shown to delay family formation, or to not choose family formation. An increase in the millennial cohort is typically considered a positive trend for a community; however, this increase may or may not result in an increase in the birth rate or in school-age children over time.

Table 3: Millennials (Ages 23 – 39), Village of Howard City and Reynolds Township*

	Village of Howard City			Reynolds Township		
	2010	2020*	2000-2020 Change	2010	2020*	2000-2020 Change
Millennials (#)	-	350	-	-	804	-
Percent of Total Population (%)**	21.6%	22.0%	0.4%	19.8%	21.5%	1.7%

Source: U.S. Census Bureau, 2006-2010 & 2015-2019 American Community Survey 5-Year Estimates

*Millennials are defined as those born between 1981 and 1996; therefore, in 2020, the age span was 23 – 39 years, while in 2021, the age span was 24 – 40 years. The U.S. Census reports the age group of 25 – 39; data shown above for millennial cohorts correspond to the U.S. Census reported group.

**Percent of total Population for Reynolds Township includes data from the Village of Howard City

Households and Housing Information

Table 4 shows both household and housing data for the Village of Howard City and Reynolds Township in 2010 and 2020. Over the 10-year period, the number of households in both municipalities increased, growing slightly since 2010. This is an expected growth as the result of the increases in population since 2010.

A household consists of all persons, both related and unrelated, who occupy a housing unit. A household may consist of one person. A family is defined as two or more persons, one of whom is the householder, related by birth, marriage, or adoption and residing together.

Family households make up the largest number of household types in both communities (67.2% and 83.2%, respectively). Of these households, slightly less than half of all family households have children of their own under 18 years of age. However, Married-couple Families make up a large percentage of Family Households, with somewhat less than one-half of these families having their own children under 18 years of age. Therefore, the Family Households in the Village and the Township are comprised of both married couples with children under 18 of their own (likely younger couples) and those married couples without children under 18 of their own (possibly empty nesters).

The Village of Howard City includes 74 households that have Female Heads with No Spouse Present; and 42 households that have Male Heads with No Spouse Present. These values represent a shift in household types from 2010: a decrease in Female Heads with No Spouse Present from 113; and an increase in Male Heads with No Spouse Present from 18.

Reynolds Township includes 126 households that have Female Heads with No Spouse Present; and 38 households that have Male Heads with No Spouse Present. These values represent a shift in household types from 2010: an increase in Female Heads with No Spouse Present from 44; and a decrease in Male Heads with No Spouse Present from 180.

In the Village of Howard City, the average household size decreased slightly from 2.86 persons in 2010 to 2.72 persons in 2020. In Reynolds Township, the average household size grew slightly from 2.80 persons in 2010 to 2.85 persons in 2020.



The Village of Howard City includes 744 total housing units, with 696 occupied dwelling units, and Reynolds Township includes 1,511 total housing units, with 1,312 occupied dwelling units. The Village of Howard City has provided data that the Village has issued 760 utility permits; therefore, the actual number of occupied dwelling units is likely higher than 696. Within the Village, 48 vacant units exist; the Township includes 217 vacant units. Approximately 80 percent of the vacant units in Reynolds Township are considered seasonal, recreational, or occasional dwelling units (177 units).

The ratio of renter-occupied housing to owner-occupied housing in Reynolds Township is approximately 12.0 to 88.0 percent, which is not an unusual ratio for a rural-suburban township. This percentage has stayed nearly the same since 2010. The ratio of renter-occupied to owner-occupied housing in the Village of Howard City is approximately 33.0 to 67.0 percent, which is a somewhat high percentage of renter-occupied housing for a Village that is not located in a metropolitan area. The percentage of renter-occupied to owner-occupied housing has increased from a ratio 36.5 to 63.5 (renter to owner) since 2010. While the increase is not significant, it may indicate a trend that may or may not be desirable to the community.



Table 4: Households and Housing, Village of Howard City and Reynolds Township, 2010 and 2020

	Village of Howard City		Reynolds Township	
	2010	2020	2010	2020
Total Households	564	580	1,282	1,294
Family Households	367	390	926	1,076
-With Own Children < 18	218	183	469	510
Married-Couple Families	236	274	702	912
-With Own Children < 18	110	122	278	426
Male Heads w/ no Spouse Present	18	42	180	38
-With Own Children < 18	10	25	180	0
Female Heads w/ no Spouse Present	113	74	44	126
-With Own Children < 18	98	36	11	84
Non-Family Households	197	190	356	218
-One Person	163	161	322	167
Average Household Size*	2.86	2.72	2.80	2.85
Average Family Size*	3.43	3.38	3.35	3.27
Total Housing Units (Occupied or Unoccupied)	639	744	1,422	1,529
-1-unit detached	404	421	1,186	1,174
-2 or more-unit structures	100	97	0	13
-Mobile Home or other type of housing	123	123	218	313
Occupied Units	564	696	1,282	1,312
Vacant Units (Total)	75	48	140	217
-Seasonal, Recreational, Occasional	30	0	98	177
Owner-Occupied Housing Units	379	388	1,152	1,138
Renter-Occupied Housing Units	185	192	130	156

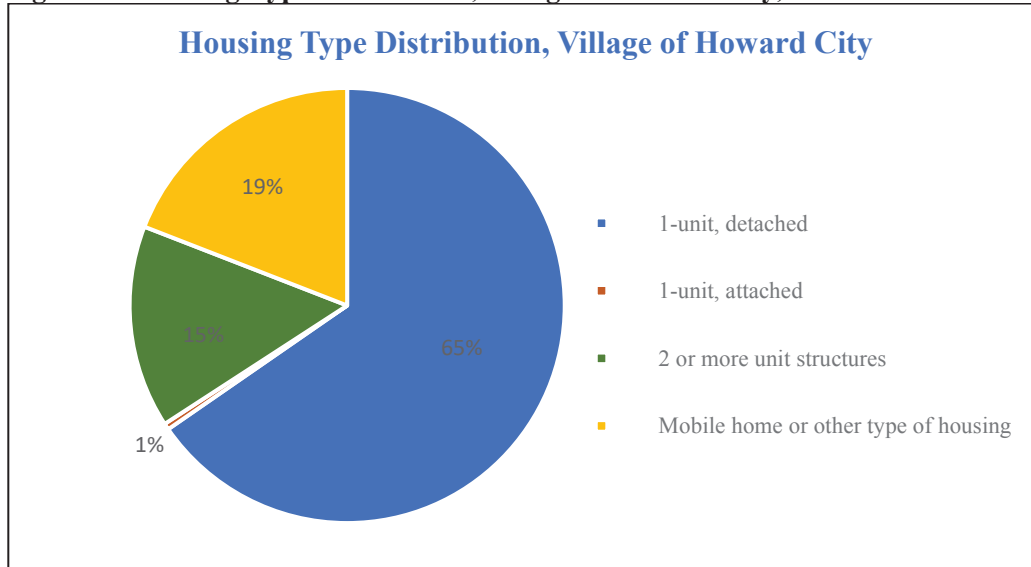
Source: U.S. Census Bureau, 2006-2010 & 2015-2019 American Community Survey 5-Year Estimates

**Average household/family size for Reynolds Township includes data from the Village of Howard City



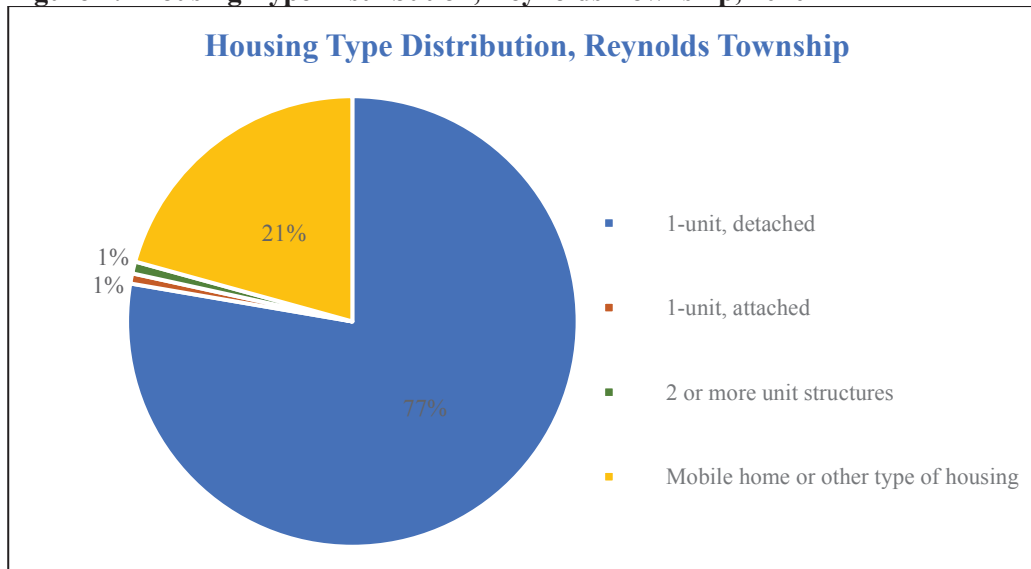
Figures 6 and 7 illustrate the distribution of housing types in the Village of Howard City and in Reynolds Township, respectively. As evidenced by these charts, single-unit, detached dwellings are the predominant housing type in both jurisdictions. Both the Village and the Township have similar percentages of mobile home (or other type of housing) at 19 percent and 21 percent respectively. The largest difference in the distribution of housing types between the two municipalities is in the two or more-unit structures, where 15 percent of all housing unit types in the Village of Howard City have two or more units, while only 1 percent of the units in Reynolds Township are two or more-unit structures. These structures may be duplexes or multi-family structures.

Figure 6: Housing Type Distribution, Village of Howard City, 2020



Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates

Figure 7: Housing Type Distribution, Reynolds Township, 2020



Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates

Tables 5 and Table 6 display the housing values for owner-occupied housing units in the Village of Howard City and in Reynolds Township. In both municipalities, the majority of the owner-occupied housing units range in value from \$50,000 to \$149,999, representing 66.0% and 54.9% of all owner-occupied housing units in the Village and in the Township, respectively. The median housing values for the Village and the Township differ somewhat significantly; the median housing value for the Village of Howard City is \$81,000, while the median value for Reynolds Township is \$105,900. The difference in values is likely primarily due to the Village housing stock being older than much of the Township housing stock, with new construction being more prevalent in the Township. Both of these median values are lower than the median housing value for owner-occupied units in Montcalm County, at \$113,900. Nearly a quarter of all owner-occupied housing units in the Village have a value less than \$50,000, compared to 12 percent in the Township. Housing values that fall within the range of \$150,000 to over \$250,000 comprise 7.9% of all owner-occupied housing in the Village, while 33.1% (over one-third) of all owner-occupied housing units in Reynolds Township have a value greater than \$150,000 to over \$250,000.

Table 5: Value of Owner-Occupied Housing for Village of Howard City; Median Housing Value for Village of Howard City and Montcalm County, 2020*

Value	Number	Percent
Less than \$50,000	93	24.0%
\$50,000 to \$99,999	156	40.2%
\$100,000 to \$149,999	100	25.8%
\$150,000 to \$199,999	25	6.4%
\$200,000 to \$249,999	6	1.5%
\$250,000 or more	8	2.1%
Median Value of Housing Units (Village of Howard City)	\$81,000	-
Median Value of Housing Units (Montcalm County)	\$113,900	-

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates

*Number of units for which value was determined: 388

Table 6: Value of Owner-Occupied Housing for Reynolds Township; Median Housing Value for Reynolds Township and Montcalm County, 2020**

Value	Number	Percent
Less than \$50,000	137	12.0%
\$50,000 to \$99,999	338	29.7%
\$100,000 to \$149,999	287	25.2%
\$150,000 to \$199,999	225	19.8%
\$200,000 to \$249,999	33	2.9%
\$250,000 or more	118	10.4%
Median Value of Housing Units (Reynolds Township)*	\$105,900	-
Median Value of Housing Units (Montcalm County)	\$113,900	-

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates

*Median Value of Housing Units for Reynolds Township includes data from the Village of Howard City

**Number of units for which value was determined: 1,138



Table 7: Residential Building Permits by Year, 2016-2020 for Village of Howard City and Reynolds Township

	Village of Howard City					Reynolds Township				
	2016	2017	2018	2019	2020	2016	2017	2018	2019	2020
New Homes	6	7	14	15	14	0	0	0	0	0
Condominium Units	0	0	0	0	0	0	0	0	0	0
Apartment Units	0	0	0	0	0	0	0	0	0	1
Mobile Home Sets	6	5	1	4	0	0	0	0	0	1

Source: Montcalm County Building Department, obtained 12/07/2021

Table 7 displays the number of residential building permits issued within the Village of Howard City and within Reynolds Township between 2016 and 2020. These data were provided by the Montcalm County Building Department. The table shows that, since 2016, 56 building permits have been issued for single-family housing construction, and sixteen mobile home set building permits have been issued within the Village. Comparatively, Reynolds Township has not issued any residential building permits for new home construction nor condominium units during the same time period. The Township has issued one building permit for an apartment unit, and one permit for a mobile home set, both issued in 2020. With growing populations, both municipalities may see an increase in requests for residential building permits in the future.

Income and Employment

Table 8 provides details on income and employment for the Village of Howard City, Reynolds Township, and for Montcalm County. Across the three jurisdictions, unemployment rates are reported as low. The unemployment rates for the Village and for the Township are lower than the unemployment rate of Montcalm County as a whole, at 1.7%, 0.5%, and 2.1%, respectively as reported by the US Census Five Year Estimates of 2015-2019.

However, the unemployment rate in the State of Michigan stood at 5.9% in November of 2021, as reported by the National Conference of State Legislatures and the Bureau of Labor Statistics. In January of 2022, the Bureau of Labor Statistics reported the unemployment rate of the United States at 3.9%, down from 4.2% in November of 2021. The unemployment rate in the United States reached 14.8% in April of 2020, the highest rate observed since data collection began in 1948, due to the effects of the Covid 19 Pandemic. Unemployment rates are predicted to continue to fall, following rates during the pandemic that exceeded 6.0% for the early part of 2021. Unemployment rates in the Village of Howard City, Reynolds Township, and Montcalm County likely exceed those reported by the US Census Bureau Five-Year Estimates, but can be predicted to recover to pre-pandemic rates depending upon the rate of economic recovery. Unemployment numbers are based upon only those persons who file for unemployment.

When considering measures of income, the Village of Howard City has lower incomes than Reynolds Township and Montcalm County as a whole. Reynolds Township ranks highest in all categories of income. However, when analyzing incomes, an important factor is that the Median Household and Family incomes are the middle value of all incomes, and that as many households and families have incomes lower than the median value and have incomes above the median value.



Table 8 also includes information on poverty status for the Village, the Township, and Montcalm County as a whole. Poverty status for the Village is the highest of the three jurisdictions, while Reynolds Township ranks the lowest in both categories (families and individuals with poverty status), with the exception that the Township percentage of families with poverty status is equal to Montcalm County. While not shown on Table 8, an important statistic reported by the US Census is that over 30% of family households consisting of a female householder with no spouse present are below the poverty level.

Table 8: Income and Employment for the Village of Howard City, Reynolds Township, and Montcalm County, 2020

	Village of Howard City		Reynolds Township		Montcalm County	
	Number	Percent	Number	Percent	Number	Percent
Total Population 16 years and over	1,143	-	2,909	-	50,724	-
-In Labor Force	686	60.0%	1,842	63.3%	28,475	56.1%
-Employed	667	58.4%	1,842	63.3%	27,378	54.0%
-Unemployed**	19	1.7%	0	0.0%	1,079	2.1%
Median Household Income*	\$41,346	-	\$52,469	-	\$49,448	-
Mean Household Income (average)*	\$49,016	-	\$64,749	-	\$61,868	-
Median Family Income*	\$50,446	-	\$68,387	-	\$57,103	-
Mean Family Income (average)*	\$57,107	-	\$74,186	-	\$70,486	-
Families with Poverty Status	63	16.2%	114	10.6%	1,752	10.6%
Individuals with Poverty Status	298	18.9%	325	11.7%	8,735	14.4%

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates

*Data for Reynolds Township includes data from the Village of Howard City

**See text preceding for further analysis

Table 9 shows the 2020 Federal Poverty Guidelines for the 48 Contiguous States and the District of Columbia as reported by the US Department of Health and Human Services.



Table 9: 2020 Federal Poverty Guidelines for the 48 Contiguous States and the District of Columbia

Persons in Family/Household	Poverty Guideline (Annual Income)
1	\$12,760
2	\$17,240
3	\$21,720
4	\$26,200
5	\$30,680
6	\$35,160
7	\$39,640
8	\$44,120

Source: U.S. Department of Health and Human Services: Office of the Assistant Secretary for Planning and Evaluation 2020 Poverty Guidelines. For families/households with more than 8 persons, add \$4,480 for each additional person.

Tables 10 and 11 summarize occupational data for the Village of Howard City and Reynolds Township for the employed population age 16 years and older. Employment data is reported by occupation sector, industry, and class of worker.

In the Village of Howard City, occupations in production, transportation, and material moving rank highest at 25.8% of the employed population; sales and office occupations rank second at 23.1% of the employed population. Based upon classification by industry, jobs in manufacturing; educational services, health care, and social assistance; together with retail trade, make up 54% of all employment.

In Reynolds Township, occupations in sales and office rank highest at 25.6 percent of the employed population; while occupations in management, business, science, and arts rank second at 25.2% of the employed population. Production, transportation, and material moving occupations rank closely with 20.5% of all occupations. Based upon classification by industry, jobs in manufacturing; educational services, healthcare and social assistance; and retail trade together make up 57.3% of all employment.

The breakdown of class of workers are similar in both the Village and the Township. In both municipalities, approximately 85% of the employed population are classified as private wage and salary workers. Approximately 10% of the workers are government workers, and the remaining workers, approximately four to five percent, are classified as self-employed and unpaid family workers.



Table 10: Occupation by Civilian Employed Population, 16 Years and Over, Village of Howard City, 2020

Occupation	Number	Percent
Total Civilian Employed Population 16 Years and Over	667	-
Management, business, science, and arts occupations	108	16.2%
Service occupations	113	16.9%
Sales and office occupations	154	23.1%
Natural resources, construction, and maintenance occupations	120	18.0%
Production, transportation, and material moving occupations	172	25.8%
Industry		
Agriculture, forestry, fishing and hunting, and mining	3	0.4%
Construction	71	10.6%
Manufacturing	171	25.6%
Wholesale Trade	11	1.6%
Retail trade	93	13.9%
Transportation and warehousing, and utilities	39	5.8%
Information	0	0.0%
Finance and Insurance, and real estate and rental and leasing	31	4.6%
Professional, scientific, and management, and administrative and waste management services	29	4.3%
Educational services, and healthcare and social assistance	97	14.5%
Arts, entertainment, recreation, accommodation and food services	43	6.4%
Other services, except public administration	43	6.4%
Public Administration	36	5.4%
Class of Worker		
Private wage and salary workers	566	84.9%
Government workers	67	10.0%
Self-employed in own not incorporated business workers & Unpaid family workers	34	5.1%

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates



Table 11: Occupation by Civilian Employed Population, 16 Years and Over, Reynolds Township, 2020

Occupation	Number	Percent
Total Civilian Employed Population 16 Years and Over	1,842	-
Management, business, science, and arts occupations	465	25.2%
Service occupations	162	8.8%
Sales and office occupations	472	25.6%
Natural resources, construction, and maintenance occupations	365	19.8%
Production, transportation, and material moving occupations	378	20.5%
Industry		
Agriculture, forestry, fishing and hunting, and mining	13	0.7%
Construction	224	12.2%
Manufacturing	402	21.8%
Wholesale Trade	104	5.6%
Retail trade	287	15.6%
Transportation and warehousing, and utilities	132	7.2%
Information	0	0.0%
Finance and Insurance, and real estate and rental and leasing	41	2.2%
Professional, scientific, and management, and administrative and waste management services	123	6.7%
Educational services, and healthcare and social assistance	367	19.9%
Arts, entertainment, recreation, accommodation and food services	48	2.6%
Other services, except public administration	84	4.6%
Public Administration	17	0.9%
Class of Worker		
Private wage and salary workers	1,574	85.5%
Government workers	196	10.6%
Self-employed in own not incorporated business workers & Unpaid family workers	72	3.9%

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates



Table 12 details the place of employment for the residents of the Village of Howard City and for Reynolds Township. For employed residents of the Village, over 69% of the population work outside Montcalm County, while approximately 30% of employed residents work within Montcalm County. Reynolds Township exhibits a similar pattern, with over 73% of employed residents working outside Montcalm County, and less than 30% working within the County.

Both the Village of Howard City and Reynolds Township are located approximately 30 miles from the Grand Rapids metropolitan area, which provides opportunities for a reasonable commute to a wide range of employment opportunities. Employment opportunities in the Muskegon area, as well as the cities of Greenville, Big Rapids, and other smaller cities within a reasonable commute time, may provide job opportunities in addition to those employment opportunities within the Village and Township.

A small percentage of employed persons in the Village of Howard City work outside the State of Michigan.

Table 12: Place of Employment, Village of Howard City and Reynolds Township, 2020

	Village of Howard City		Reynolds Township	
	Number	Percent	Number	Percent
Employed Persons Age 16 and Over	654	-	1,818	-
-Worked in State of Residence	647	98.9%	1,818	100.0%
-Worked in County of Residence	194	29.7%	486	26.7%
-Worked Outside County of Residence	453	69.3%	1,332	73.3%
-Worked Outside State of Residence	7	1.1%	0	0.0%

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates



Educational Attainment

Table 13 summarizes the educational attainment for the population age 18 and older for the Village of Howard City, Reynolds Township, Montcalm County, and the State of Michigan. Educational attainment provides insight into the highest level of education received by the population, thus allowing communities to understand the workforce needs and employment opportunities. Educational attainment may indicate the need for additional educational programs, vocational programs, workforce training, and other professional development needs.

A small percentage of the population, in all four jurisdictions, have completed education up to the 9th grade only. Reynolds Township has the least number of persons with an education less than 9th grade, while both the Village of Howard City and Montcalm County are fairly consistent with the State-wide percentage.

Of the four jurisdictions, the Village has the highest percentage of population whose highest degree of education is a high school diploma or equivalent, at 47.4%. Reynolds Township and Montcalm County fall just below the Village for high school attainment at 45.4% and 40.0%, respectively. Each of these jurisdictions have a significant percentage of the population whose highest degree of education is a high school diploma, than the State of Michigan as a whole. These persons may be employed in a trade that did not require an Associate’s Degree, or may have received other training.

The percentage of persons attaining an Associate’s Degree are fairly consistent across the four jurisdictions, ranging from 7.1 to 9.2%. The percentage of persons who have attained a Bachelor’s Degree are fairly similar among the Village, the Township, and Montcalm County, ranging from 7.8 to 8.5%. However, on a State-wide basis, the percentage of those attaining a Bachelor’s Degree is approximately double that of the other three jurisdictions, at 16.8%

Regarding Graduate or Professional Degrees, the Village of Howard City has the lowest percentage of persons at 2.1%, while Reynolds Township and Montcalm County both have 4.0% of the population having attained a Graduate or Professional Degree. However, the State as a whole has an attainment rate of 10.1% for Graduate or Professional Degrees.

Statewide, over 90% of the population age 18 years and over has obtained a high school diploma, or GED equivalent, or higher. In comparison, slightly less than 90% of the population in the Village of Howard City, Reynolds Township, and Montcalm County have a high school diploma or higher degree, although the percentages are very close to the State attainment figure.

In the Village of Howard City and in Reynolds Township, 10.4% and 11.8% of the population have a bachelor’s degree or higher, respectively. This is a significantly lower rate than that of the State of Michigan, whose percentage of the population with a bachelor’s degree or higher is 26.8%.

When evaluating educational attainment, an important factor to consider is that the opportunities afforded through training in trades and skills both during and after high school, on-site training in manufacturing, or training provided by other employment sectors may present excellent opportunities for employment that may not be represented by the percentage of those obtaining a Bachelor’s Degree or higher.



Table 13: Educational Attainment for Village of Howard City, Reynolds Township, Montcalm County, and the State of Michigan, 2020

Highest Level of Attainment	Village of Howard City	Reynolds Township*	Montcalm County	Michigan
Less than 9th Grade	3.0%	0.8%	2.9%	2.7%
High School Graduate	47.4%	45.4%	40.0%	29.1%
Associate's Degree	8.9%	7.1%	9.2%	8.9%
Bachelor's Degree	8.3%	7.8%	8.5%	16.8%
Graduate/Professional Degree	2.1%	4.0%	4.0%	10.1%
Level of Attainment				
High School or Higher	87.1%	89.5%	87.8%	90.3%
Bachelor's Degree or Higher	10.4%	11.8%	12.5%	26.8%

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates; Universe: Population 18 years and over; values displayed will not equal 100%; *Data for Reynolds Township includes data from the Village of Howard City



Appendix B

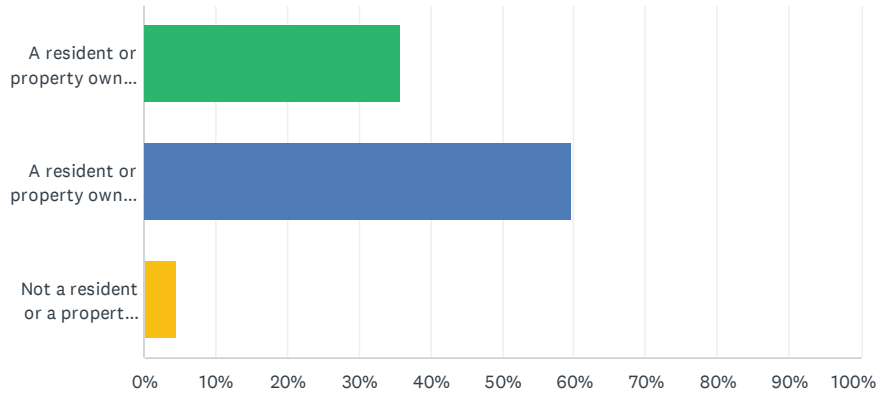


CITIZEN SURVEY - VILLAGE OF HOWARD CITY & REYNOLDS TOWNSHIP
MASTER PLAN

SurveyMonkey

Q1 You are:

Answered: 179 Skipped: 0

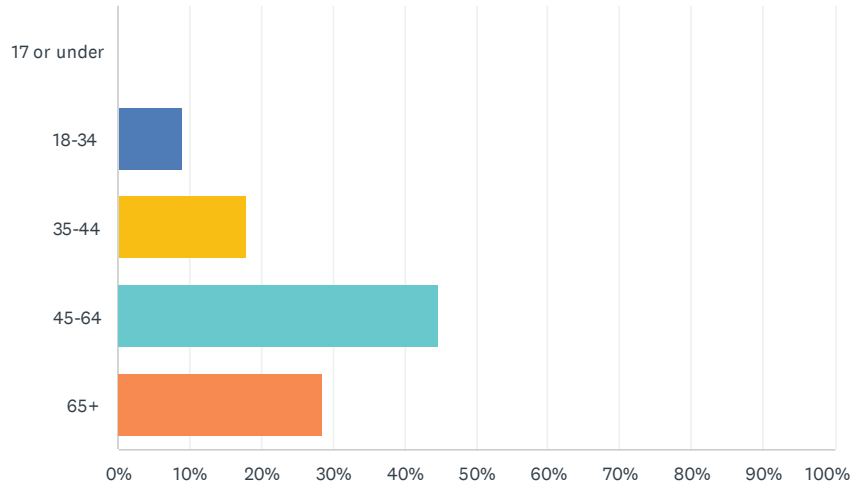


ANSWER CHOICES	RESPONSES	
A resident or property owner in the Village of Howard City	35.75%	64
A resident or property owner in Reynolds Township	59.78%	107
Not a resident or a property owner in the Village nor the Township	4.47%	8
TOTAL		179



Q2 Age of respondent:

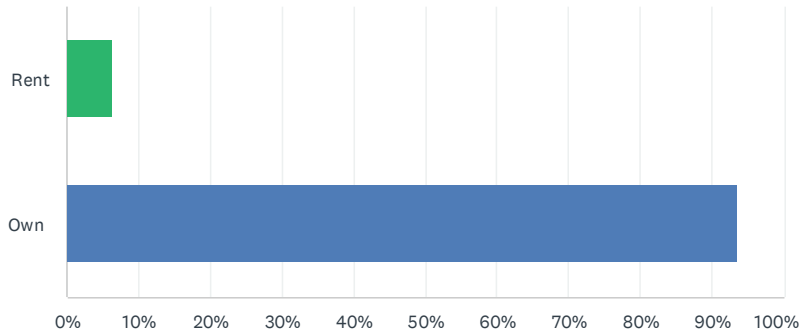
Answered: 179 Skipped: 0



ANSWER CHOICES	RESPONSES	
17 or under	0.00%	0
18-34	8.94%	16
35-44	17.88%	32
45-64	44.69%	80
65+	28.49%	51
TOTAL		179

Q3 If a resident of either the Village or the Township, do you rent or own the dwelling in which you reside?

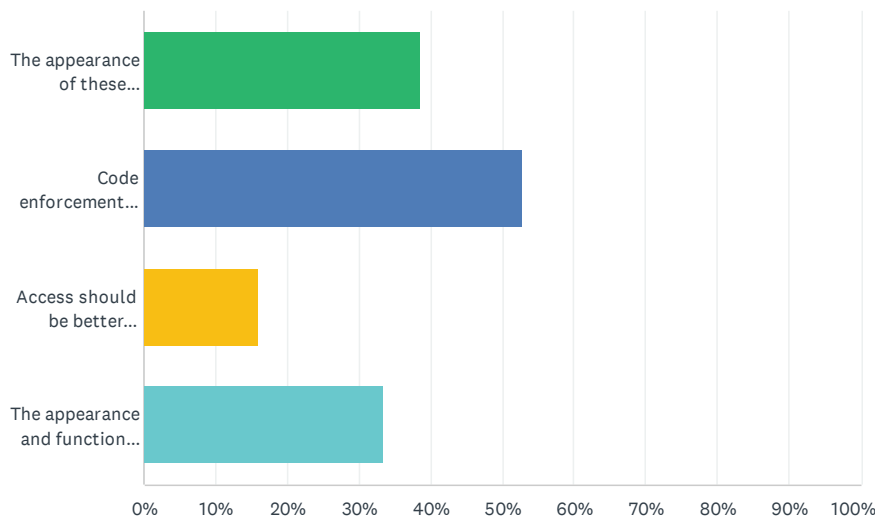
Answered: 172 Skipped: 7



ANSWER CHOICES	RESPONSES	
Rent	6.40%	11
Own	93.60%	161
TOTAL		172

Q4 The primary commercial corridors outside the central business district that serve the Village of Howard City and Reynolds Township are the Federal Road/Ensley Street corridor, and the Howard City Edmore Road (both east and west of US 131)/Shaw Street corridor. Please check all of the answers that best describe your opinion of the future land use along these corridors:

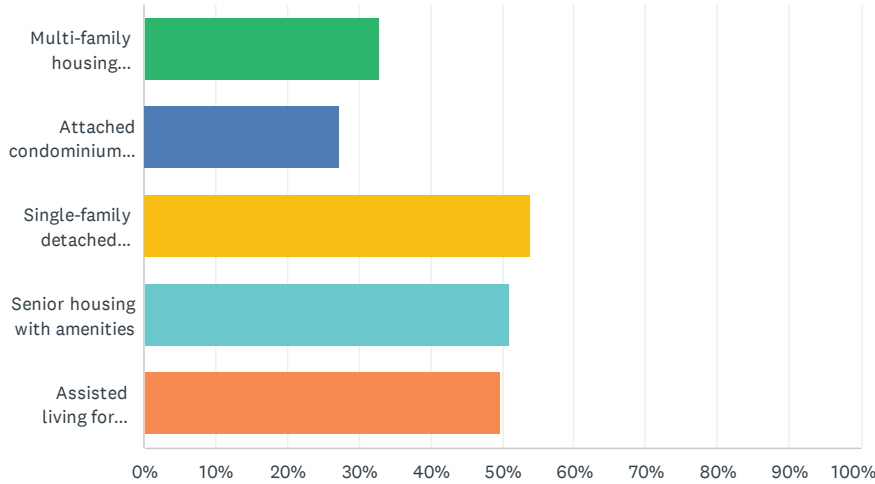
Answered: 176 Skipped: 3



ANSWER CHOICES	RESPONSES
The appearance of these corridors should be improved with additional regulations for landscaping, parking, building facades, and signs.	38.64% 68
Code enforcement should be increased regarding outdoor storage and disposal of refuse and junk.	52.84% 93
Access should be better managed along these corridors, with fewer driveways onto the main roadway, and more connecting access drives between businesses.	15.91% 28
The appearance and function of these two commercial corridors are acceptable as they currently exist.	33.52% 59
Total Respondents: 176	

Q5 Within the Village of Howard City, does a need exist for additional housing of the following types? Check as many as you wish. (The same question regarding Reynolds Township follows this question.)

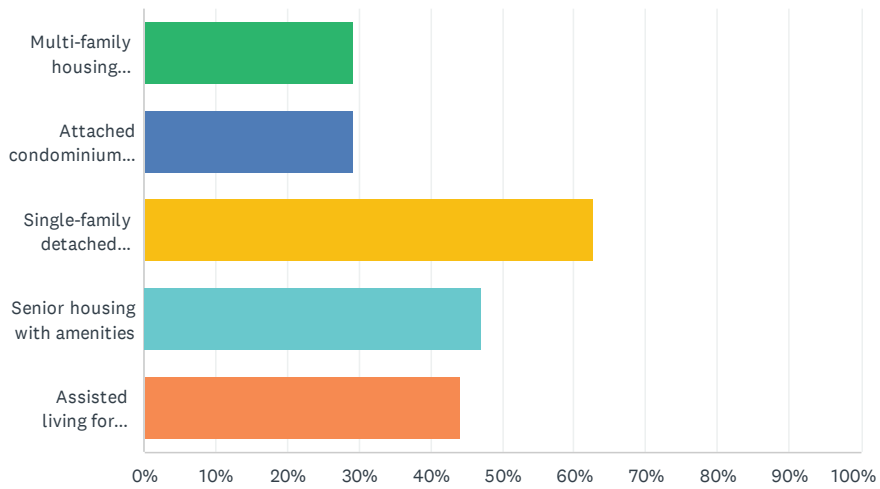
Answered: 161 Skipped: 18



ANSWER CHOICES	RESPONSES	
Multi-family housing (rental)	32.92%	53
Attached condominium (ownership) dwellings	27.33%	44
Single-family detached housing	54.04%	87
Senior housing with amenities	50.93%	82
Assisted living for seniors and those with specific needs	49.69%	80
Total Respondents: 161		

Q6 Within Reynolds Township, does a need exist for additional housing of the following types? Check as many as you wish.

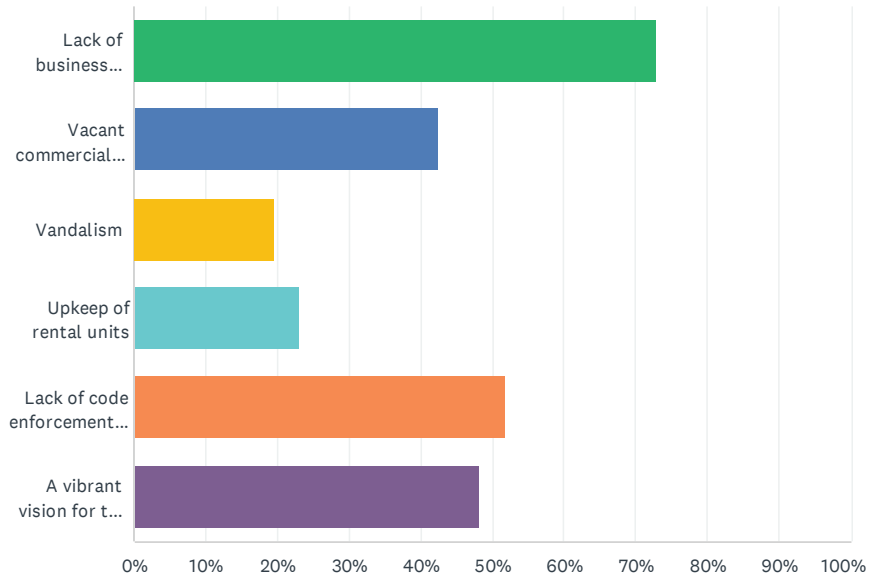
Answered: 161 Skipped: 18



ANSWER CHOICES	RESPONSES	
Multi-family housing (rental)	29.19%	47
Attached condominium (ownership) dwellings	29.19%	47
Single-family detached housing	62.73%	101
Senior housing with amenities	47.20%	76
Assisted living for seniors and those with specific needs	44.10%	71
Total Respondents: 161		

Q7 What do you believe are the most pressing issues facing the Village of Howard City today? Choose the three most pressing issues. (The same question regarding Reynolds Township follows this question.)

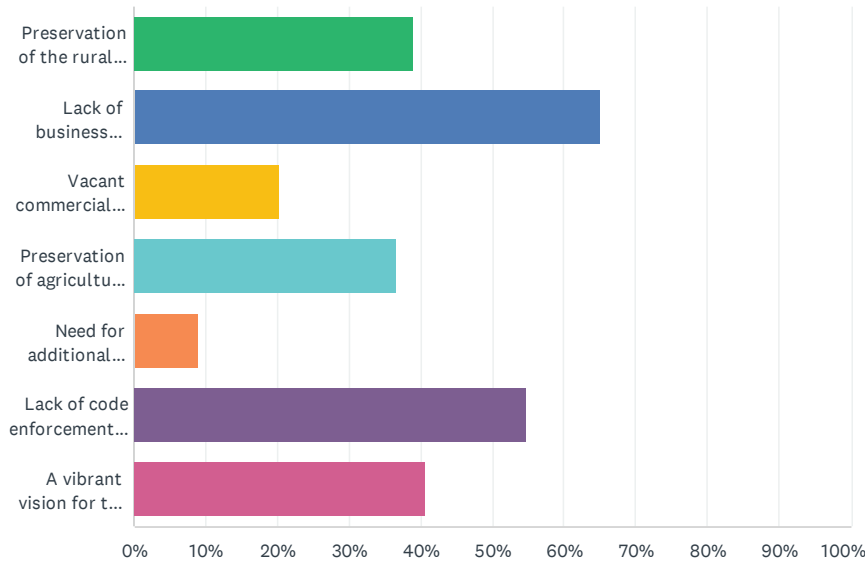
Answered: 174 Skipped: 5



ANSWER CHOICES	RESPONSES
Lack of business choices (restaurants, shopping, services)	72.99% 127
Vacant commercial buildings	42.53% 74
Vandalism	19.54% 34
Upkeep of rental units	22.99% 40
Lack of code enforcement (appearance of properties, refuse/junk storage and disposal, zoning violations, etc.)	51.72% 90
A vibrant vision for the Village that will attract and retain the younger generation	48.28% 84
Total Respondents: 174	

Q8 What do you believe are the most pressing issues facing Reynolds Township today? Choose the three most pressing issues.

Answered: 177 Skipped: 2



ANSWER CHOICES	RESPONSES
Preservation of the rural residential character	38.98% 69
Lack of business choices (restaurants, shopping, services)	64.97% 115
Vacant commercial buildings	20.34% 36
Preservation of agricultural lands	36.72% 65
Need for additional industrial lands	9.04% 16
Lack of code enforcement (appearance of properties, refuse/junk storage and disposal, zoning violations, etc.)	54.80% 97
A vibrant vision for the Township that will attract and retain the younger generation	40.68% 72
Total Respondents: 177	

Q9 What do you believe the Village of Howard City needs most?

Answered: 151 Skipped: 28

#	RESPONSES	DATE
1	More employment opportunities. Job opportunities	10/23/2021 2:06 PM
2	ordinance for tiny homes. Town wide yard sales and summer fest/memorial day parade. Something for 911	10/23/2021 2:01 PM
3	an ordinance for tiny homes. Town wide yard sales and summer fest, memorial day parade, something for 911. Place to walk your dog and cat	10/23/2021 1:45 PM
4	Town wide yard sales and summer fest, memorial day parade, some things for 911, more places to walk your dog and cat	10/23/2021 1:37 PM
5	Widening of roads	10/21/2021 5:26 PM
6	Pride of ownership sense of community	9/19/2021 2:11 PM
7	New board members. Residents need to run for an office and stop bickering when if they haven't even been to a meeting. They need to be present. Hold the board accountable for allowing 2 guys from east GR to have storage space built (we have any already). They said they built it here because land is super cheap amd they don't want this type of building where THEY LIVE!	9/19/2021 8:58 AM
8	Variety. We've had many retail shops or shops that are so similar that it would be nice to have variety. An actual cafe with espresso drinks, a bakery, a small boutique with updated clothing, children's stores, things to bring in families :)	9/18/2021 5:58 PM
9	Family entertainment for kids and adults, art displays and/or garden areas and senior living and activities.	9/18/2021 11:25 AM
10	Drive thru fast food restaurant	9/17/2021 9:06 PM
11	Fast food restaurants and theater.	9/17/2021 4:46 PM
12	Before anything new is added to the village we need honest and trustworthy officials that do not lie to the residents.	9/17/2021 3:56 PM
13	businesses near the freeway to attract commerce.	9/17/2021 12:57 PM
14	People of integrity on the Council. Also, (I don't know if this is a function of the Village) people of integrity counting our votes.	9/17/2021 12:40 PM
15	Variety	9/17/2021 12:07 PM
16	better dining choices	9/16/2021 7:28 PM
17	Business appeal	9/16/2021 2:18 PM
18	Leave it like it is. We don't need another Cedar Springs	9/16/2021 9:34 AM
19	A Farmers Market, Upgrade to appearance of downtown, More up to date stores in downtown	9/15/2021 7:42 PM
20	More choices for fast food than just subway and pizza	9/15/2021 7:42 PM
21	A more desirable nightlife for young professionals. That is the target group that is is completely missing from this town which is absurd based on our location.	9/15/2021 5:53 PM
22	More business's in the empty buildings downtown, and also maybe 1 or 2 fast food places, that would bring more jobs to the area ..	9/15/2021 5:25 PM
23	More restaurants (franchised); more shopping & business in general.; parks & recreation areas; paved Fred Meijer Trail.	9/15/2021 4:38 PM
24	Fast food	9/15/2021 3:05 PM



CITIZEN SURVEY - VILLAGE OF HOWARD CITY & REYNOLDS TOWNSHIP MASTER PLAN		SurveyMonkey
25	Many of the side roads need to be resurfaced as in North Muenscher and Williams, as well as other side roads in town. And code enforcement with many homes with junk on their properties and unmowed lawns.	9/15/2021 11:01 AM
26	To find a way to portray the village as a safe and visually appealing community. Starting "small" by enforcing code restrictions surrounding up keep of housing units (both owned and rented) could make large strides to being a visually appealing place to drive thru.	9/15/2021 10:03 AM
27	Themed businesses to attract shoppers ie. Antique stores, arts community, etc	9/15/2021 8:21 AM
28	I think it is doing good	9/15/2021 8:06 AM
29	Fast food chain Shopping center More paved bike path	9/14/2021 11:12 PM
30	Fast food doctor office	9/14/2021 10:53 PM
31	Fast Food Options.	9/14/2021 8:15 PM
32	better communication with the residents, more fast food choices.	9/14/2021 7:01 PM
33	Businesses, Restaurants, Stores, etc. I've only lived in the area for 2 years, but find the lack of places to shop, eat or just enjoy lack in the area which require us travel elsewhere.	9/14/2021 5:44 PM
34	More community events. More communication from the village office on important items such as lead pick up, brush pick up and when to stop parking cars on the side of roads for plowing purposes	9/14/2021 2:47 PM
35	There are little to no job options for local youth. Many of the kids in our area are from lower income families that can't commute teens to jobs in Cedar Springs, Morley and Big Rapids (just example cities). Local options would help many of these kids become more self-sufficient and bring more income into the town.	9/14/2021 2:43 PM
36	A place for kids to hang out and do stuff	9/14/2021 1:23 PM
37	Police	9/14/2021 1:18 PM
38	Fast food restaurant	9/14/2021 1:18 PM
39	Improved parks, places and entertainment for youth. Better handle on the criminal activities within the city limits. Within our 2 years of living in the village crime and vandalism of house hold propertys has increased to the extent we have been avidly looking to move.	9/14/2021 1:10 PM
40	Fast food restaurants	9/14/2021 12:51 PM
41	An overall face-lift to appear less run down	9/14/2021 12:32 PM
42	additional resturants, maybe a fast food one other than subway and pizza. As a business owner a chamber would be nice to have. something to bring the local businesses together in the community.	9/14/2021 12:29 PM
43	Quaility Fast Food Resturants such as KFC, WENDYS, TACO BELL, ARBYS,BIGBY COFFEE, STARBUCKS!	9/14/2021 12:17 PM
44	Buisness	9/14/2021 11:59 AM
45	A better way of communicating to the residents about local news, events, crime, etc.	9/14/2021 11:34 AM
46	more business traffic	9/14/2021 11:16 AM
47	Fast food chains and industries	9/14/2021 10:47 AM
48	Law enforcement	9/14/2021 10:43 AM
49	More restaurants and businesses	9/14/2021 10:36 AM
50	More businesses	9/14/2021 10:27 AM
51	Different, fresh business ideas	9/14/2021 10:24 AM
52	Clean up of property.	9/14/2021 10:20 AM
53	A central hub and gathering place.	9/14/2021 10:13 AM



CITIZEN SURVEY - VILLAGE OF HOWARD CITY & REYNOLDS TOWNSHIP MASTER PLAN		SurveyMonkey
54	Business buildup on federal rd because it easier access and not much traffic turns east to go toward post office and such	9/14/2021 10:06 AM
55	less uncontroled rental properties, restore pride in the community	9/14/2021 9:13 AM
56	fast food restaurants and private owned businesses	9/14/2021 9:05 AM
57	More shops and restaurants to bring people in	9/14/2021 9:00 AM
58	UNSURE	9/13/2021 10:20 PM
59	restaurants, coffee	9/13/2021 7:22 PM
60	Restaurants and more apartments.	9/13/2021 6:18 PM
61	Improved roads	9/13/2021 5:55 PM
62	we need many things and we have added a lot over the years. But the what bothers me the most is the lack of pride in our housing and yards. We need a code enforcer	9/13/2021 5:11 PM
63	Restaurant options Shopping	9/13/2021 4:58 PM
64	More business	9/13/2021 12:05 PM
65	More income based housing	9/13/2021 11:04 AM
66	More restaurants/ businesses and other housing!	9/13/2021 10:58 AM
67	More businesses that support the idea how Howard City is mostly a low income area and would help with their finances. Such as a neighborhood Walmart. Fast food options to support our own city, instead of long drives to support another city. More community events.	9/13/2021 10:50 AM
68	A good affordable breakfast restaurant Or A movie theater or something along those lines, some type of entertainment.	9/13/2021 10:25 AM
69	Better law enforcement for things such as the curfew of minors	9/13/2021 10:08 AM
70	based on the size of Howard City i think we have nice choices. Of course, more options for restaurants or retail shopping are always appreciated in the downtown area. When I drive through town there are a lot of run down houses that could use some up keep or at least trash pick up. Would be nice if the trail was paved.	9/13/2021 9:43 AM
71	I truly believe that the village should consider allowing cannabis to come to town so that the buildings are revitalized and so more commerce comes to town!	9/13/2021 7:52 AM
72	Keep the community events. I think they are a wonderful way to bring people out and together.	9/13/2021 5:48 AM
73	Increased businesses to serve the community. The village lacks restaurants to serve the community. After Cedar Springs there is nothing available to serve the community until one gets to Big Rapids. The location of HC and the highway is prime for businesses.	9/12/2021 7:27 PM
74	Attract business to the downtown area and clean up the rental properties making the downtown area more appealing. The street scaping that was done looks great!	9/12/2021 7:03 PM
75	Restaurants and entertainment	9/12/2021 5:02 PM
76	Additional dining and a gym with 24 hour access.	9/12/2021 4:48 PM
77	Restaurants and coffee shops	9/12/2021 4:16 PM
78	New businesses	9/12/2021 2:20 PM
79	More food choices. Affordable Rental options for families. More activities and events. Putt Put Golf	9/12/2021 1:10 PM
80	Communication with stakeholders	9/12/2021 12:27 PM
81	More parking	9/11/2021 6:37 PM
82	More entertainment and restaurants	9/11/2021 6:06 PM
83	Business development and roads repaired/improved.	9/11/2021 5:24 PM
84	Restaurants, cafes and affordable shopping	9/11/2021 4:08 PM



CITIZEN SURVEY - VILLAGE OF HOWARD CITY & REYNOLDS TOWNSHIP MASTER PLAN		SurveyMonkey
85	Heart	9/11/2021 12:30 PM
86	Diversity in population and better education.	9/11/2021 12:01 PM
87	Recreational opportunities.... Do something to improve the Tammarack Creek watershed.	9/11/2021 11:27 AM
88	n/a	9/11/2021 10:03 AM
89	More activities and business to draw people in to wanting to come to HC more then just driving through.	9/10/2021 6:23 PM
90	Restaurants	9/10/2021 5:43 PM
91	Family activity centers	9/10/2021 5:30 PM
92	Restaurants, shopping	9/10/2021 5:10 PM
93	Thing for the younger generation to do and attend. More business to the down town location.	9/10/2021 4:30 PM
94	Growth	9/10/2021 3:54 PM
95	There are still far too many junky homes and properties. Small and modest is perfectly fine, but they should be clean and maintained. Additional dining and shopping choices would be great as well. The area can maintain it's small town charm while welcoming growth and upgrades.	9/10/2021 3:18 PM
96	An attractive business distract with a better variety of retail and restaurants. . A 'one stop shopping' downtown. As more of our states population moves to rural communities we need to have something to offer. It would also be great to not have to head north or south to shop for our necessities.	9/10/2021 1:23 PM
97	Restaurants and shopping stores should be a priority.	9/10/2021 12:09 PM
98	Enforcement of police	9/10/2021 7:45 AM
99	Fast food option(s)	9/9/2021 9:44 PM
100	More business choices, restaurants shopping	9/9/2021 6:06 PM
101	Do a better job of enforcing their rules in the village such as animals running loose and trash in the park. Something to entertain the kids. They need to upgrade their water lines. Some of us have rusty pipes.	9/9/2021 2:02 PM
102	Modernly priced Restaurants and bushiness to attract summer crowds. Possibility in the summer events like once a week Music in the Park.	9/9/2021 12:43 PM
103	To stay out of people's busines	9/9/2021 10:09 AM
104	New business to bring jobs, and more things for the age groups between 14-18. Way too much drinking and drugs in that age group. Maybe a skatepark, an ice rink in the winter, a sledding hill, an arcade. Ask the age group what they would like to see here for them.	9/9/2021 9:55 AM
105	Police presence in and around Ensley park area at night, or closed park at night.	9/9/2021 9:12 AM
106	Fast food restaurants	9/9/2021 9:05 AM
107	Additional restaurants, activites that draw tourism	9/9/2021 8:14 AM
108	Attract a variety businesses to the area especially the downtown area.	9/8/2021 9:56 PM
109	Code and law enforcement should be our top priority in the Village. Our city has the ordinances readily available on the city website. However a short walk through our neighborhoods will prove that we do not enforce them. Our contracted Montcalm County Sherriff's deputy's spend hours in our city however they rarely stop anyone for moving violations, as reported by the Sherriff's office. Next we should focus on the up-keep of the public spaces in the city. We have various parks that always have trash, people smoking, and a general appearance of disrepair. These parks are very important to this community and always have people visting. As a result of inadequate parking, people resort to parking in the yards of near by residents.	9/8/2021 4:44 PM
110	Something for teens to do.	9/8/2021 4:20 PM
111	Fill empty storefronts downtown.	9/8/2021 2:51 PM



CITIZEN SURVEY - VILLAGE OF HOWARD CITY & REYNOLDS TOWNSHIP MASTER PLAN		SurveyMonkey
112	Enforce the codes for property, mainly the accumulation of junk on properties. Do not insist on a formal complaint, pitting neighbor against neighbor. Just enforce the rules!	9/8/2021 2:40 PM
113	Attractions / food options / housing	9/8/2021 2:32 PM
114	Business	9/8/2021 1:44 PM
115	More restaurant options. Improved garbage deal with Granger. Enforcement of young offenders roaming streets stealing and destroying property. Better enforcement of speed limits on roads around school.	9/8/2021 12:53 PM
116	Transportation options for elderly persons that are unable to drive or walk comfortably to local businesses.	9/8/2021 11:12 AM
117	More relevant retail. A fast food restaurant area would be helpful	9/8/2021 10:22 AM
118	Infrastructure maintenance	9/8/2021 10:16 AM
119	Less rental homes that bring in people that have absolutely no respect for our community.	9/8/2021 9:59 AM
120	Village needs a more diversified commercial presence and more services.	9/8/2021 9:49 AM
121	Family restaurant, local retail businesses, competing grocery to give residents a choice not to drive to Cedar Springs or Big Rapids to get affordable foods, a fast food option close to the expressways, medical offices, what does Howard City not need?	9/8/2021 9:24 AM
122	Greater enforcement of ordinances. Also officers who write speeding tickets rather than sitting and watching vehicles speed right in front of their police car. Howard City is like the Wild West, the people who do not follow the laws and ordinances are holding the rest of us hostage and making our lives a misery. You will never get people who follow the laws and ordinances to move here and stay if the people living around them are doing as they please.	9/8/2021 8:29 AM
123	Stay with the small town feel	9/8/2021 8:20 AM
124	Stay with the small town feel	9/8/2021 8:20 AM
125	Fast food restaurants, a meijer or Walmart. Sick of having to drive to cedar springs or big rapids for shopping and restaurant choices.	9/8/2021 8:02 AM
126	Attractive retail and restaurants.	9/7/2021 10:13 PM
127	Active chamber Active council that has a vision for our village and takes action	9/7/2021 9:31 PM
128	Drive thru option close to highway	9/7/2021 8:17 PM
129	Clean up of the waterways and land around them. Removal of the fallen dead trees and overgrown weeds and poison ivy.	9/7/2021 7:22 PM
130	More things to do to keep teenagers out of trouble.	9/7/2021 7:01 PM
131	Maybe some more popular restaurants that would attract more people up here to bring property values up along with more code enforcement of picked up yards which directly impacts the neighbors	9/7/2021 4:49 PM
132	A fast food restaurant & White Pine Trail paved.	9/7/2021 4:27 PM
133	It's time to consider allowing a small number of drive-thru businesses off 131.	9/7/2021 3:31 PM
134	Nothing	9/7/2021 2:46 PM
135	shops and entertainment	9/7/2021 2:46 PM
136	Activities for the youth and stricter regulations on yard upkeep	9/7/2021 1:22 PM
137	Splash pad for the kids	9/7/2021 1:15 PM
138	Growth, minimal at least, currently appears stagnate	9/7/2021 12:49 PM
139	Good eating and brewery type resaurant choices like the Forager	9/7/2021 11:27 AM
140	Future growth vision	9/7/2021 11:26 AM
141	Retail (more than dollar stores) and fast food that will attract people and create jobs	9/7/2021 11:07 AM



CITIZEN SURVEY - VILLAGE OF HOWARD CITY & REYNOLDS TOWNSHIP MASTER PLAN		SurveyMonkey
142	More restaurants	9/7/2021 11:05 AM
143	Clean up the dumpy houses. (That means the people if need be)	8/10/2021 1:09 PM
144	More businesses	8/7/2021 12:19 PM
145	Leadership with 'guts'	8/7/2021 8:15 AM
146	retail	8/6/2021 10:42 PM
147	New leadership, new council members, updated downtown, new businesses and places to eat, better schools, decent internet access for crying out loud.	8/6/2021 6:09 PM
148	To remain a small town feel, to NOT have pot shops on every block (or preferable any), to not try to keep up or compete with Rockford or similar towns, we are unique and small, and drawing troves of people is NOT what we want for this town. We moved here for quiet, privacy, and lack of development. Choices for restaurants, shopping etc are a 15-30 minute drive. No need to add more business here.	8/6/2021 5:08 PM
149	McDonalds	8/6/2021 4:46 PM
150	UPS FedEx dropoff	8/6/2021 4:37 PM
151	Fast Food	8/6/2021 3:47 PM



Q10 What do you believe Reynolds Township needs most?

Answered: 149 Skipped: 30

#	RESPONSES	DATE
1	More employment opportunities	10/23/2021 2:06 PM
2	ordinance for tiny homes. Better representation from Reynolds/Village of Howard City. Our Montcalm County Commissioner doesn't give a hoot. Our road commissioner doesn't give a hoot. More community involvement. Places to walk your cat and dog.	10/23/2021 2:01 PM
3	an ordinance for tiny homes, commission that doesn't care	10/23/2021 1:45 PM
4	a commission that doesn't care	10/23/2021 1:37 PM
5	Widening of roads	10/21/2021 5:26 PM
6	Pride of ownership sense of community	9/19/2021 2:11 PM
7	New board	9/19/2021 8:58 AM
8	Same as above. Variety. We have had so many resale or "hidden treasure" shops that maybe we need something new that isn't expensive. Or different dining options. A cafe bistro with an actual espresso machine and not syrup and coffee. Like what the Old Cow Town Cafe used to be. With Italian sodas and such.	9/18/2021 5:58 PM
9	Family entertainment for kids and adults, art displays and/or garden areas and senior living and activities.	9/18/2021 11:25 AM
10	green space	9/17/2021 9:06 PM
11	Police	9/17/2021 4:46 PM
12	Same as the Village. No more bull.	9/17/2021 3:56 PM
13	businesses near the freeway to attract commerce	9/17/2021 12:57 PM
14	Citing those who keep trash and unused vehicles in abundance in their yards (my neighbor). Daily fines until the yards are clean. Resources to help those who are willing to do it, but physically cannot.	9/17/2021 12:40 PM
15	Upkeep, variety	9/17/2021 12:07 PM
16	development of Employment opportunities for our residents	9/16/2021 7:28 PM
17	Better rural road management	9/16/2021 2:18 PM
18	Make people clean up their property	9/16/2021 9:34 AM
19	A big clean of junk houses and yards	9/15/2021 7:42 PM
20	Community center, something similar to a YMCA	9/15/2021 7:42 PM
21	I honestly think we should jump onboard with Marajuana facilities.	9/15/2021 5:53 PM
22	1 or 2 fast food places close to the highway, it will bring more jobs to the area and maybe a drive through car wash like the tommy's in GR	9/15/2021 5:25 PM
23	Paved Fred Meijer Trail	9/15/2021 4:38 PM
24	Fast food	9/15/2021 3:05 PM
25	Perhaps a more attractive village sign coming in from Shaw/82. And better upkeep of the surrounding area when coming into town. And better code enforcement.	9/15/2021 11:01 AM
26	Similar answer to the village question above. The impression of the community to someone driving thru is heavily influenced by appearance, which can be directly impacted by code	9/15/2021 10:03 AM



CITIZEN SURVEY - VILLAGE OF HOWARD CITY & REYNOLDS TOWNSHIP MASTER PLAN		SurveyMonkey
	enforcement	
27	Same	9/15/2021 8:21 AM
28	Not sure	9/15/2021 8:06 AM
29	Home Depo Shopping center Fast food chain Bike path	9/14/2021 11:12 PM
30	Upkeep	9/14/2021 10:53 PM
31	More Parks.	9/14/2021 8:15 PM
32	better communication with the residents, more fast food choices. you guys are one and the same to me.	9/14/2021 7:01 PM
33	Businesses, Restaurants, Stores, etc. I've only lived in the area for 2 years, but find the lack of places to shop, eat or just enjoy lack in the area which require us travel elsewhere.	9/14/2021 5:44 PM
34	The above answer to question 9 applies here as well but as a township the drug problem has gotten out of hand. Methamphetamine use/distribution is systematically ravaging area residents and giving the area a bad reputation as a community.	9/14/2021 2:43 PM
35	A place for kids to hang out and do stuff	9/14/2021 1:23 PM
36	Shopping. Fast food establishments.	9/14/2021 1:18 PM
37	Fast Food restaurant	9/14/2021 1:18 PM
38	restaurants	9/14/2021 12:51 PM
39	To be less trashy	9/14/2021 12:32 PM
40	na	9/14/2021 12:17 PM
41	Industry	9/14/2021 11:59 AM
42	A better way of communicating to the residents about local news, events, crime, etc.	9/14/2021 11:34 AM
43	more business traffic	9/14/2021 11:16 AM
44	Nothing	9/14/2021 10:47 AM
45	Law enforcement	9/14/2021 10:43 AM
46	Better zoning	9/14/2021 10:27 AM
47	Different, fresh ideas for businesses	9/14/2021 10:24 AM
48	Stronger enforcement of junk on property.	9/14/2021 10:20 AM
49	More commercial stores, restaurants, etc. along M46. And an industrial park.	9/14/2021 10:13 AM
50	more inforcement of it's current rules of junk and trash accumulation	9/14/2021 9:13 AM
51	fast food restaurants	9/14/2021 9:05 AM
52	Same	9/14/2021 9:00 AM
53	MORE HOME AND personal owned business	9/13/2021 10:20 PM
54	restaurants, coffees	9/13/2021 7:22 PM
55	Code enforcement and apartments.	9/13/2021 6:18 PM
56	Not sure.	9/13/2021 5:55 PM
57	It needs fast food options along M82 for travelers. Right now we are just a sign on the freeway. We have a beautiful park in that area where travelers can stop and relax, and eat for a hour or so, but who is aware of it?	9/13/2021 5:11 PM
58	Preservation of a rural community	9/13/2021 4:58 PM
59	More businesses	9/13/2021 12:05 PM
60	More income based housing	9/13/2021 11:04 AM



CITIZEN SURVEY - VILLAGE OF HOWARD CITY & REYNOLDS TOWNSHIP MASTER PLAN		SurveyMonkey
61	Housing!	9/13/2021 10:58 AM
62	More businesses that support the idea how Howard City is mostly a low income area and would help with their finances. Such as a neighborhood Walmart. Fast food options to support our own city, instead of long drives to support another city. More community events.	9/13/2021 10:50 AM
63	To allow cultivation and sale of marijuana	9/13/2021 10:25 AM
64	The same	9/13/2021 10:08 AM
65	We need natural gas and high speed internet availability in rural areas.	9/13/2021 9:43 AM
66	Exactly the same as the village stated above	9/13/2021 7:52 AM
67	Make people clean up their junk they have laying out and pick up sides of roads	9/13/2021 5:48 AM
68	New businesses	9/12/2021 7:27 PM
69	More choices, variety of businesses. A fast food option would be great.	9/12/2021 7:03 PM
70	Restaurants and entertainment	9/12/2021 5:02 PM
71	Restaurants and coffee shops	9/12/2021 4:16 PM
72	Housing	9/12/2021 2:20 PM
73	More information about the history, events that took place and landmarks. Windmills High speed internet that works!!!!!!	9/12/2021 1:10 PM
74	Growth	9/12/2021 12:27 PM
75	Fast food restaurant	9/11/2021 7:45 PM
76	More basic road maintenance	9/11/2021 6:37 PM
77	More entertainment and restaurants	9/11/2021 6:06 PM
78	Roads (Federal) repaired/improved.	9/11/2021 5:24 PM
79	Fibre internet and natural gas	9/11/2021 5:12 PM
80	Fast food, less housing development and parks.	9/11/2021 4:08 PM
81	Firemen to follow road laws	9/11/2021 12:30 PM
82	Diversity in population and employment opportunities.	9/11/2021 12:01 PM
83	Clean well kept property... increased recreational opportunities. Consideration of a community swimming pool. Things for kids to do... that's what attracts families.	9/11/2021 11:27 AM
84	n/a	9/11/2021 10:03 AM
85	Road improvements.	9/11/2021 8:27 AM
86	Get cleaned up	9/10/2021 6:23 PM
87	Restaurants	9/10/2021 5:43 PM
88	Same	9/10/2021 5:30 PM
89	Restaurants, shopping	9/10/2021 5:10 PM
90	Same as above	9/10/2021 4:30 PM
91	Paved roads	9/10/2021 3:54 PM
92	Same as the village. Un-kept properties are even more of an issue outside the village. Again, the rural vibe can be kept alongside of controlled business and even industrial growth.	9/10/2021 3:18 PM
93	More upscale housing opportunities to attract others to our community. But first need to clean up and enforce coding violations. Is frustrating to take care of our property and have neighbors who drag our value down.	9/10/2021 1:23 PM
94	More choices for dining and shopping.	9/10/2021 12:09 PM



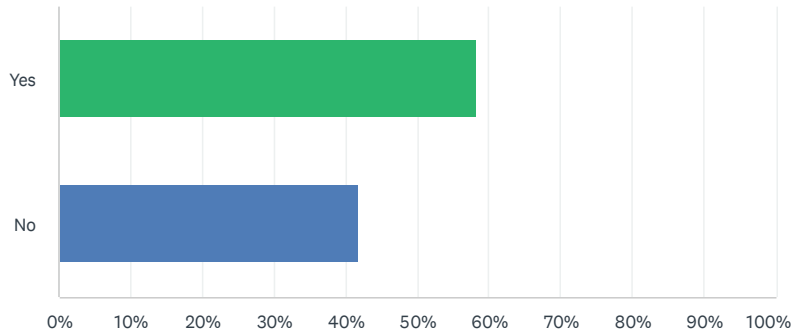
CITIZEN SURVEY - VILLAGE OF HOWARD CITY & REYNOLDS TOWNSHIP MASTER PLAN		SurveyMonkey
95	Clean up of fallen and falling trees. Gypsy moth prevention. Preservation of our forest	9/10/2021 7:45 AM
96	Fast food option(s)	9/9/2021 9:44 PM
97	Updating and growth	9/9/2021 6:06 PM
98	Code enforcement	9/9/2021 2:56 PM
99	Township needs a larger building. They need to be more lenient on bringing businesses into the township.	9/9/2021 2:02 PM
100	The Tamarack ponds to be more attractive by being cleaned out. A nice open shelter for picnics.	9/9/2021 12:43 PM
101	Township venue that could be rented by residents for family events.	9/9/2021 12:10 PM
102	Natural gas access to more homes	9/9/2021 10:09 AM
103	Things to attract the younger generation to grow and stay here. Bring new business to bring jobs to the community. Fast food restaurants, businesses to bring jobs. This community can't support itself with no jobs available.	9/9/2021 9:55 AM
104	Natural gas and internet available to all residence.	9/9/2021 9:12 AM
105	Maintain rural/ ag properties..... no uber housing developments	9/9/2021 8:14 AM
106	Attract a variety of business to tge area. Affordable rental/ housing .	9/8/2021 9:56 PM
107	Code and law enforcement should be the top priority in the Township.	9/8/2021 4:44 PM
108	New township hall, fast food/or sit down restaurants	9/8/2021 4:20 PM
109	Enforcement for junk and parking. That place midway between Howard City and the freeway looks like a dump and has cars parked just feet off a main road, sometimes for months at a time.	9/8/2021 2:51 PM
110	Community programs that offer more than beer tents. Renew the special library programs for adults. (guest speakers, media presentations, ect...)	9/8/2021 2:40 PM
111	Food options or something to attract groups of people	9/8/2021 2:32 PM
112	Restaurant business	9/8/2021 1:44 PM
113	More restaurants. Young offenders roaming streets.	9/8/2021 12:53 PM
114	Code enforcement. Plain and simple there are residents with junk and trash piled up everywhere. Also, eliminate trash dumping on the West Gates Road Township property.	9/8/2021 11:12 AM
115	Whitefish Rd paved!!	9/8/2021 10:22 AM
116	infrastructure maintenance	9/8/2021 10:16 AM
117	Less rental homes that bring in people that have absolutely no respect for our community.	9/8/2021 9:59 AM
118	More services and a stricter adherence to zoning rules.	9/8/2021 9:49 AM
119	Proper road care in the winter months.	9/8/2021 9:24 AM
120	The same as Howard City. Enforce the ordinances and laws, like the posted speed limit.	9/8/2021 8:29 AM
121	Continue to embrace being a rural community. I would rather commute if I want to shop or eat out and keep my community less busy, less traffic, less people	9/8/2021 8:20 AM
122	Continue to embrace being a rural community. I would rather commute if I want to shop or eat out and keep my community less busy, less traffic, less people	9/8/2021 8:20 AM
123	Meijer or Walmart, more Resturant choices .	9/8/2021 8:02 AM
124	Commercial and recreational development	9/7/2021 10:13 PM
125	Code enforcement Zoning administrator	9/7/2021 9:31 PM
126	County road upkeep and looking at dirt roads to better serve growth	9/7/2021 8:17 PM



CITIZEN SURVEY - VILLAGE OF HOWARD CITY & REYNOLDS TOWNSHIP MASTER PLAN		SurveyMonkey
127	Same cleanup of the waterways and surrounding land. More police presence for security.	9/7/2021 7:22 PM
128	N/A	9/7/2021 7:01 PM
129	Consistent code enforcement in the township!	9/7/2021 5:57 PM
130	Same as above	9/7/2021 4:49 PM
131	White Pine Trail paved & more businesses	9/7/2021 4:27 PM
132	Same as above: It's time to consider allowing a small number of drive-thru businesses off 131.	9/7/2021 3:31 PM
133	Preserving rural setting No development	9/7/2021 2:46 PM
134	shops and entertainment	9/7/2021 2:46 PM
135	Stricter regulations on yard upkeep	9/7/2021 1:22 PM
136	Growth,jobs= reason for people to reside here	9/7/2021 12:49 PM
137	Preserve the rural nature of the twp with single family type homes and farms and NO Windmill Farms!	9/7/2021 11:27 AM
138	Future growth vision	9/7/2021 11:26 AM
139	More retail than dollar stores, fast food places, more entertainment choices so there are more jobs locally and things to do that will draw people in	9/7/2021 11:07 AM
140	Better roads and traffic enforcement especially on Cutler Road	9/7/2021 11:05 AM
141	Expanded broadband internet	8/10/2021 1:09 PM
142	High speed internet and access to natural gas	8/7/2021 12:19 PM
143	Maintaining the township as rural and as nature created	8/7/2021 8:15 AM
144	fast food	8/6/2021 10:42 PM
145	Same as the above question. Internet access!!!!!!	8/6/2021 6:09 PM
146	Maintain ruralness, limit businesses and industrial areas.	8/6/2021 5:08 PM
147	Outback Steakhouse	8/6/2021 4:46 PM
148	UPS FedEx dropoff	8/6/2021 4:37 PM
149	Fast Food	8/6/2021 3:47 PM

Q11 Are you in favor of additional industrial land use in Reynolds Township?

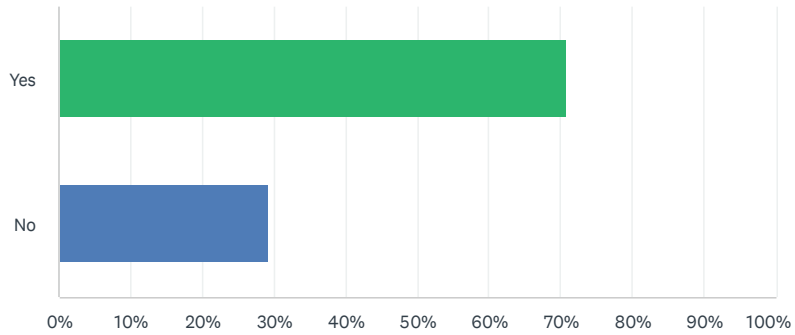
Answered: 172 Skipped: 7



ANSWER CHOICES	RESPONSES	
Yes	58.14%	100
No	41.86%	72
TOTAL		172

Q12 Are you in favor of additional commercial land use in Reynolds Township?

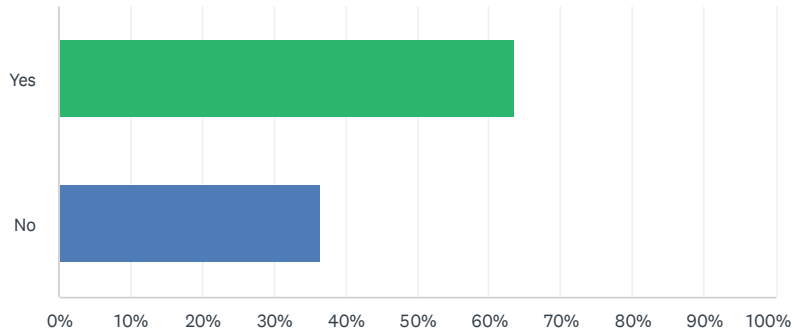
Answered: 175 Skipped: 4



ANSWER CHOICES	RESPONSES	
Yes	70.86%	124
No	29.14%	51
TOTAL		175

Q13 In general, are you in favor of expansion of public water and sewer into Reynolds Township, provided by the Village of Howard City, to serve additional residential, commercial, and industrial development?

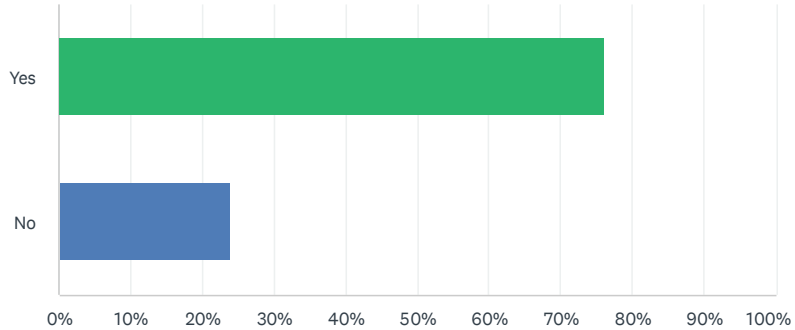
Answered: 178 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	63.48%	113
No	36.52%	65
TOTAL		178

Q14 Are you in favor of identifying a location for a Town Center in Reynolds Township, which may include a Township Hall, a community center, playgrounds, and gathering spaces?

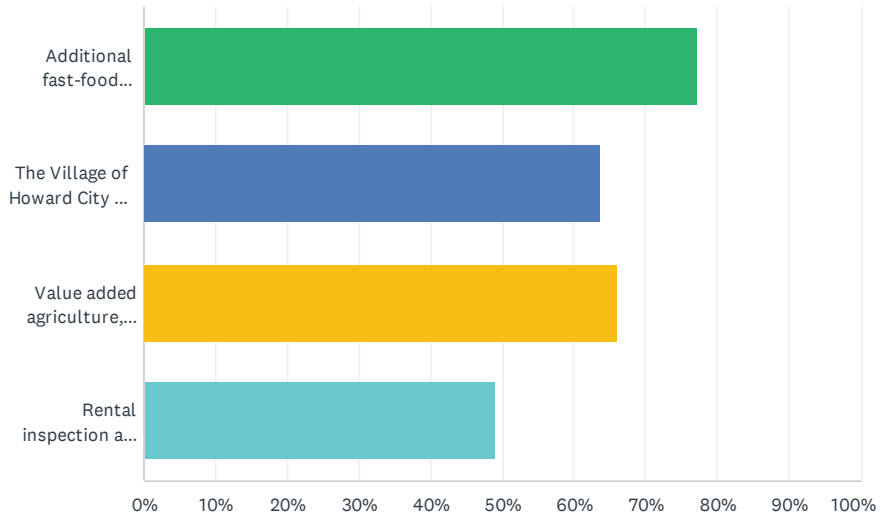
Answered: 176 Skipped: 3



ANSWER CHOICES	RESPONSES
Yes	76.14% 134
No	23.86% 42
TOTAL	176

Q15 Are you in favor of the following? (Check as many answers as you wish.)

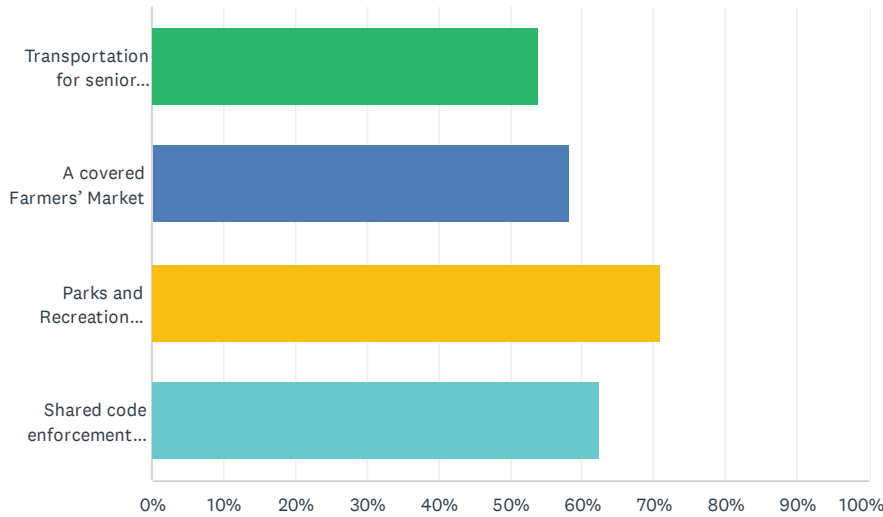
Answered: 171 Skipped: 8



ANSWER CHOICES	RESPONSES
Additional fast-food options, primarily along M-82 and/or M-46	77.19% 132
The Village of Howard City and Reynolds Township sharing costs for additional code enforcement such as for zoning and general law ordinances	63.74% 109
Value added agriculture, such as farm weddings and other events, larger farm markets, rural-based recreation, etc.	66.08% 113
Rental inspection and maintenance Ordinance	49.12% 84
Total Respondents: 171	

Q16 Would you support a special millage for the following? Choose as many answers as you wish.

Answered: 141 Skipped: 38



ANSWER CHOICES	RESPONSES
Transportation for senior citizens, including to appointments outside the Village and Township boundaries, such as to Stanton, Lakeview, etc.	53.90% 76
A covered Farmers' Market	58.16% 82
Parks and Recreation facilities and maintenance (both Village and Township)	70.92% 100
Shared code enforcement between the Village of Howard City and Reynolds Township	62.41% 88
Total Respondents: 141	

#	OTHER (PLEASE SPECIFY)	DATE
1	None of the above	10/23/2021 2:06 PM
2	Not sure if this is where to put it, but more law enforcement. We are seeing more and more drugs brought into the township that we need the support. The police that patrols around Ensley Park are doing well.	9/18/2021 5:58 PM
3	No new millage increases	9/17/2021 3:56 PM
4	no	9/16/2021 7:28 PM
5	Although we all want to keep taxes down, if we want to grow in the areas listed/checked above, we will need additional funds to pay for them.	9/15/2021 4:38 PM
6	no	9/15/2021 7:13 AM
7	Law Enforcement.	9/14/2021 8:15 PM
8	none	9/14/2021 11:16 AM



CITIZEN SURVEY - VILLAGE OF HOWARD CITY & REYNOLDS TOWNSHIP MASTER PLAN		SurveyMonkey
9	Not	9/14/2021 10:47 AM
10	None	9/14/2021 10:19 AM
11	I think we have had enough increases for a while. With new school and every other increase last few years	9/14/2021 10:06 AM
12	shared code enforcement is needed but we need the power in stanton court system, in the past we have had more issues from the courts for enforcement	9/14/2021 9:13 AM
13	None	9/13/2021 5:55 PM
14	curfew enforcement	9/13/2021 10:08 AM
15	I am not in favor of additional taxes.	9/13/2021 9:43 AM
16	Marijuana	9/13/2021 7:52 AM
17	No additional taxes.	9/11/2021 5:24 PM
18	With how Reynolds Townships "codes" Mileage requests I say NO to all options without knowing mileage options.	9/11/2021 4:08 PM
19	No	9/11/2021 12:30 PM
20	Access to affordable fresh food and recreational activities for youth and seniors	9/11/2021 12:01 PM
21	A community swimming pool.	9/11/2021 11:27 AM
22	None	9/10/2021 5:30 PM
23	Paved roads	9/10/2021 3:54 PM
24	Clean up of gypsy moths	9/10/2021 7:45 AM
25	Transportation to Big Rapids and Grand Rapids rather than Stanton.	9/9/2021 2:56 PM
26	Bring natural gas access to more people	9/9/2021 10:09 AM
27	If you don't make these changes the younger generations will continue to fail, and leave.	9/9/2021 9:55 AM
28	Veterans services	9/9/2021 9:12 AM
29	No millage	9/8/2021 6:10 PM
30	Fast food or other food options that will actually last	9/8/2021 2:32 PM
31	If you include special needs into the senior transportation I would be in favor.	9/7/2021 8:17 PM
32	Law enforcement	9/7/2021 11:27 AM
33	High speed internet	9/7/2021 11:26 AM
34	Expanded broadband internet outside of the village of Howard City	8/10/2021 1:09 PM
35	Why would that be necessary? My taxes have increased every year with nothing in return. Maybe work in using the funds you get more wisely?	8/6/2021 6:09 PM
36	No need to raise more money, no one ever thinks they have enough, but they always do.	8/6/2021 5:08 PM



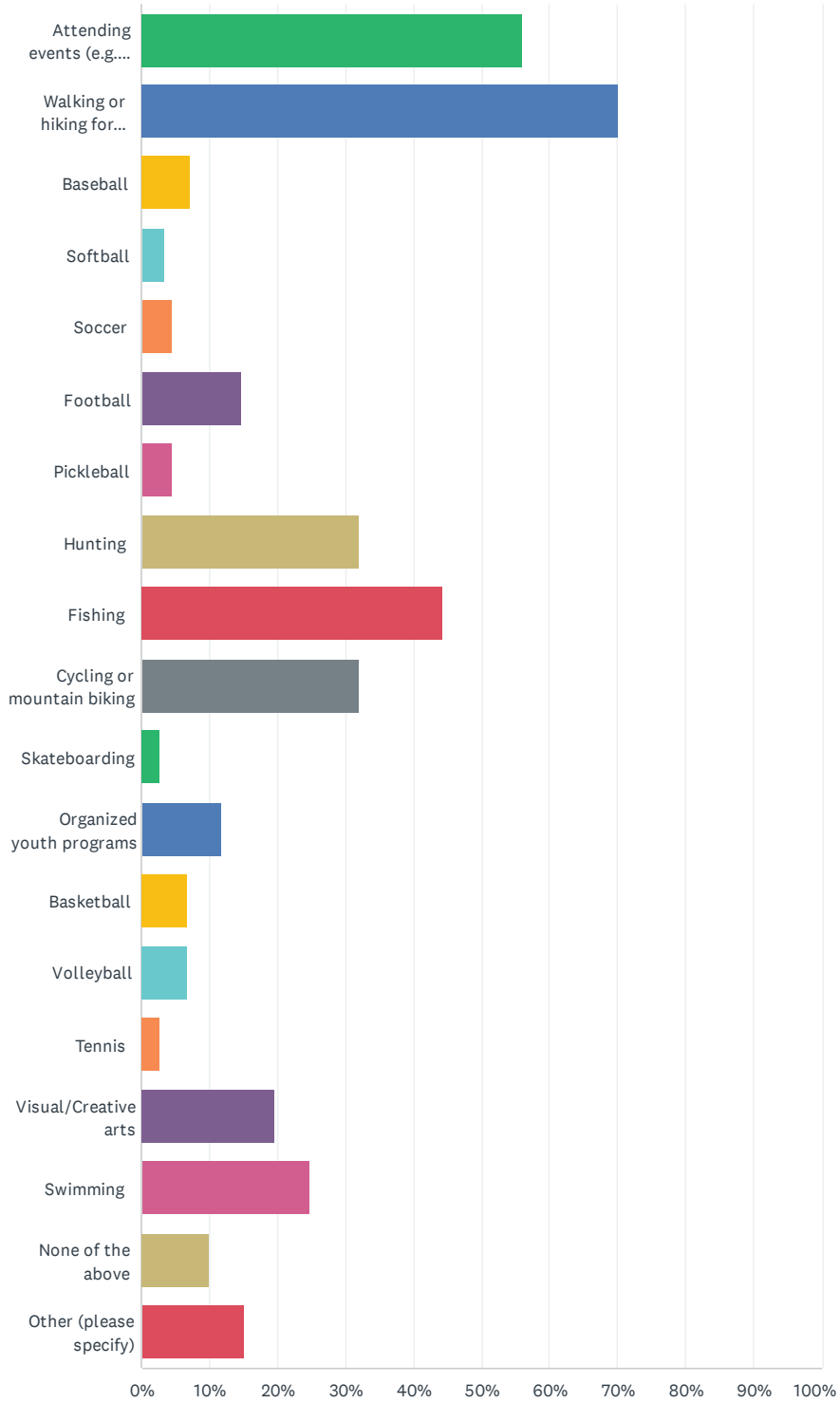
Q17 In the past 12 months, which of the following activities have you or anyone in your household participated in? Choose all that apply.

Answered: 178 Skipped: 1



CITIZEN SURVEY - VILLAGE OF HOWARD CITY & REYNOLDS TOWNSHIP
MASTER PLAN

SurveyMonkey



CITIZEN SURVEY - VILLAGE OF HOWARD CITY & REYNOLDS TOWNSHIP
MASTER PLAN

SurveyMonkey

ANSWER CHOICES	RESPONSES	
Attending events (e.g., music events)	56.18%	100
Walking or hiking for leisure	70.22%	125
Baseball	7.30%	13
Softball	3.37%	6
Soccer	4.49%	8
Football	14.61%	26
Pickleball	4.49%	8
Hunting	32.02%	57
Fishing	44.38%	79
Cycling or mountain biking	32.02%	57
Skateboarding	2.81%	5
Organized youth programs	11.80%	21
Basketball	6.74%	12
Volleyball	6.74%	12
Tennis	2.81%	5
Visual/Creative arts	19.66%	35
Swimming	24.72%	44
None of the above	10.11%	18
Other (please specify)	15.17%	27
Total Respondents: 178		

#	OTHER (PLEASE SPECIFY)	DATE
1	Harvest Fest. Music uptown and in park	10/23/2021 2:01 PM
2	Music uptown and in park	10/23/2021 1:45 PM
3	Bike rides. Dog walks. Enjoyed our parks.	9/18/2021 5:58 PM
4	Peace and Quiet and back yard - Nature!!!!	9/17/2021 9:06 PM
5	This has been a strange past 12 months with COVID-19 restrictions.	9/15/2021 4:38 PM
6	Rollerblading	9/14/2021 11:12 PM
7	A	9/14/2021 2:47 PM
8	Rock hunting	9/14/2021 1:23 PM
9	We go to the park and library weekly	9/14/2021 1:10 PM
10	flea market, downtown open mike	9/14/2021 11:34 AM
11	local fairs/harvestfest	9/14/2021 9:05 AM
12	Downtown music festival. Enjoying our woodlands.	9/13/2021 4:58 PM
13	Camping, Food truck festival	9/12/2021 1:10 PM

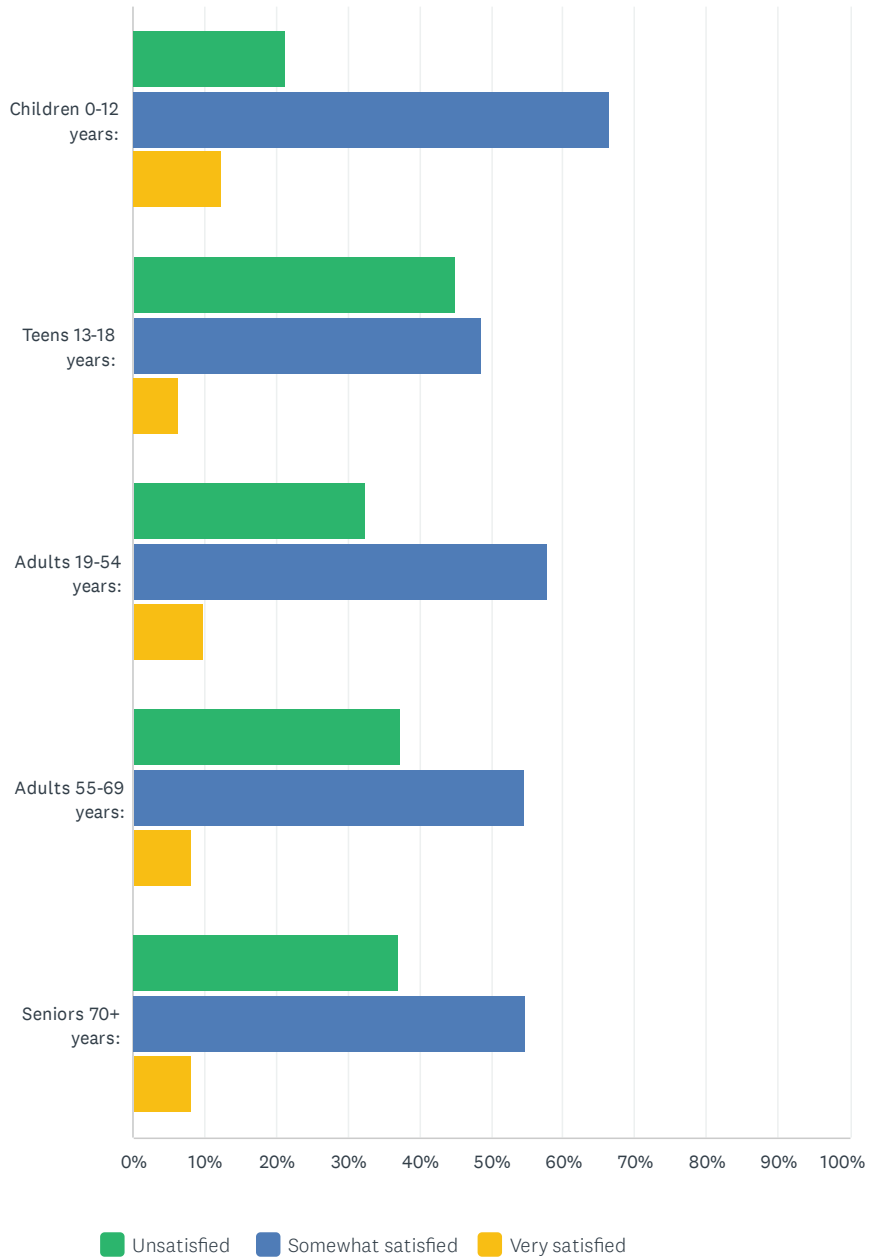


CITIZEN SURVEY - VILLAGE OF HOWARD CITY & REYNOLDS TOWNSHIP MASTER PLAN		SurveyMonkey
14	Ice Hockey	9/12/2021 8:06 AM
15	Rodeo in Morley.	9/11/2021 5:24 PM
16	Golf	9/11/2021 11:27 AM
17	golfing	9/11/2021 10:03 AM
18	Camping	9/11/2021 8:27 AM
19	ATV Riding	9/10/2021 1:23 PM
20	Kayaking	9/9/2021 2:56 PM
21	Sledding, ice skating, arcade,	9/9/2021 9:55 AM
22	Track	9/9/2021 9:05 AM
23	Bowling	9/8/2021 6:10 PM
24	Running and exercise in the neighbor hoods and parks.	9/8/2021 4:44 PM
25	Dog park	9/8/2021 2:32 PM
26	Horseback riding & motorcycle riding	9/8/2021 11:12 AM
27	The park has been great for music. No need for anything more.	8/6/2021 5:08 PM



Q18 What is your level of satisfaction with the parks and recreation activities in the Village for the following age groups:

Answered: 171 Skipped: 8



CITIZEN SURVEY - VILLAGE OF HOWARD CITY & REYNOLDS TOWNSHIP
MASTER PLAN

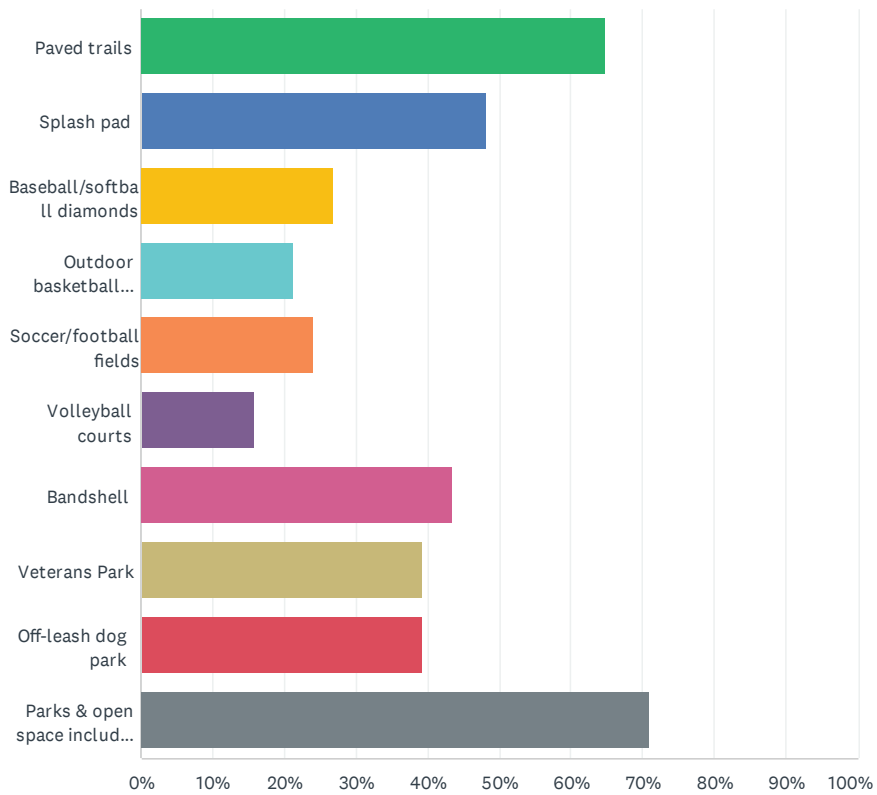
SurveyMonkey

	UNSATISFIED	SOMEWHAT SATISFIED	VERY SATISFIED	TOTAL
Children 0-12 years:	21.23% 31	66.44% 97	12.33% 18	146
Teens 13-18 years:	45.07% 64	48.59% 69	6.34% 9	142
Adults 19-54 years:	32.47% 50	57.79% 89	9.74% 15	154
Adults 55-69 years:	37.33% 56	54.67% 82	8.00% 12	150
Seniors 70+ years:	37.16% 55	54.73% 81	8.11% 12	148



Q19 Do you support the Village spending additional public funds on developing new, or improving the following existing facilities? Choose all that apply. If you believe the current level of funding is sufficient, leave the choice blank.

Answered: 145 Skipped: 34



CITIZEN SURVEY - VILLAGE OF HOWARD CITY & REYNOLDS TOWNSHIP
MASTER PLAN

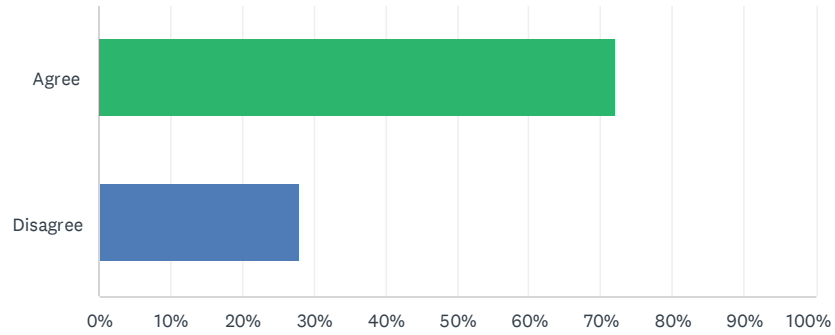
SurveyMonkey

ANSWER CHOICES	RESPONSES	
Paved trails	64.83%	94
Splash pad	48.28%	70
Baseball/softball diamonds	26.90%	39
Outdoor basketball courts	21.38%	31
Soccer/football fields	24.14%	35
Volleyball courts	15.86%	23
Bandshell	43.45%	63
Veterans Park	39.31%	57
Off-leash dog park	39.31%	57
Parks & open space including playgrounds	71.03%	103
Total Respondents: 145		



Q20 Parks and recreation should be a high priority for the Village Council:

Answered: 168 Skipped: 11



ANSWER CHOICES	RESPONSES	
Agree	72.02%	121
Disagree	27.98%	47
TOTAL		168

Q21 What types of parks and recreation activities would you or members of your family like to see offered in the Village of Howard City that are not currently available?

Answered: 115 Skipped: 64

#	RESPONSES	DATE
1	This is from a survey entered manually - No spot to add comment: Resident from both the the Village and Reynolds Twp.	10/23/2021 2:06 PM
2	Note: Member of both the Village and the Township. Play structure for little kids at ball field	10/23/2021 2:01 PM
3	Note: Member of both the Village and the Township	10/23/2021 1:45 PM
4	Note: Member of both the Village and the Township	10/23/2021 1:37 PM
5	Trails for wheelchairs to get to very easy	10/21/2021 5:33 PM
6	Tennis Pickle ball Public pool	9/19/2021 8:58 AM
7	Off leash dog enclosure. Splash pad for summer months.	9/18/2021 5:58 PM
8	Splash pad, bigger playground for kids little and big and event park for kids and adults.	9/18/2021 11:25 AM
9	None	9/17/2021 12:40 PM
10	Softball leagues	9/17/2021 12:24 PM
11	Community garden/ covered farmers market	9/17/2021 12:07 PM
12	better playground areas	9/16/2021 7:28 PM
13	More bigger events at the park	9/16/2021 2:18 PM
14	Not any	9/16/2021 9:34 AM
15	Farmers Market and Local Products	9/15/2021 7:42 PM
16	A large splash pad would be awesome, one that is possibly broken up into 3 sections. Each section the water features get bigger and more water/pressure so all ages will be able to enjoy	9/15/2021 7:42 PM
17	Make the trail open to ORVs.	9/15/2021 5:53 PM
18	A splash pad for the kids and maybe some outside shelter for the music in the park in the summer, MORE advertising would be great with the upcoming events, i live here in HC and never seem to catch any advertising, i usually end up hearing it from where i live or reading about it the next day!	9/15/2021 5:25 PM
19	More activities for our seniors.	9/15/2021 11:01 AM
20	I do not have school aged children, but I think it would be a benefit to the community to have facilities that could host sport tournaments (baseball, softball, soccer, youth football)	9/15/2021 10:03 AM
21	Pickleball	9/15/2021 8:21 AM
22	Not sure	9/15/2021 8:06 AM
23	Better bike trails Outdoor concerts	9/14/2021 11:12 PM
24	Community Swimming Pool. More Paved Walking Trails.	9/14/2021 8:15 PM
25	disc golf	9/14/2021 7:01 PM
26	Splashpad and additional equipment that isn't already available. I enjoy the parks we have now, just wish they had better up-keeping and equipment was replaced or new equipment was brought in.	9/14/2021 5:44 PM

VILLAGE OF HOWARD CITY & REYNOLDS TOWNSHIP

CITIZEN SURVEY - VILLAGE OF HOWARD CITY & REYNOLDS TOWNSHIP MASTER PLAN		SurveyMonkey
27	Splash pad	9/14/2021 2:47 PM
28	A Splash Pad	9/14/2021 2:43 PM
29	More stuff for kids to do	9/14/2021 1:23 PM
30	Teen center.	9/14/2021 1:18 PM
31	I would like to see more park and rec facilities for young and old, but we have had so much vandalism of our current parks that I don't want to money into something that is likely to be vandalized.	9/14/2021 1:18 PM
32	More trails, not necessarily paved, serious improvement on existing parks!!! Splash pad would be a huge hit with all the young families. Outdoor sports area for the teens and young adults.	9/14/2021 1:10 PM
33	Walking trail in wooded area with tree signage identifying specific trees and foliage.	9/14/2021 12:51 PM
34	Permanent bathroom facilities	9/14/2021 12:32 PM
35	things for teens to do to keep them busy. More community activities.	9/14/2021 12:29 PM
36	Band Shell, splash pad, Outdoor movie night @ ensley park,permanent shelter for Open Mic Night and Music Events Downtown.	9/14/2021 12:17 PM
37	None	9/14/2021 11:59 AM
38	skate park, farmers market, wading pool	9/14/2021 11:34 AM
39	none	9/14/2021 11:16 AM
40	Dog park	9/14/2021 10:43 AM
41	Walking track	9/14/2021 10:27 AM
42	None	9/14/2021 10:20 AM
43	A gathering facility for both kids and adults.	9/14/2021 10:13 AM
44	space where older people can stop and just relax and enjoy the park	9/14/2021 9:13 AM
45	Splash pad,skate park	9/14/2021 9:00 AM
46	More activity parks.	9/13/2021 6:18 PM
47	None	9/13/2021 5:55 PM
48	Walking trails along the river or botanical garden for people just to sit and enjoy or walk along with no threat of bad language and obnoxious people. A peaceful place with beauty.	9/13/2021 5:11 PM
49	Splash pad.	9/13/2021 4:58 PM
50	Splash pad, dog park, more playground equipment, community pool!!	9/13/2021 10:58 AM
51	Parks with more equipment for children, more activities. Splash pad or community pool for the summer. Safe sledding areas for winter.	9/13/2021 10:50 AM
52	a real dog park and/or a community center for teenagers to hang out in	9/13/2021 10:08 AM
53	paving the trail, I like the few events we hold but it would be even better to hold just 1 event and make it spectacular. I would like to see a better fitness facility than the off season place. Their work out equipment is sub-par for the price they are charging. Perhaps hold a signature event like a bike ride or run on the trail.	9/13/2021 9:43 AM
54	Pickle ball	9/13/2021 7:52 AM
55	Paved hiking walking pathway, starting with the White Pine trail.	9/12/2021 7:27 PM
56	Splash pad Skateboard park	9/12/2021 7:03 PM
57	Additional varieties for dinning and a all hours gym	9/12/2021 5:02 PM
58	Paved walking trails, football fields, baseball diamond	9/12/2021 4:48 PM
59	Walking trails	9/12/2021 4:16 PM



CITIZEN SURVEY - VILLAGE OF HOWARD CITY & REYNOLDS TOWNSHIP MASTER PLAN		SurveyMonkey
60	Covered picnic areas or a community hall to rent for social events	9/12/2021 2:20 PM
61	Frisbee Golf, Dog Park, Amphitheater for concerts.	9/12/2021 1:10 PM
62	Splash park	9/12/2021 12:27 PM
63	?	9/11/2021 6:06 PM
64	Maintain existing.	9/11/2021 5:24 PM
65	With competition comparable, health/wellness ACTIVITIES especially since Cedar Springs Rec has eliminated many options with their new director (yoga/Pilates/Zumba/volleyball/tennis/basketball/etc) children geared programs, dog friendly programs, youth camps, senior citizen activities	9/11/2021 4:08 PM
66	Dog park	9/11/2021 1:59 PM
67	Skate park, bandshell and splash pad and more community events.	9/11/2021 12:01 PM
68	Swimming Walking trails... upgrade of existing facilities. Try to get paving of white pine trail increased...	9/11/2021 11:27 AM
69	n/a	9/11/2021 10:03 AM
70	Skateboard park	9/10/2021 6:23 PM
71	pickle ball, tennis	9/10/2021 5:10 PM
72	nature preserves, Winter Spots like Ice skating (Rosa Park Circle)	9/10/2021 4:30 PM
73	Skate park.	9/10/2021 12:09 PM
74	Unsure	9/10/2021 7:45 AM
75	None	9/9/2021 9:44 PM
76	Pickleball	9/9/2021 6:06 PM
77	No one plays volleyball in these courts anyway. It's mostly used as a sandbox. Bandshell they were given a donation by the VFW Off-leash dog park - don't need one, dogs run loose anyway Park: These kids need a place to use there skateboards. You've got signs posted in the park. No smoking, 10 pm curfew, clean up after your dog. People ignore the signs. Where's the enforcement. And picnic tables are used to eat on not jump on. People across from the park should not put there limbs in the park, leave them on your own property. There the ones trashing the park.	9/9/2021 2:02 PM
78	Paved walking trails along 131.	9/9/2021 12:43 PM
79	None	9/9/2021 10:09 AM
80	Splash pad, better options at the park, safety officer at Ensley Park in the evenings, skate park, public pool, better athletic fields of all kinds	9/9/2021 9:55 AM
81	Possibly a public pool....off road vehicle trails for side by sides.	9/9/2021 9:12 AM
82	Skate Park	9/9/2021 9:05 AM
83	Dog park, veterans park, open space, paved trails	9/9/2021 8:14 AM
84	More paved walking /biking trails. Skateboard park. Splash pad. Activities that attract families to the area.	9/8/2021 9:56 PM
85	I would love to use our parks more, however the frequency of roaming dogs and people smoking in the parks, drives me away.	9/8/2021 4:44 PM
86	Splash pads, skate park and useable Pickleball courts.	9/8/2021 4:20 PM
87	Parks are pretty nice already.	9/8/2021 2:51 PM
88	Dog park , disc golf ,	9/8/2021 2:32 PM
89	outdoor fitness parks that provide tools for aerobic exercise, strength building, balance, and core development.	9/8/2021 11:12 AM

CITIZEN SURVEY - VILLAGE OF HOWARD CITY & REYNOLDS TOWNSHIP MASTER PLAN		SurveyMonkey
90	I like the idea of a band shell or a community picnic shelter	9/8/2021 10:22 AM
91	off leash dog park, senior park(safety) miss the farmers market	9/8/2021 10:16 AM
92	Nothing applies	9/8/2021 9:59 AM
93	Bike and walking paths	9/8/2021 9:49 AM
94	Howard City would be better off doing a better job maintaining the current parks and enforcing the ordinances that go along with the parks. There are constantly dog off leash, people smoking and a general state of "unkempt-ness" with the current parks. It makes no sense to expand the parks system when Howard City is not able to properly maintain/regulate the current parks.	9/8/2021 8:29 AM
95	We do not use parks, we spend our time in our own backyard or on the public lands nearby.	9/8/2021 8:20 AM
96	We do not use parks, we spend our time in our own backyard or on the public lands nearby.	9/8/2021 8:20 AM
97	Splash pad	9/8/2021 8:02 AM
98	Soccer field, splash park, wading pool, skate park. Better trash and clean up. Park based recreational activities and events.	9/7/2021 10:13 PM
99	See Kentwood rec program for how to run a good program!	9/7/2021 8:17 PM
100	An actual skate park, more things for teenagers to do and help them to stop bullying others	9/7/2021 7:01 PM
101	Love to have pickle ball here as a option	9/7/2021 4:49 PM
102	Would love to see a community garden.	9/7/2021 4:27 PM
103	parks that are larger for walking and a better children play area	9/7/2021 4:22 PM
104	Better access and creation of more paved trails.	9/7/2021 3:31 PM
105	None	9/7/2021 2:46 PM
106	Splashpad	9/7/2021 2:46 PM
107	Splash pad would be great	9/7/2021 1:22 PM
108	I think a splash pad would better than a band shell. Why do we need a band shell?	9/7/2021 1:15 PM
109	Horseback riding, kayaking, camping	9/7/2021 12:49 PM
110	More social events to bring community together	9/7/2021 11:26 AM
111	Splash pad, better playground equipment	9/7/2021 11:07 AM
112	Nothing	9/7/2021 11:05 AM
113	Better walking trails access for all in the Reynolds township area and Village. Better playgrounds with adult seating. Perhaps looks at top park systems around the country to get ideas?	8/6/2021 6:09 PM
114	There are a very few number of people that would benefit from the entire area's money... It's fine how it is, just needs to be kept up.	8/6/2021 5:08 PM
115	Summer Day Camp for kids.	8/6/2021 3:47 PM



Appendix C



Average Daily Traffic

Route	Location	2013	2014	2015	2016	2017	2018
CHURCH	E. OF VILLAGE OF HOWARD CITY LIMITS		532		598		635
EDGAR	E. OF M-46 (HOWARD CITY/EDMORE)		1070		705		876
AMY SCHOOL	N. OF M-46 (HOWARD CITY/EDMORE)		651		673		637
LONG	@ LITTLE MUSKEGON RIVER BRIDGE		712		603		626
CUTLER	E. OF WEST COUNTY LINE		578		577		475
HOWARD CITY/EDMORE; W. OF VILLAGE OF HOWARD CITY LIMITS		5827		5903		4504	
HOWARD CITY/EDMORE; @ TAMARACK CREEK BRIDGE (E. OF US 131)		5843		5918		4817	
FEDERAL; N. OF VILLAGE OF HOWARD CITY LIMITS		6884		6271		7295	
FEDERAL; S. OF M-46 (HOWARD CITY/EDMORE)		4268		3788		4402	
FEDERAL; N. OF M-46 (HOWARD CITY/EDMORE)		3456		3480		3887	
FEDERAL; S. OF NORTH COUNTY LINE		3221		3419		3929	
WEST COUNTY LINE; S. OF M-82 (HOWARD CITY/EDMORE)		1489		1485		1165	
WEST COUNTY LINE; N. OF M-82 (HOWARD CITY/EDMORE)		1972		1550		1394	



WEST COUNTY LINE; @ LITTLE MUSKEGON RIVER BRIDGE	1787	1640	1294
WEST COUNTY LINE; S. OF NORTH COUNTY LINE	1152	796	854

Methodology

The data for this report is collected using mechanical counters that record the volume of traffic by day, 24-hours, 48-hours or 72-hours. The data is summarized to show the Average Daily Traffic (ADT).

Average Daily Traffic

The total volume passing a point or segment of a road, in both directions, during a 24-hour period. It is commonly obtained during a given time period, in whole days, 24-hours, 48-hours, or 72-hours, divided by the number of days in that time period.

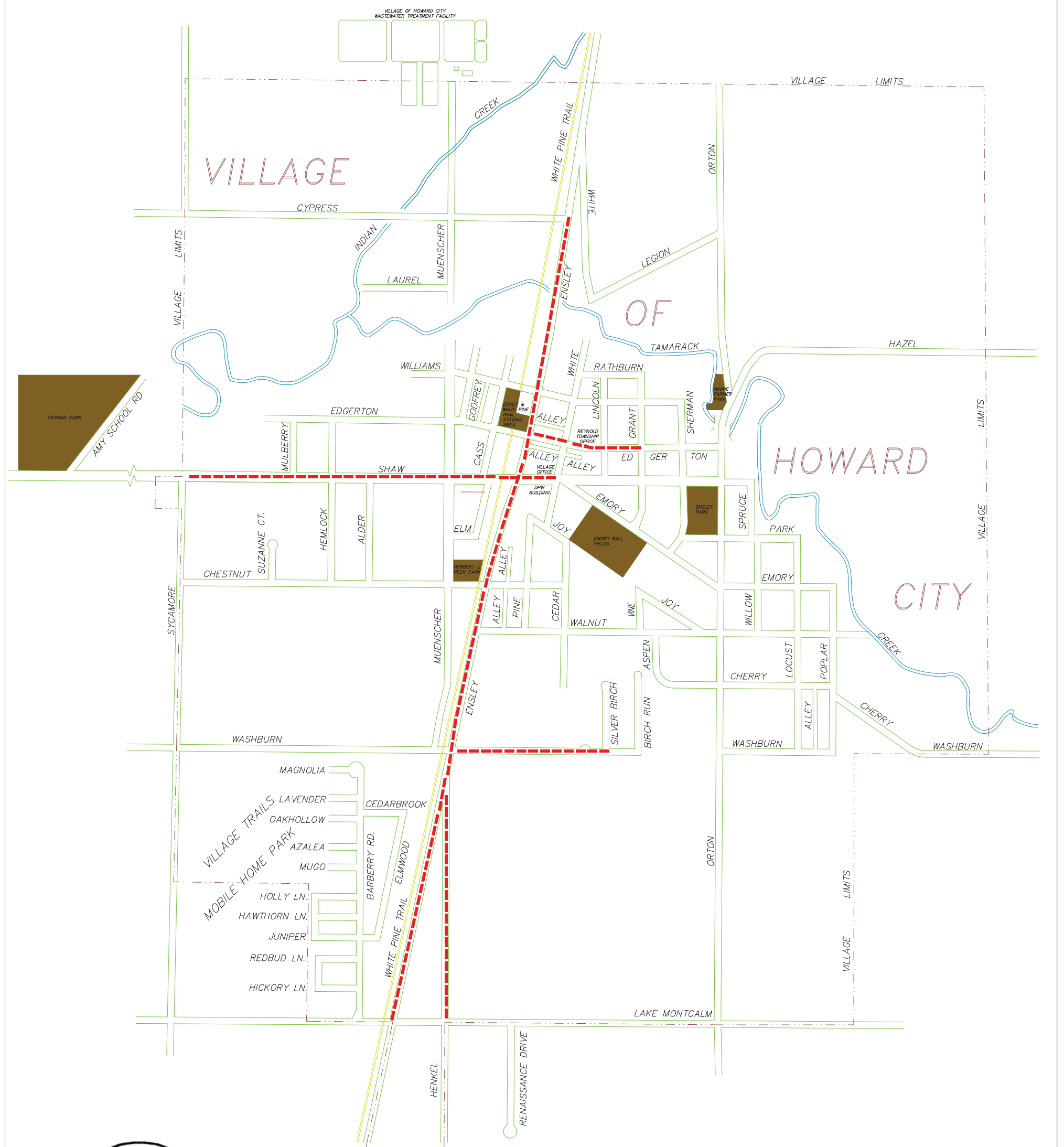
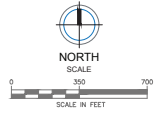
Source: Montcalm County Road Commission



Maps



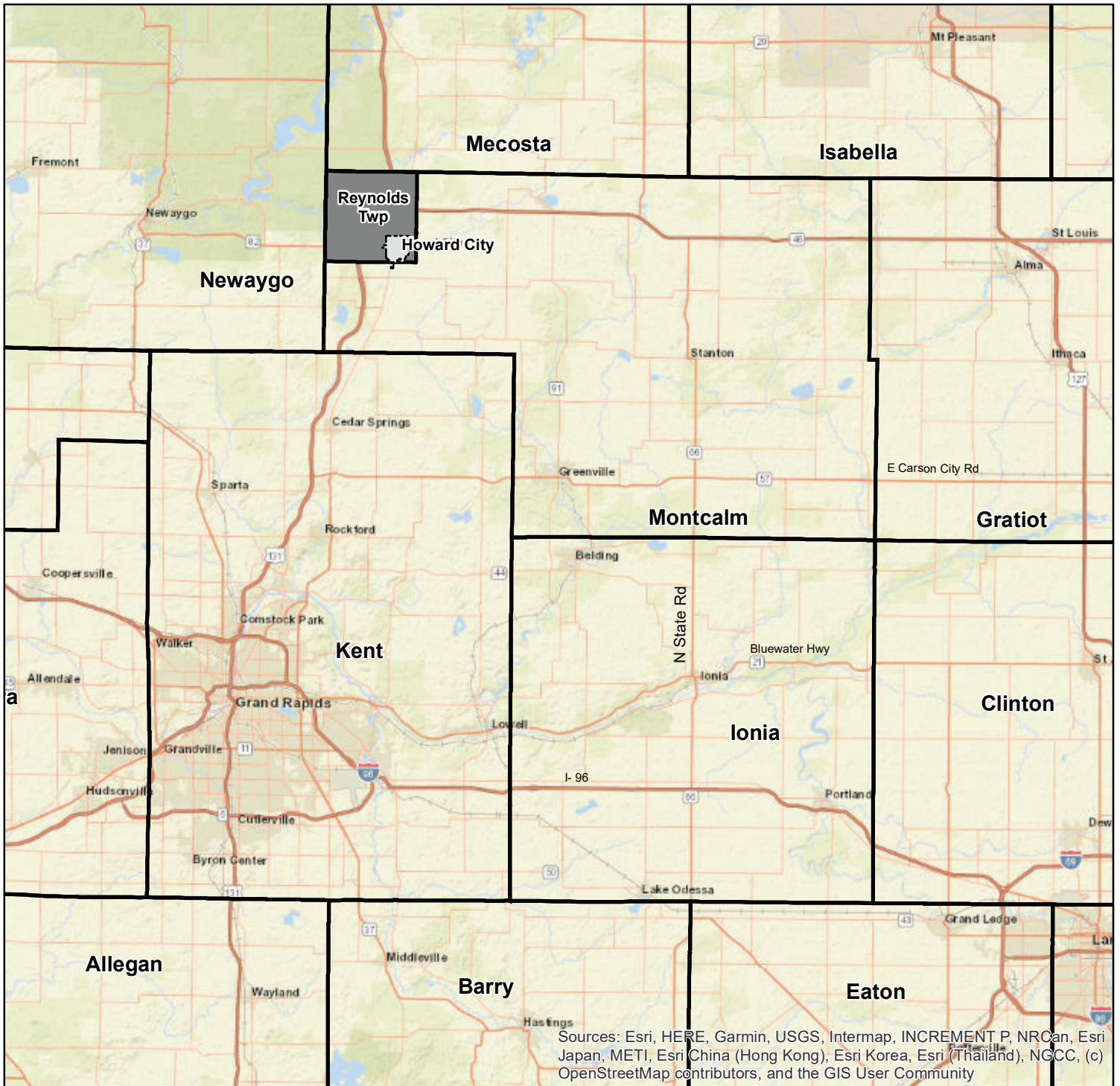
--- DDA District



VILLAGE OF HOWARD CITY
MONTCALM COUNTY, MICHIGAN
VILLAGE MAP



Village of Howard City and Reynolds Township Joint Master Plan

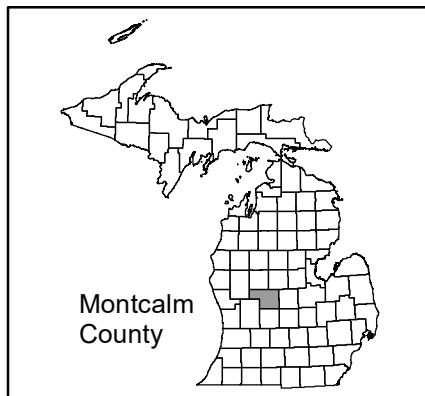
Map 1: Location Map



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Legend

-  Village of Howard City
-  Reynolds Township




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 No Scale
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Village of Howard City and Reynolds Township Joint Master Plan

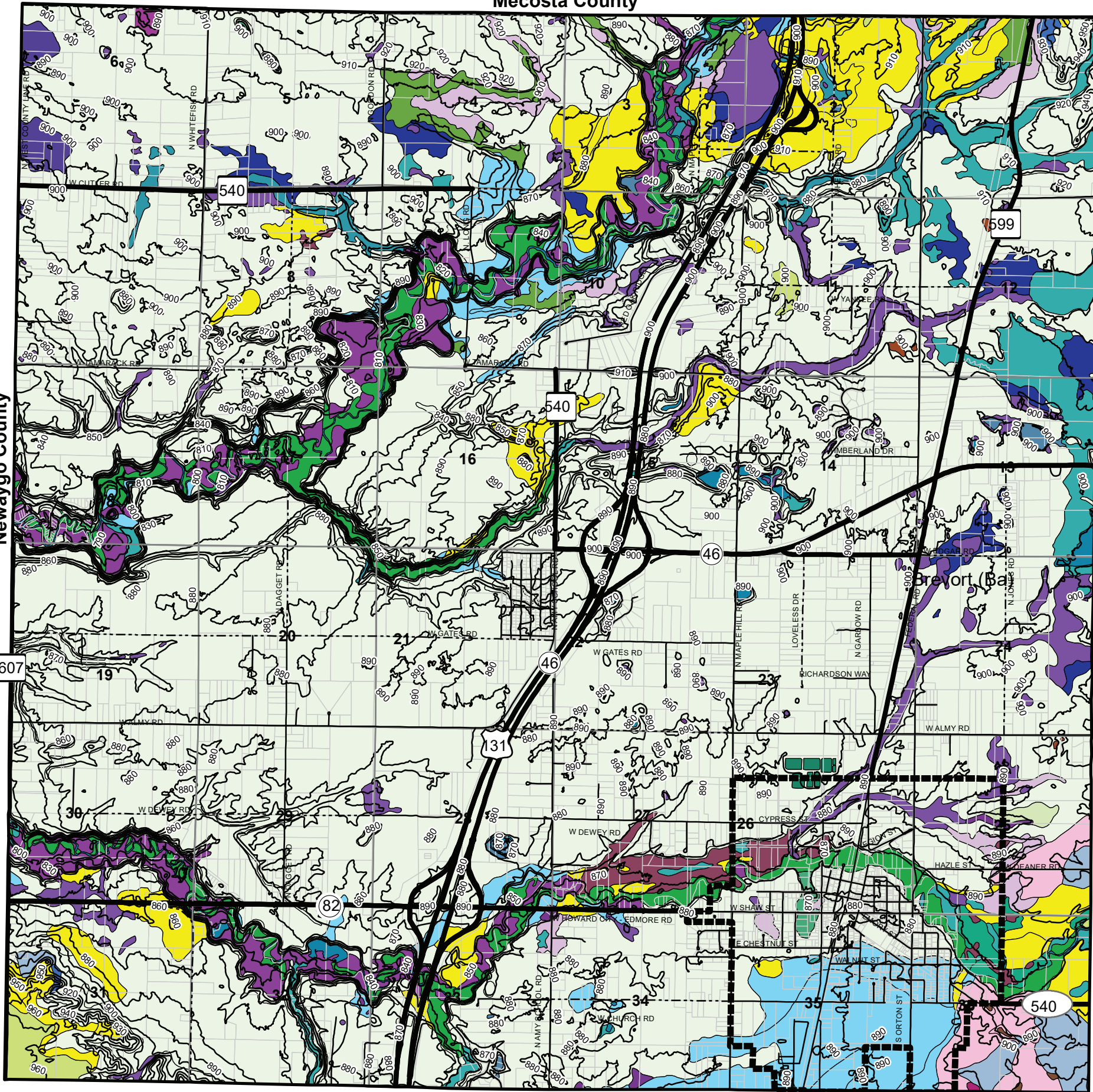
Map 2: Soil Associations & Topography

Mecosta County

Newaygo County

Winfield Township

Pierson Township



Legend

- Major Roads
- Contour Lines (10 foot interval)
- Sections
- Village of Howard City Boundary

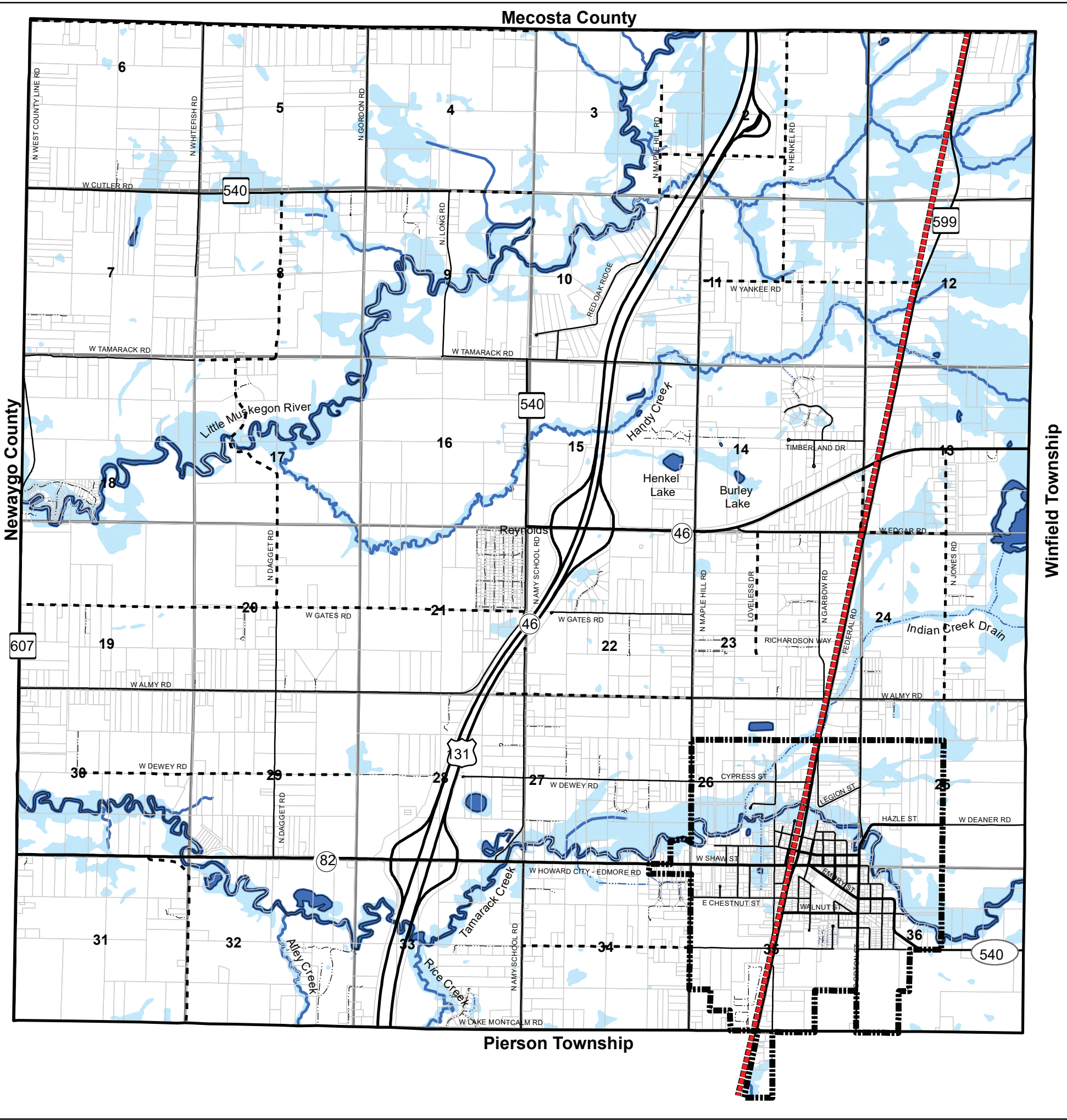
Soil Name

- | | |
|---------------------------------|---|
| Alluvial land (Aa) | Mancelona (Mb,Mc,Md,Me,Mg) |
| Brevort (Ba) | McBride and Isabella (Mh,Mk,Mm,Mn,Mo) |
| Carlisle (Ca) | Melita (Mp,Mr) |
| Coral (Cb,Cc) | Morocco-Brems (MrcaaA) |
| Crosswell and Melita (Cd,Ce,Cg) | Melita-Iosco-Kawkawlin (Ms) |
| Capac (CpcaaB) | Nester (Na,Nd,Ne) |
| Edwards (Ea) | Onekama and Saginaw (Nb,Nc) |
| Ensley and Edmore (Eb) | Newaygo (Ng,Nh,Nk,Nm,Nn,No) |
| Epoufette and Ronald (Ec) | Plainfield-Spinks (PlfaeB,PlfaeD,PlfaeE) |
| Gladwin and Palo (Ga,Gb) | Rifle and Tawas (Ra) |
| Greenwood and Dawson (Gk) | Roscommon (Rb) |
| Gravel Pits (Gp) | Rousseau (Rc) |
| Houghton-Adrian (Ha) | Sims (Sa) |
| Iosco (Ia) | Sparta (Sb) |
| Kawkawlin (Ka,Kb) | Sewage Lagoons (Sg) |
| Kerston (Kc) | Tekenink-Elmdale (TknaaA,TknaaB,TknabC,TknabD,TknabE) |
| Made Land (Ma) | Water (W) |
| | Washtenaw (Wa, Wb) |

Source: Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at the following link: <http://websoilsurvey.sc.egov.usda.gov/>. Accessed September 21, 2021.

Village of Howard City and Reynolds Township Joint Master Plan

Map 3: Natural Features



Legend

- Municipal Local
- Municipal Major
- County Local
- County Primary
- County Local Unpaved
- Private
- State Trunkline
- Fred Meijer White Pine Trail State Park
- Drains
- Streams/Creeks
- Bodies of Water
- Part 303 State Wetland Inventory (Includes Hydric Soils)
- Village of Howard City






Source: This State Wetland Inventory was legislatively mandated and produced at the request of the State Legislature, with a finalized version in 2007. This layer combines the 1978 National Wetland Inventory, the Michigan Department of Natural Resources (DNR) Michigan Resource Inventory System (MIRIS) 1978 Wetland Classes, and Hydric Soils as determined by United States Department of Agriculture, Natural Resource Conservation Service (NRCS).



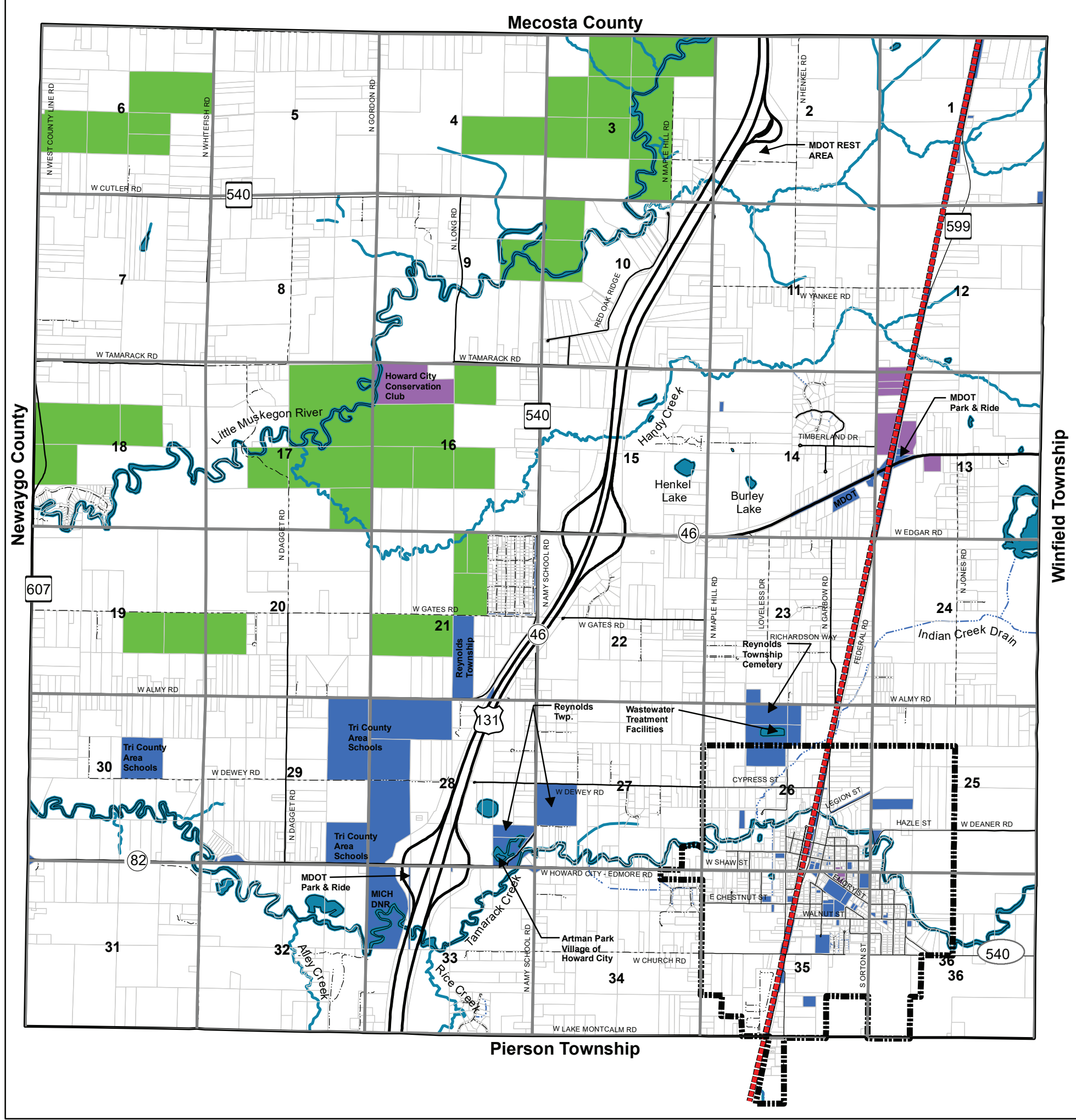
Village of Howard City and Reynolds Township Joint Master Plan

Map 4: Community Facilities

Legend

-  Village of Howard City
-  Fred Meijer White Pine Trail State Park
-  Cultural/Institutional
-  Public
-  Huron Manistee National Forest





Source: Parcel data provided by Montcalm County, Equalization Department.



Village of Howard City and Reynolds Township Joint Master Plan

Map 5: Community Facilities

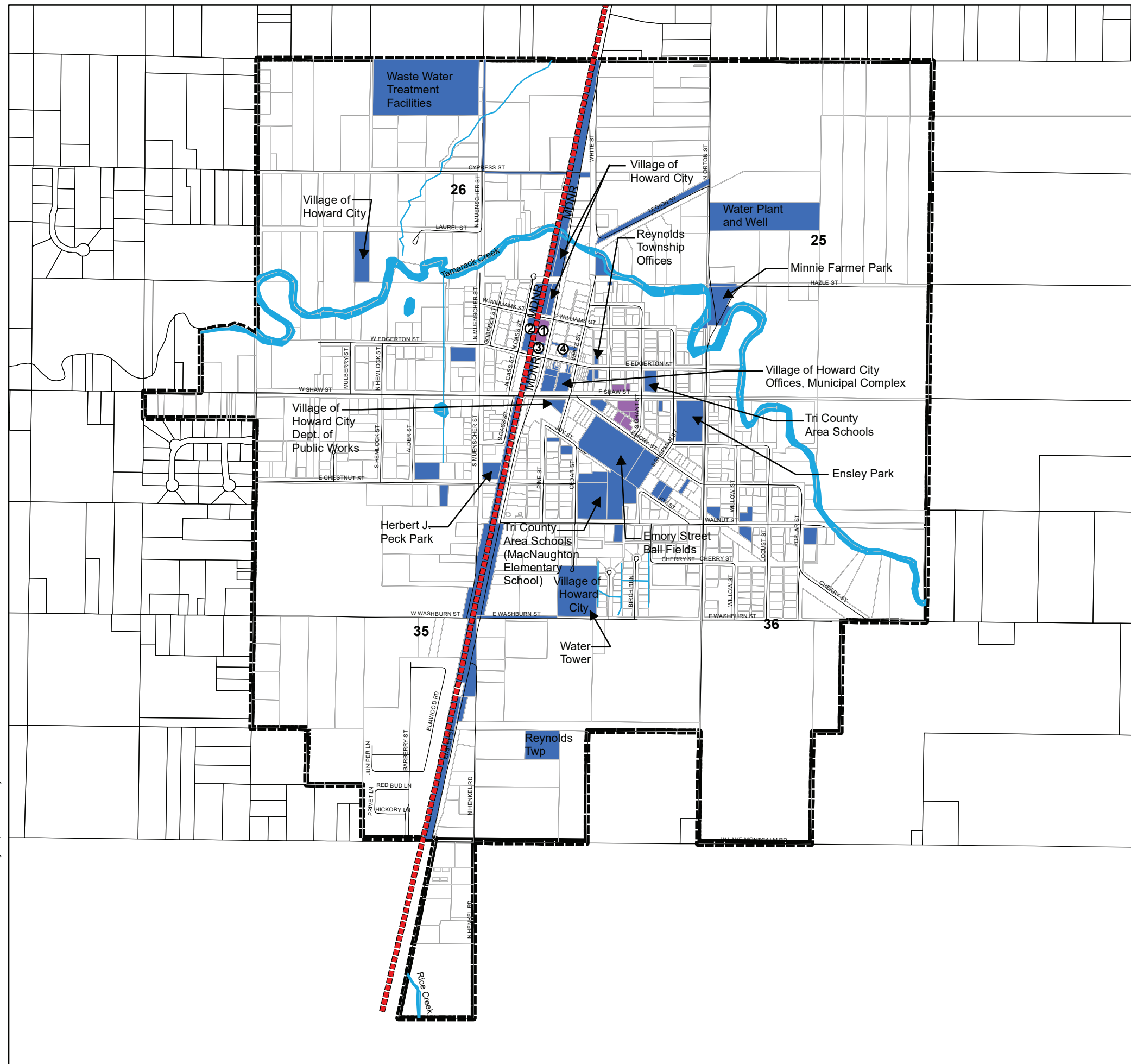
Legend

-  Village of Howard City
-  Fred Meijer White Pine Trail State Park
-  Cultural/Institutional
-  Public

Facilities

- ① Timothy C. Hauenstein Reynolds Township Library
- ② Fred Meijer White Pine Trail State Park Trailhead
- ③ Depot & Staging Area
- ④ United States Postal Service




Source: Parcel data provided by Montcalm County, Equalization Department.





Village of Howard City and Reynolds Township Joint Master Plan

Map 6: Transportation









Legend

-  Carpool Lot/Rest Area
-  MDOT Transportation Service Center
-  Fred Meijer White Pine Trail State Park (Trailhead)

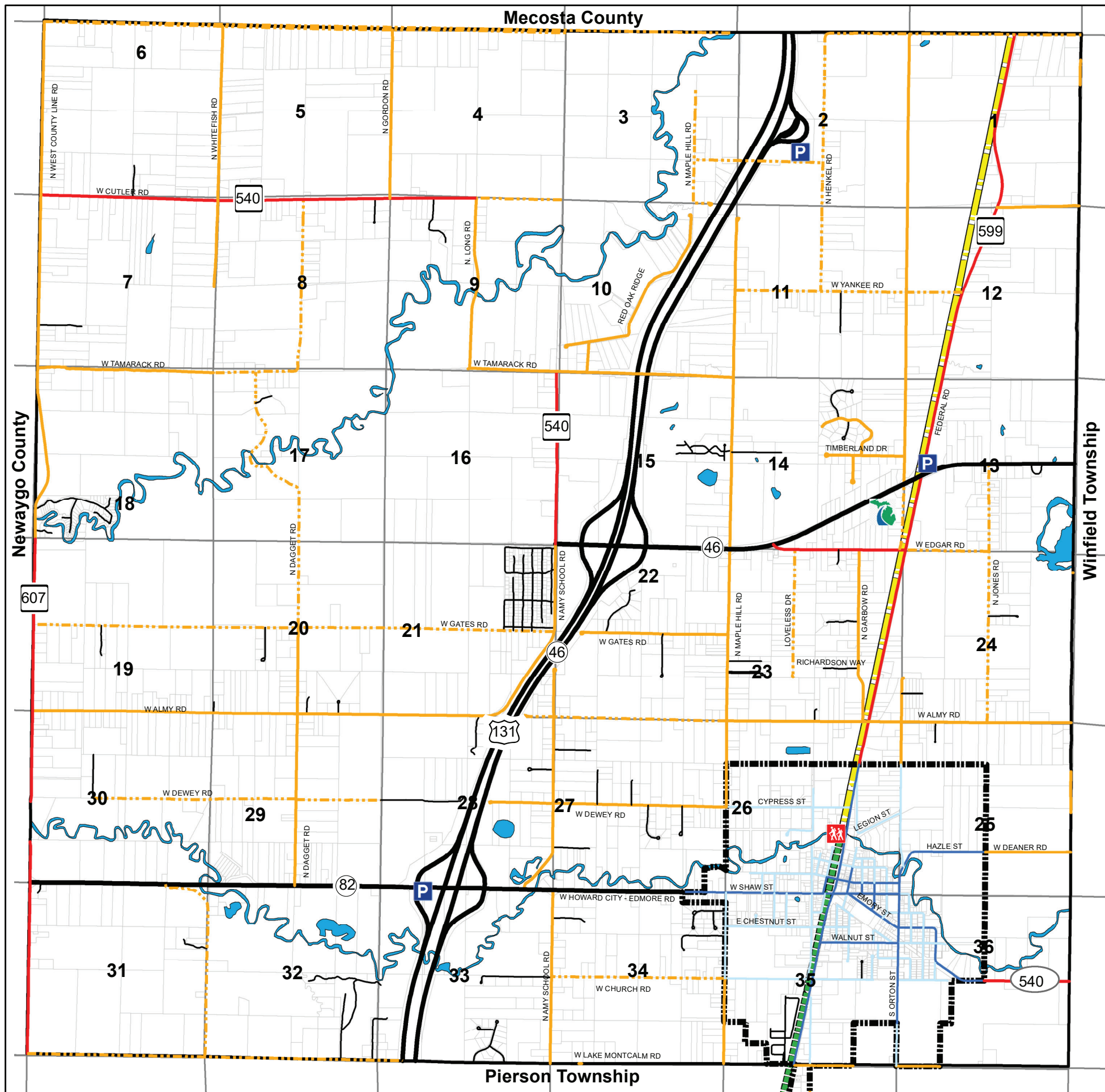
Fred Meijer White Pine Trail

-  Paved Trail
-  Unpaved Trail

Road Type

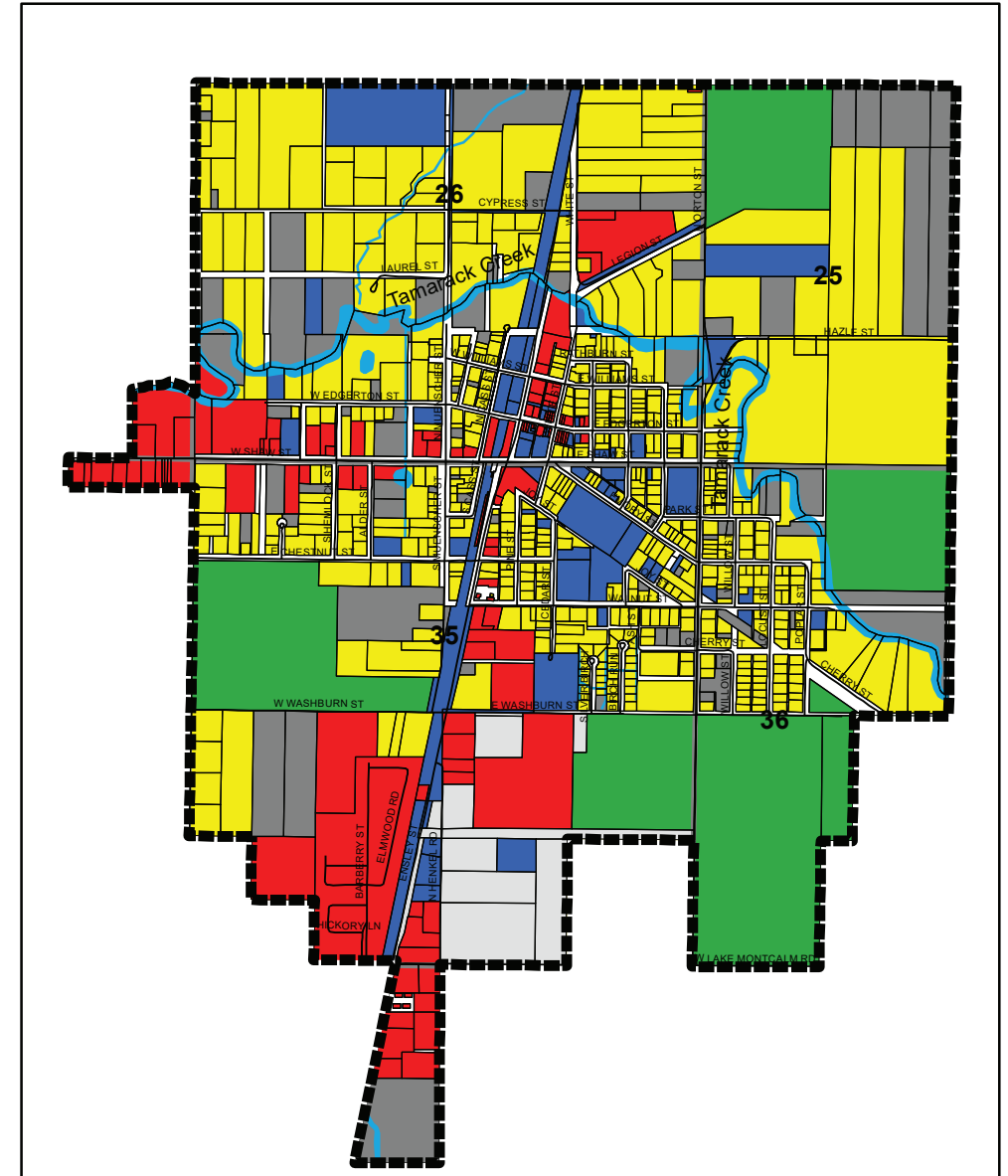
-  Municipal Local
-  Municipal Major
-  County Local
-  County Primary
-  County Local Unpaved
-  Private
-  State Trunkline
-  Village of Howard City

Source: Parcel data provided by Montcalm County Equalization Department



Village of Howard City and Reynolds Township Joint Master Plan

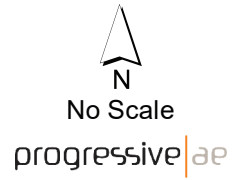
Map 7: Existing Land Use



Existing Land Use by Property Class

- Right of Way
- Residential
- Agriculture
- Commercial
- Industrial
- Vacant
- Public/Quasi Public

Source: Parcels and Existing Land Use Descriptions provided by Montcalm County Equalization Department using the property class code.



Mecosta County

Newaygo County

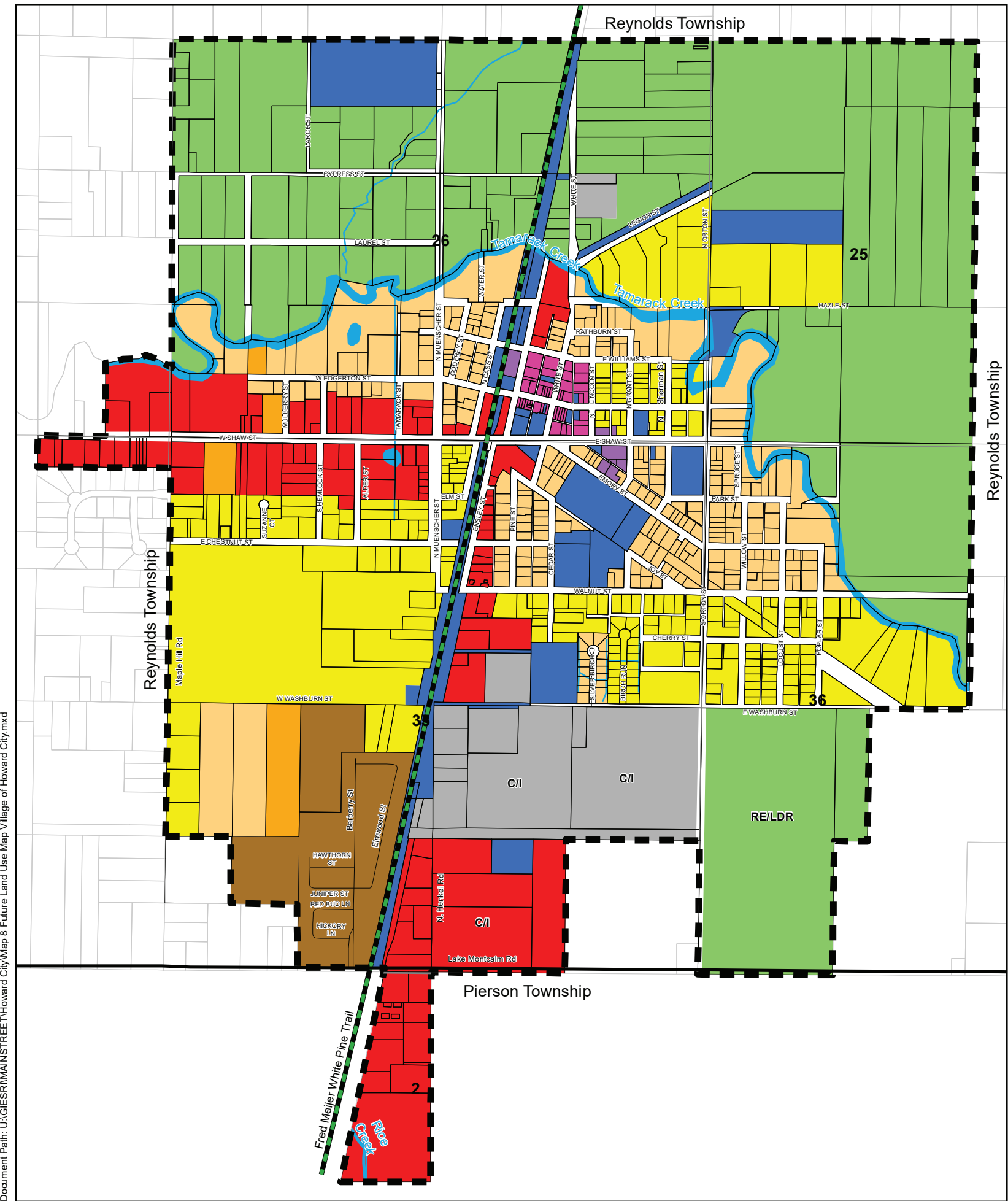
Winfield Township

Pierson Township

Village of Howard City and Reynolds Township Joint Master Plan

Map 8: Village of Howard City Future Land Use

Adopted by the Village of Howard City
Planning Commission August 15, 2022.
Adopted by the Reynolds Township
Planning Commission July 13, 2022.



Legend

- Village Boundary
- Parcel Lines
- Road Right of Way

Future Land Use

- Rural Estate
- Low Density Residential
- Village Residential
- High Density Residential
- Manufactured Housing Community
- Village Center Commercial
- Commercial
- Public
- Cultural/Institutional
- Industrial



Mecosta County

Village of Howard City and Reynolds Township Joint Master Plan

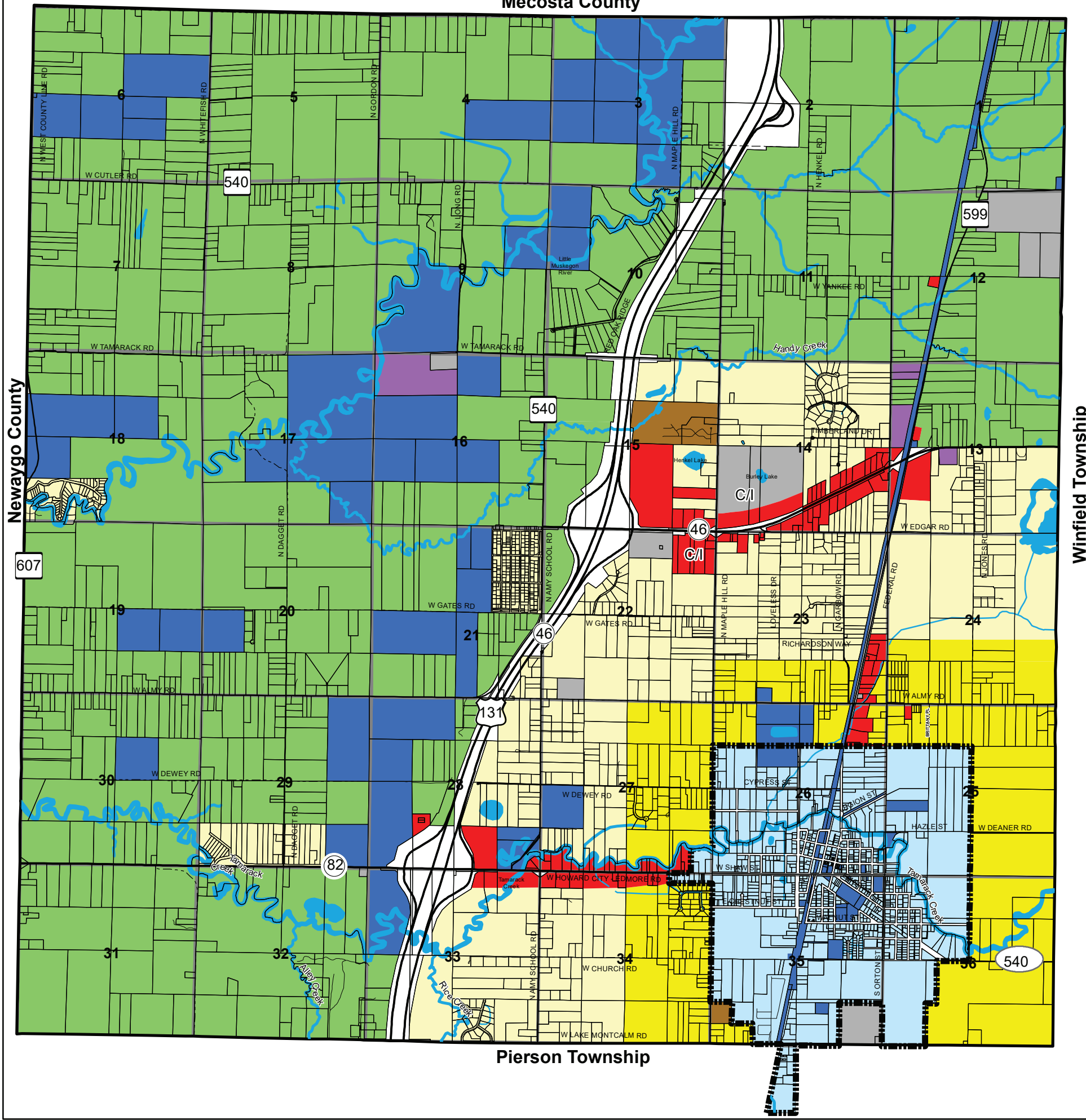
Map 9: Reynolds Township Future Land Use

Adopted by the Village of Howard City
Planning Commission August 15, 2022.
Adopted by the Reynolds Township
Planning Commission July 13, 2022.

Newaygo County

Winfield Township

607

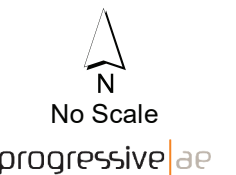


Legend

- Village Boundary
- Parcel Lines
- Michigan State Highway Commission

Future Land Use

- Rural Estate and Agriculture
- Rural Residential
- Medium and High Density Residential
- Commercial
- Industrial
- Public
- Cultural/Institutional
- Manufactured Housing Community



Source: Parcels and Existing Land Use Descriptions provided by
Montcalm County Equalization Department using the property class code.

