

INTRODUCTION

The Village of Lakeview is a semi-rural community nestled adjacent to Tamarack Lake located in the center of Cato Township in the northwest portion of Montcalm County. The community of Lakeview has maintained a “business as usual” function over the past years and has witnessed very little growth in population and economic development. In light of this lack of growth, eager and energetic Village policymakers felt it was time to take a serious look at the future of Lakeview as a community. In the summer of 1993, Village officials initiated the process to create a Village Master Plan and rewrite its zoning ordinance, establishing a foundation for increasing the community’s economic stability and quality of life.

The Village of Lakeview Master Plan is the result of data collection and analysis, field surveys, many meetings and discussions by the Village Planning Commission and Village administration, and citizen input at Planning Commission meetings. During the process, a number of issues were explored pertaining to local development and land use, infrastructure improvement needs and funding, and many other local issues. This effort has resulted in a set of goals and objectives, policies and recommendations, and resource maps, which are intended as a policy guide for future development in the Village of Lakeview over the next 5 to 10 years.

Planning Overview

The Municipal Planning Act, Public Act 285 of 1931, as amended, specifically gives Village Planning Commissions the authority to prepare and officially adopt a Master Plan. Although the plan is enabled by Michigan Law, it does not have the force of law or ordinance. Rather, once officially adopted and maintained, this Plan serves as an official advisory policy statement for encouraging the orderly and efficient use of land and for coordinating land uses with each other, with roads and highways, and other necessary public facilities and services.

The Master Plan provides the logical basis for local zoning, development design, and public improvement plans, and for facilitating and guiding the work of the Village Planning Commission and the Village Council. It is also a means of communicating to private organizations and individuals how they might relate their building projects to official Village plans, and a means of relating Village plans to development occurring in adjacent communities and to development of the region as a whole.

It should be recognized, however, that the Master Plan is general in scope. In most cases, it is not intended to establish the precise boundaries of land use areas or exact locations of future uses. Rather, the Master Plan is only one step toward analyzing development issues and proposing broad strategies to address these issues. Its function is to guide growth and redevelopment initiatives, providing a framework to assure that more detailed decisions can be related to the broader community-wide perspective.

Finally, it should also be recognized that because the social, economic, and environmental conditions which affect the Village are continuously changing, the planning process must be continuous. A comprehensive review of this plan should, therefore, be undertaken every five to ten

years to assure that it remains a useful guide for community change and effectively responds to emerging issues.

CHAPTER I

HISTORY

The Village of Lakeview's history is documented back to the year of 1867 in the publication of Lakeview Quasiquicentennial 1867-1992. The following is a brief summary of a few of the important events that took place in Lakeview and helped to define the character of what the Village is today.

Many years before the first pioneer came to Lakeview, an Indian Village occupied the west shore of Tamarack Lake. The prime trail used by the Indians became what is now the main platted street (Lincoln Avenue) of Lakeview.

Over the next decade, settlers began to construct homesteads in the Village. One of the early settlers, Albert S. French, platted his piece of property into lots, blocks, and streets and eventually gave the Village its name. Following suite, other settlers soon developed the first general store, schools and a leather manufacturing establishment.

The Village's lumbering era prospered from dramatic turmoil experienced during the late 1800's. It began when a lumbering operation from New York had rights to harvest timber located along Tamarack Lake. As the winter months came, workers of the lumbering company would cut timber and pile it on the frozen lake. As spring arrived, the lumber would be routed from the lake, down the Tamarack Creek to the lumbering mills in Muskegon. To operate this process more effectively, the lumbering company constructed a flume and a dam to control water levels. In addition to being a failure, this process drained the lake enough to cause a health hazard as well as a major fish kill.

In response to the damage that the lumber company had committed, the Village residents built another dam in front of the old dam and guarded it against the threatening lumber operation owners. The owners were soon convinced that the residents were not going to allow the deterioration of the lake and fish. This led to the construction of local lumbering mills which in turn provided employment to many Village residents.

In 1871, land purchased from Albert French was surveyed and cleared for the Village cemetery.

The year 1879 marked a new era with the first train of the Chicago, Saginaw and Canada Railway coming into Lakeview. The new railroad, now abandoned, attracted many mills to develop in the south end of the Village as well as many other businesses.

Along with being incorporated in 1881, the Village organized a fire company including equipment consisting of a man-powered pump on wheels, a hose and cart with cisterns, helmets and uniforms.

By the year 1894, life in Lakeview had reached a comfortable stage of development with the homes and businesses. However, on August 3, 1894, a fire had started at one of the local hardware stores. By the time the fire department responded, the fire had spread to the row of store buildings on the north of the main street. Within twenty minutes the fire was beyond control and had engulfed buildings on both sides of the street. By the time the fire was under control, several buildings were destroyed.

Only 28 days after the fire, 19 foundations had been rebuilt in preparation of rebuilding Lakeview.

Railroads which served Lakeview at this time of the fire were the Detroit, Lansing, and Northern; the Chicago and West Michigan; and the Grand Rapids and Indiana, all of which had daily schedules.

In December of 1894, the first electricity was turned on to a few users for limited hours. The Village was given four lights to use at that time.

Shortly after World War I, the Village began to witness the spreading out of its community as houses became farther apart and businesses and trade became more regional. This change was influenced by the general use of the automobile and the increase of pavement.

In February of 1947, the Ohio Oil Company offered the Village \$100.00 an acre to lease the cemetery land owned by the Village. After an auction bid, the Village was paid \$51,550.00 for their lease. Although none of the oil wells were large producers, the publicity of the events attracted many to live in Lakeview giving the Village's economy a healthy boost. In addition, after World War II, men who returned built new homes and businesses and became a vital part of the community.

Since then, the Village has not witnessed any major changes. However, small businesses have come and gone. Some businesses have expanded or remodeled, others have taken on new owners and names. Business growth has migrated closer to M-46 over the years in order to compete regionally.

CHAPTER II

POPULATION AND ECONOMIC CHARACTERISTICS

This section presents a collection and analysis of factors relating to the Village's social and economic characteristics. By comparing available data, it is possible to identify trends in population and housing, as well as the economic and labor force composition of the Village. Viewed in an historic perspective and in relation to surrounding communities and the region, these trends give valuable insights for potential future conditions and serve as a basis for projections of

future population, housing and economic conditions. Although located a distance to the east, Home Township and the Village of Edmore were included as comparison communities because of the similar relationship experienced between Cato Township and the Village of Lakeview.

Population Characteristics

Table 1 illustrates population changes during 1970 to 1990 for the Village of Lakeview, neighboring communities, and Montcalm County. In 1970, the Village of Lakeview had 1,118 persons and grew with an additional twenty-one persons by 1980. However, by 1990, the population dropped to 1,108 persons, equaling a loss of only ten persons over the past twenty years. Although Cato Township, in which the Village is located, witnessed an increase in population, nearby communities experienced a decline similar to that of Lakeview.

Cato Township, located adjacent to the north, south, east and west of the Village, has gained almost 300 people since 1970. This is more than any other community listed in Table 1. This increase may be somewhat influenced by residents relocating outside the Village limits as well as the residential growth moving eastward from the US-131 corridor.

The population of Home Township as well as the Village of Edmore, located approximately ten miles to the east, have experienced a slightly larger decrease in population growth than Lakeview over the last ten years. Home Township jumped in population by 127 persons between 1970 and 1980. However, the Township lost just over 100 persons during the following decade. The Village of Edmore has seen the largest decline in population over the past twenty years of those communities listed in Table 1. Edmore has lost over 20 persons since 1970. Overall, the rates of population growth in Edmore appear consistent to that of Lakeview.

Montcalm County grew by almost twenty percent between 1970 and 1980 or by 7,895 persons. Between 1980 and 1990 the population again grew county-wide but at a lesser rate than the previous ten years. During this decade the County witnessed over an eleven percent growth rate producing a 1990 population of 53,059 persons in Montcalm County.

TABLE 1

**Historical Population Change
1970-1990
Village of Lakeview and Surrounding Communities**

<u>Community</u>	<u>1970</u>	<u>1980</u>	<u>Percent Change</u>	<u>Absolute Change</u>	<u>1990</u>	<u>Percent Change</u>	<u>Absolute Change</u>
Lakeview, Village of	1,118	1,139	1.9	21	1,108	-2.7	-31

Edmore, Village of	1,149	1,176	2.3	27	1,126	-4.3	-50
Cato Township	2,205	2,441	10.7	236	2,500	2.4	59
Home Township	2,487	2,614	5.1	127	2,513	-3.9	-101
Montcalm County	39,660	47,555	19.9	7,895	53,059	11.6	5,504

Sources: U.S. Census Data, 1970-90

According to the Chairman of the Economic Development Corporation for Montcalm County, the County's largest growth has occurred adjacent to the US-131 corridor. Specifically, the Townships of Reynolds and Winfield, located immediately west of Cato Township, have witnessed the growth over the past ten years. It should be noted that the population data for the past decade includes approximately 2,000 prisoners at the jail located in Carson City of Bloomer Township in the southeast corner of the County.

In summary, Table I illustrates that while the population of Lakeview has grown at a slow rate in the past, the County as a whole have significantly increased. The surrounding Township of Cato also increased in population but at a much lesser rate than that of the County. As the populations of adjoining communities grow, such as Reynolds and Winfield Townships, the potential pressure for growth within the Village may accelerate.

As displayed in Figure 1, the Village of Lakeview and Cato Township, individually, as well as combined, have become less of a percentage of the County's overall population. Although the County has witnessed a significant increase in population over the past two decades, the population of the Village and Township do not appear to represent this growth. Figure 1 clearly indicates that the growth has been occurring elsewhere in the County over the past twenty years.

Table 2 provides a general comparison of the age distribution of persons living in the Village of Lakeview and neighboring communities in 1980 and 1990. The median age of persons living in Lakeview in 1980 was 33.0 years, with 29.8 percent of the population under 18 years of age and 15.8 percent 65 years of age and older. By 1990, the median age had increased to 34.0 years with the percentage of persons under 18 falling to 27.1 percent and those over 65 increasing to 18.9 percent. In comparison, Lakeview had the fourth highest median age in the entire county in 1990, averaging almost two years older than the County's median age as a whole.

Figure 2 reveals a thorough breakdown of age distribution of the Village population. In support of the median age (34.0 years) listed in Table 2, Figure 2 shows that the majority of Lakeview's community falls between the ages of 25 and 44 years of age as compared to the other age groups. However, it appears that the median age may slightly lessen over time as 10.3 percent of the population is 75 years and older as compared to increasing numbers of a younger generation as almost 18 percent of the population is between 5 and 17 years of age.

The age of local residents is an important consideration in determining the types and levels of public facilities and services needed within the community, particularly park facilities, recreational programs and schools.

Housing Characteristics

Based on the 1990 census counts, there were 440 housing units in the Village of Lakeview. This is almost a 7 percent decrease since 1980 or a loss of 30 housing units. Of the 410 occupied housing units, in 1990, 277 or 67.6% of the units were owner occupied and 133 or 32.4% of the units were renter occupied. Vacant housing units totaled to 30.

FIGURE 1
PERCENT OF COUNTY POPULATION
VILLAGE OF LAKEVIEW AND CATO TOWNSHIP
1970, 1980 AND 1990

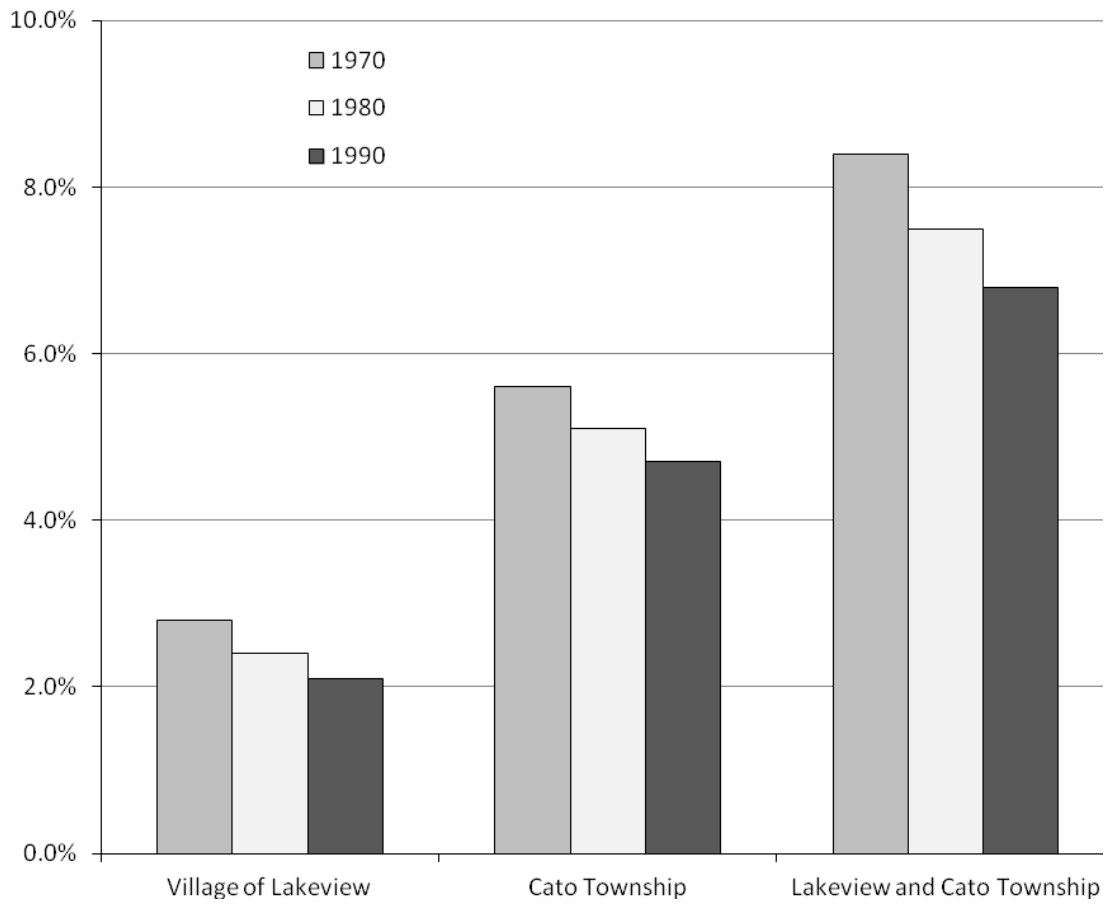


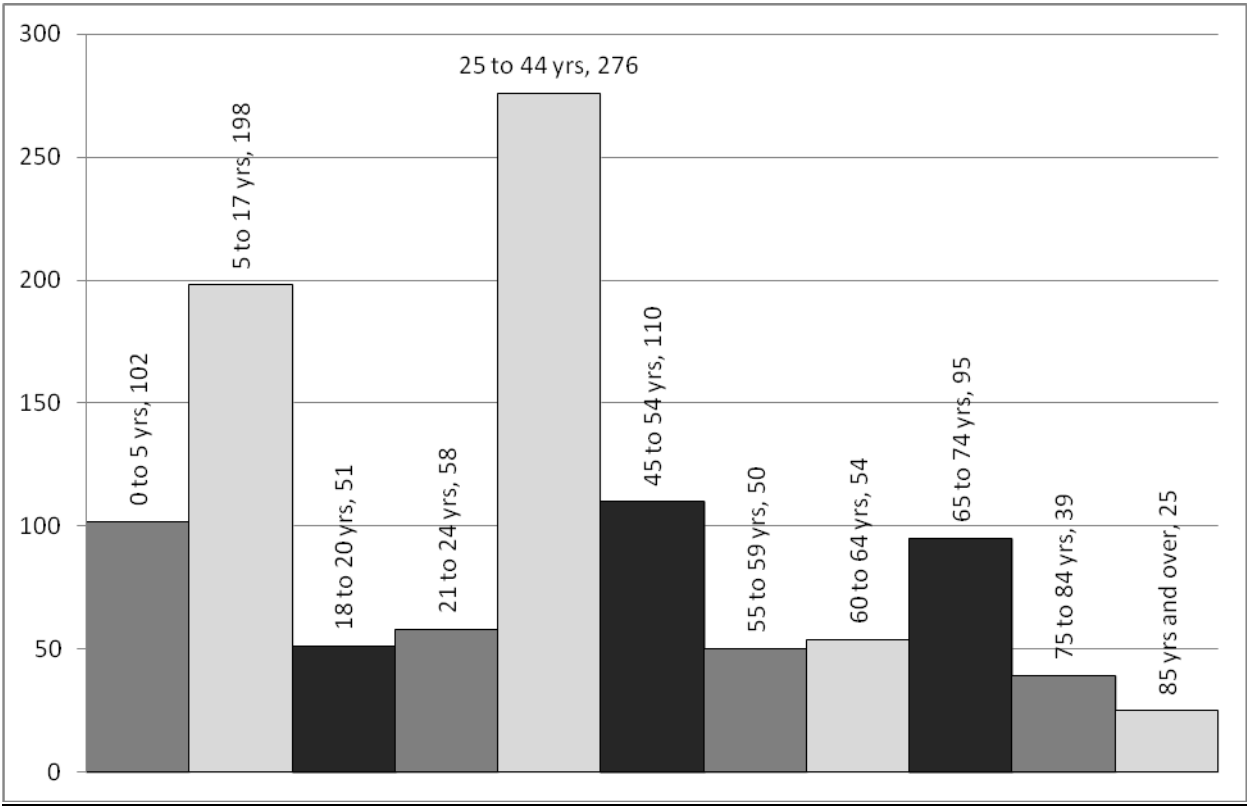
TABLE 2

**1980 and 1990 Age Distribution
Village of Lakeview and Neighboring Communities**

<u>Community</u>	Under 18				65 & over				Median Age	
	<u>1980</u>	<u>%</u>	<u>1990</u>	<u>%</u>	<u>1980</u>	<u>%</u>	<u>1990</u>	<u>%</u>	<u>1980</u>	<u>1990</u>
Lakeview, Village of	339	29.8	300	27.1	180	15.8	209	18.9	33.0	34.0
Edmore, Village of	333	28.3	305	27.1	193	16.4	217	19.3	30.8	33.6
Cato Township	730	29.9	695	27.8	358	14.7	383	15.3	33.4	33.8
Home Township	835	31.9	689	27.4	309	11.8	398	15.8	29.9	33.7
Montcalm County	1,507	31.7	1,520	28.6	5,802	12.2	6,580	12.4	29.8	32.3

Sources: U.S. Census Bureau, 1980 and 1990

FIGURE 2
AGE DISTRIBUTION
VILLAGE OF LAKEVIEW (TOTAL 1,108)
1990



Source: 1990 U.S. Census Data

During 1980-1990, the Village of Lakeview experienced a very slight decline in the number of persons per occupied dwelling unit, or average household size. In 1980, there was an average of 2.61 persons per household living in the Village. Based on the 1990 census count, there are now 2.60 persons per dwelling unit. This minute decrease is another symbol reflecting the lack of growth experienced in the Village over the past ten years.

The average household size for owner occupied dwellings and renter occupied dwellings stands at 2.65 and 2.49 persons respectively. The average size of all households for the State of Michigan is 2.3 persons per dwelling.

Table 3 gives a break-down of housing types located within the Village in 1990. The majority of the units (72.3 percent) are single-family homes, with the second largest category being duplexes and multi-family units (19.1 percent). The remaining dwellings include mobile home units. Of the year-round housing units, over 32 percent or 133 units were renter occupied in 1990. The vacancy rate for owner-occupied units was 1.1 percent, which is a low rate of vacancy but reflects the low number of homes (4 units) that are seasonal in nature and the low fluctuation of population growth. Renter-occupied units experienced a 5.7 percent vacancy rate. The average vacancy rate for year round owner and renter-occupied homes is a more typical 4.5 percent.

TABLE 3
Housing Units by Type
1990
Village of Lakeview

<u>Type of Housing Unit</u>	<u>Number</u>	<u>Percent</u>
Single Family Homes	318	72.3%
Duplex & Multi-Family Units	84	19.1%
Mobile Homes	<u>38</u>	<u>8.6%</u>
TOTAL	440	100.0%

Source: U.S. Census Data, 1990

Table 4 provides the age of Lakeview’s housing stock and the number of housing units built in past years. Overall, the Village has not experienced large fluctuations in housing construction other than during the 1950’s and 1970’s in which activity was busier than most other times. Rather, it has experienced steady building activity with a modest average of 25 to 40 homes per decade. It is interesting to note that more than 40 percent of the Village’s existing housing stock is 50 years of age or older. Older homes tend to be costly to maintain and repair, but can be considered valuable assets to a community if they reflect the heritage of the area or help to define the character of the locality. The 1990 median value of owner-occupied homes in the Village was \$36,000 compared to \$42,600 for Montcalm County as a whole.

TABLE 4
Year Residential Structure Built
Village of Lakeview

<u>Years</u>	<u>Total Number</u>	<u>Percent of Number</u>
1989 to March 1990	7	1.6%
1980 to 1988	39	8.9%
1970 to 1979	78	17.8%
1960 to 1969	37	8.4%
1950 to 1959	67	15.2%
1940 to 1949	27	6.1%
1939 or Earlier	185	42.0%
TOTAL	440	100.0%

Source: U.S. Census Data, 1990

Economic Characteristics

As indicated in Table 5, the per capita income for the Village of Lakeview in 1989 was \$9,632. The per capita of the Village compares slightly lower to most other communities in Montcalm County and Montcalm County as a whole. In addition, the Village's per capita income is almost half of the State's and U.S.'s overall per capita income.

According to the 1980 U.S. Census, 50.6 percent of Lakeview's residents were statistically classified as low or moderate income. By 1990, the U.S. Census indicated a startling growth to 76.6 percent of Lakeview's residents being statistically of low or moderate income.

TABLE 5

Per Capita Income 1979 and 1989

Village of Lakeview and Select Communities

<u>Community</u>	<u>1979 Per Capita Income</u>	<u>1989 Per Capita Income</u>	<u>Percent Change</u>
Lakeview, Village of	\$5,472	\$9,632	76.0%
Edmore, Village of	5,896	10,051	70.5%
Cato Township	6,004	10,433	73.8%
Home Township	5,693	10,951	92.4%
Montcalm County	5,905	10,081	70.7%
State of Michigan	7,688	18,378 (1990)	139.0%
U.S.	9,494	18,696 (1990)	96.9%

Sources: U.S. Census Data, 1980 and 1990

Table 6 includes the number of males and females in the labor force. In 1990, 269 males and 211 females made up the Village's labor force of 480 persons. Of the 480 persons, 66 or 13.8% were unemployed.

TABLE 6
Males and Females
In
Labor Force
1990

	<u>Number of Workers</u>	<u>Percent of Total</u>
Males	269	56.0%
Females	211	<u>44.0</u>
TOTAL	480	100.0
Unemployed	66	13.8%

Source: U.S. Census Data, 1990

Table 7 lists the occupations of Village residents 16 years of age or older who were employed in 1990. Operators, fabricators, laborers, and transport made up the largest occupation group, comprising 27.5 percent or 114 of a total of 414 workers. Technicians, salespersons, and administrative support personnel made up the second largest occupation group, with 99 workers or 23.9 percent.

TABLE 7
Occupations of Residents
1990
Village of Lakeview

<u>Occupation</u>	<u>Number of Workers</u>	<u>Percent of Total</u>
Managers & Professionals	74	17.9%
Technicians, Salespersons & Admin. Support	99	23.9
Service (Household, Protective & Other	58	14.0
Farming, Forestry, Fishing & Mining	5	1.2
Precision Production, Craft, & Repair	64	15.5
Operators, Fabricators, Laborers & Transport	<u>114</u>	<u>27.5</u>
TOTAL	414	100.0

Source: U.S. Census Data, 1990

The number and percent of Village residents employed in various industries during 1990 is presented in Table 8. Over one-third of Lakeview's residents were employed in manufacturing industries, particularly the manufacture of durable goods. Another 20.5 percent were employed in retail trades, and 22.7 percent were employed in professional and related service industries. In 1990, 21 workers or 5.1 percent of the labor force were self-employed.

In 1990, 69.1 percent of Lakeview workers used private vehicles to travel alone to work. Almost fifteen percent car-pooled. According to the 1990 U.S. Census data, the average travel time to work for Village residents was 19 minutes.

TABLE 8
Residents Employed by Industry
1990
Village of Lakeview

<u>Industry</u>	<u>Number of Workers</u>	<u>Percent of Total</u>
Agriculture, Forestry, Fishery, Mining	11	2.7%
Construction	21	5.1
Manufacturing		
Non-durable Goods	26	6.3
Durable Goods	97	23.4
Transportation, Communication, & Utilities	18	4.3
Wholesale Trade	5	1.2
Retail Trade	85	20.5
Finance, Insurance, & Real Estate	19	4.6
Business, Personnel, & Entertainment Services	32	7.7
Professional & Related Services		
Health Services	46	11.2
Education Services	30	7.2
Other Professional Services	18	4.3
Public Administration	<u>6</u>	<u>1.5</u>
TOTAL	414	100%

Source: U.S. Census Data, 1990

CHAPTER III

NATURAL FEATURES IN INVENTORY

The natural environment has had a significant influence on the development of land use patterns in the Village of Lakeview, helping to shape the community that it is today. Natural features, in general, can present both constraints to and inducements for various types of land uses. While failure to acknowledge environmental constraints can lead to costly problems, integration of natural features into an overall Master Plan can enhance the quality of life for residents and help preserve the character of the Village. At the same time, it is important to recognize that there are land areas which serve as a vital function in terms of cultivation, drainage, and wildlife habitat which may never be suitable for urban development.

Following is a discussion of the natural features in Lakeview as they pertain to future planning considerations.

Regional Setting

The Village of Lakeview is bounded to the north, south, east and west by Cato Township, which is located in northwest Montcalm County. The village encompasses approximately 1,140 acres of land in the center of Cato Township.

Lakeview is situated along State Highway Route M-46 where it intersects M-91. Regionally, the Village is located about 45 miles north of the Grand Rapids metropolitan area and approximately 20 miles south of Big Rapids. Being located along M-46 close to U.S.-131, the Village has convenient and easy access to and from regional areas.

The Montcalm County seat is located in Stanton, approximately 15 miles southeast of the Village of Lakeview.

Climate

Detailed weather data for the Village of Lakeview is not available. However, the weather station located in Greenville (southwest Montcalm County) provides weather values similar to that experienced in Lakeview.

The prevailing wind direction in the Village of Lakeview is from the west or the Lake Michigan area. This westerly wind from Lake Michigan often produces increased cloudiness and milder temperatures which allows Lakeview to seldom experience prolonged periods of either hot, humid weather in the summer or extreme cold in the winter.

According to the data listed in “Climate of Michigan”, Michigan Department of Agriculture, the average minimum daily temperature in February is 15 degrees F, and the average maximum daily temperature in July is 84 degrees F. Greenville receives an average of 30 inches of rain and almost 45 inches of snow each year. This data should be similar to that of Lakeview.

Soils

The majority of the soils in the Village of Lakeview are well-drained. These soils primarily exist near the center of the Village. Poorly drained soils can be found generally in the northwest and southern portions of the Village.

The Environmental Limitations map (Map 1), shows the location of soils within the Village which present severe and extreme limitation to both building construction and septic fields. Such soils are generally located in the northwest and southern portions of the Village, as stated above. The map was prepared based on information contained in the “Soil Survey of Montcalm County, Michigan” prepared by the U.S. Department of Agriculture. The map takes into consideration soil permeability, wetness, filter qualities, shrink-swell properties, and slope.

Map 1 is general in nature and, however, is not intended as a substitute for on-site investigation or detailed engineering studies. The map does generally define those areas in which intensive development without improved infrastructure can lead to environmental degradation and health hazards.

Topography

The topography of the Village is relatively level, with gentle slopes and no extreme variations. Tamarack Lake has a lake level of 950 feet above sea level. The highest land is found in the northeastern portion of the Village near the Lakeview airport. Low-lying areas can be found throughout the Village, especially in the northern and western portions. These low areas tend to flood in times of heavy rainfall and during the spring snow melt.

Surface Water

Tamarack Lake is a very significant feature of the Village. The lake has a total surface area of 323 acres, an average depth of 5 feet, and a maximum depth of 17 feet. The total shoreline length is 3.5 miles, most of which is located within the Village limits. The vegetative cover and terrain along the lake add to its unique natural beauty. This is an asset to the village and offers an excellent opportunity for trails, fishing, boating, swimming, viewing, and other excellent water-resource-based recreational opportunities.

Tamarack Lake also contains a relatively large island that is owned by the Boys Scouts of Ohio. Outflow from Tamarack Lake travels northwest via the Tamarack Lake Outlet. This outlet stream initially passes through piping under Park Street and opens up near the west end of Mill Street. The outlet then feeds into the Village’s sewage lagoons located in the northwest portion of the Village.

Tamarack Creek, located along the northern boundary of the Village, receives the outflow from the sewage lagoons and carries it westward.

Another area of surface water within the Village is the Bakers Pond located in the northwestern portion of the Village near the sewage lagoons.

Vegetation

Lakeview has an abundance of tree stands located around the perimeter of the Village and mixed in with the residential areas. The trees located in the Village's neighborhoods consist of many mature maples, beeches, and birches giving the residential areas aesthetically pleasing character. Several pines are located in the boundaries of the cemetery.

Located along the north and south shorelines of Tamarack Lake is typical vegetation associated with wetlands including cattails and deciduous shrubs. Other areas in the Village, especially in the northern portion, contain hardwoods such as oak and hickory trees. Typical grass and some herbs can also be found in this northern portion of the County.

Wildlife

The brush, woodlands, wetlands, grasslands, and waterways of the Village of Lakeview provide good habitat for wildlife.

Wildlife in the Village includes cottontail rabbits, raccoons, squirrels, muskrat, mink, opossum, skunk, various song birds and waterfowl, ruffed grouse, and woodcocks. Whitetail deer are a common sight within the Village, especially near the cemetery and the area north of Lincoln and North Streets. Tamarack Lake provides excellent fishing with various pan fish and bass being the most common species.

CHAPTER IV

COMMUNITY FACILITIES

The Village's community facilities provide tangible services to its residents and enhance the local quality of life. As the Village's population grows, the demand for these services will also grow. This will translate into the need to expand existing community facilities, improve roads and sewers, and hire additional public service personnel. Map 2 illustrates the locations of the existing community facilities. As a basis for planning for these future needs, below is a description of existing community facilities within the Village.

Village Municipal Office

The Village of Lakeview municipal office is located at 315 Lincoln Avenue in the downtown business district area. The Village office currently houses the offices of the Village Manager, the police department, the financial and public records and the council chambers. The Village Manager has indicated that the Village Office is presently large enough to meet the administrative needs of the Village.

Department of Public Works (DPW)

The Village-owned facilities, such as the streets, cemetery and parks, are maintained by the Department of Public Works, located in a Village-owned building, often referred to as the DPW garage, at 117 Park Avenue. The DPW shares this building with the privately operated Fire Department. The DPW garage is utilized as storage for maintenance vehicles, equipment, such as snow plows, and village maps. Presently, the building is adequate in size to meet the needs of the DPW.

The Department of Public Works currently employs four staff members; three full-time and one cemetery sexton. According to the Village Manager, the DPW is in need of additional staff and new or updated equipment such as snow plows. However, these needs can only be met as the funding for such becomes available.

Fire Protection

Fire protection for the Village is privately maintained and operated by a Fire Board. No Village personnel belong to the Fire Board. The Fire Department is located in the same building as the DPW garage at 117 Park Avenue. Half of the Village owned building is leased by the Fire Department.

According to Village officials, the privatized fire services adequately serve and protect the Village and there are no plans to change the existing system in the near future.

Police Protection

The Village operates its own Police Department, the office of which is located in the Village Municipal Offices. The Department consists of a police chief and two part-time officers. The

Village is keeping up-to-date with the equipment needs of the Department as it has recently ordered a new police car.

The Village Police Department is provided with back-up support from the Montcalm County Sheriff's Department as well as the State Police as needed.

Parks and Recreation

The following information was derived from the Village of Lakeview Recreation Plan, November 1993.

Neighborhood Parks – The Village of Lakeview has three neighborhood parks within its borders. Two of these facilities are owned by the Village, and one is owned by the school district. The Village owns and operates the 1.5 acre Lakeside Park located on Tamarack Lake. According to the Recreation Plan, Lakeside Park offers a variety of recreational opportunities but could easily be improved to encourage greater usage.

The Village also owns and operates Wiseman Park, located west of Edgar Road at the end of Park Drive. Wiseman Park's facilities are limited to a softball diamond and newly built sand volleyball court. In addition, the Village owns a vacant lot adjacent to the Department of Public Works (DPW) building and vacant police building. The lot is approximately 10,000 square feet in area and fronts directly on Lincoln Avenue near the downtown.

The Lakeview Elementary School provides a playground approximately ½ acre in size. This facility is open to all residents of the community. The Lakeview Elementary, Middle, and High School all contain indoor gymnasium facilities.

Community Parks – There is only one community park facility within the Village. The Lakeview High School and the adjacent athletic fields provide many active recreational opportunities. The facilities include tennis courts, ball diamonds, football field, basketball courts and a large, general purpose play field. Located in the southwestern portion of the Village, this facility is approximately 50 acres in size and serves both community and regional recreational needs.

Regional Parks – One of the greatest assets to the Village is its close proximity to numerous regional park facilities. These facilities include Michigan Department of Natural Resources (MDNR) boat-launch facilities, national forest lands, state game areas, and state parks.

One of these facilities is located just outside the Village limits. An MDNR boat-launch facility is located near the northeast border of the Village. This boat-launch includes ten parking spaces and a portable restroom. The boat launch serves regional recreational needs, as it is the only public launch site onto Tamarack Lake.

Numerous other regional parks such as the Manistee National Forest, Edmore and Flat River State Game Areas are located in Montcalm and nearby counties, offering numerous recreational opportunities to Lakeview residents.

Schools

Lakeview Community Schools serve the Village of Lakeview as well as many other communities throughout three counties. The school system is comprised of four facilities; a high school, a middle school and two elementary schools, three of which are located within the Village limits. These facilities include Lakeview High School on North Youngman Road, Lakeview Middle School on Washington Avenue, Lakeview Elementary School on 5th Street and Trufant Elementary in Trufant.

With approximately 1,800 students, the Lakeview Community School system is classified as a “Class C” size school system. Based on conversations with school officials, class space is at capacity. In the near future, expansions or new facilities may need to be constructed.

Library

The Village residents have access to the Tamarack Public Library located at 405 South Lincoln Avenue. The building that the library is located in was built in the early 1900’s and renovated in 1981 to house the public library. Library staff has indicated that the library presently has adequate space for operation and has additional space for future use if needed.

The Tamarack Public Library offers wide access as it participates in the Lakeland Library Cooperative program. This program allows Village residents the ability to use their library card at any other participating library. This regional program extends into Kent, Ottawa and Muskegon counties. For example, a Village resident visiting the Grand Rapids area could sign out a book from a Kent County Public Library and return it to the Tamarack Library.

The Tamarack Public Library is funded through county millage, state aid and penal fines.

Kelsey Memorial Hospital

Kelsey Memorial Hospital is a 94 bed health care facility which employs approximately 180 persons and is located at 418 Washington Avenue in Lakeview. The hospital was built in 1908 and has since seen several additions. Hospital officials have indicated that the hospital is presently in need of additional space and that they are in the process of planning for future expansions.

One of the hospital’s quality programs includes the Physical Medical and Rehabilitation Units for patients suffering from physical difficulties such as those experienced by stroke victims.

Involvement with other hospitals includes Kelsey Memorial Hospital’s participation in the Management Care Program affiliated with Butterworth Hospital of Grand Rapids. Currently, efforts to affiliate the hospital with Gratiot Community Hospital, located in Alma to the east of Montcalm County, for kidney dialysis is taking place.

The hospital is also in the stages of establishing community education classes related to a variety of health issues such as first-aid and CPR. The funding for the Kelsey Memorial Hospital takes place through grants and loans as well as through services offered to patients.

Waste Disposal

The disposal of solid waste of Village residents is privatized. Residents presently have the choice among five waste haulers. At this point in time, Village officials have indicated that they have no intentions of changing private solid waste disposal in the near future.

Cemetery

The Village owns and operates one cemetery in the Village. The Lakeview Cemetery has earned a reputation for being a beautiful memorial as it is well maintained and nestled on a piece of land overlooking Tamarack Lake.

The cemetery is maintained by one full-time sexton and by DPW personnel as needed. The residents are assessed one mil for upkeep of the cemetery.

The cemetery has a place in history as a landmark with Lakeview as the land of which was purchased from Albert French, one of the first settlers and leaders in Lakeview, in 1871. Additionally, the Village leased the cemetery property in 1947 to the Ohio Oil Company for over \$51,000.00 for oil well rights. Although these wells did not produce any large amounts of oil, the publicity attracted many people to locate in Lakeview, boosting the Village's economy.

Road System

Based on the Act 51 street classification system, Lakeview has 3.39 miles of major streets and 7.09 miles of local streets. The primary major street within the Village is Lincoln Avenue as it serves as the backbone of the business district and as the access artery to many of the subdivisions.

Village officials have indicated that several of the local streets within the Village will be repaved in 1994. Additionally, the stretch of Lincoln Avenue between Mill Street and 10th Street will be repaved by 1996.

Overall, the Village's road system does not have many streets with curb and gutter design. Without curb and gutter systems, runoff collection can be inadequate, leading to street and property flooding. As future efforts to reconstruct or upgrade the Village's deteriorated roads occur, the curb and gutter design should be included to prevent flooding and further road deterioration.

Lakeview Municipal Airport

The Lakeview Airport is owned and maintained by the Village of Lakeview and is located south of Cutler Road between County Road No. 597 and Bale Road. The airport facilities currently consist of six hangers located along the north portion of the site, two hangers and a service building along the southern portion of the site, and one runway which is 75 feet wide and 3,500 feet long and an aero-med pad for medical emergencies. The airport property is approximately 145 acres in size. Although this facility lacks all weather capability, it typically remains open throughout the year.

A few of the future plans for the airport include the construction of a 35 foot wide taxiway running parallel to the runway, apron expansion, additional hangers, access road and fencing.

According to the Michigan Aviation System Plan (MASP), Lakeview Municipal Airport will continue to be classified as a medium utility airport throughout the next 20-year MASP planning period. As a medium utility airport, this facility can accommodate approximately 95 percent of all types of general aviation aircraft.

The nearest commercial airports to the Village of Lakeview are Muskegon County Airport and Kent County International Airport, both approximately one hour drive time from the Village.

The Lakeview Municipal Airport has been identified by the Michigan Department of Natural Resources (MDNR) as a contaminated site. The following summarizes a Remedial Investigation and Feasibility Study conducted by the MDNR for the airport:

The airport property, which the Village has owned since the mid-1940's, was a base for local crop dusters since the mid-1950's, and at least two crop-spraying companies, Maurice's Flying Service and Lakeview Maintenance Inc., have been operating on property leased from the Village since the mid-1970's.

In March of 1985, the Montcalm County Health Department collected a sample from a private well at the airport and discovered the existence of Dinoseb, a herbicide. In 1989, the Environmental Protection Agency (EPA) collected soil samples which contained several contaminants such as Dinoseb and DDT.

Due to the Village and operators of the crop-spraying companies not undertaking the corrective actions to remediate the contaminated groundwater and soil at the airport site, the Michigan Department of Natural Resources utilized state funding to conduct a Remedial Investigation and Feasibility Study (RI/FS) at the site from 1990 to 1993. The results indicated that a groundwater plume containing Dinoseb originated from the airport property in the immediate vicinity of the crop-spraying operations. The RI/FS results also indicated that soils around and possibly beneath the crop-spraying buildings are contaminated with several pesticides, herbicides, and metals.

As a result of these findings, the MDNR held a public hearing on the RI/FS and a remediation process will be chosen to treat the contaminated groundwater and soils in the near future.

CHAPTER V

EXISTING LAND USE

This section of the Master Plan describes existing land uses within the Village of Lakeview as of April, 1994. The map is based on Village records and a field survey, with verification on data made by the Village Administrator and the Village Planning Commission. Map 3 illustrates the layout of the existing land uses.

The Village of Lakeview is semi-rural in character, with a large mix of its land used for residential, commercial and open space uses. Blocks of single family residential units are scattered throughout the Village, whereas the majority of the open space is located along the northern Village boundary

line. This open space use primarily includes the land around the sewage lagoons, the area adjacent to the Lakeview airport, and portions of the school property in the southwest corner of the Village.

Most commercial land uses exist in the downtown area along Lincoln Avenue, north of Fourth Street. Another notable commercial land use area is located along Lincoln Avenue just north of M-46. At this point in time, the Village has very little industrial land use activity within its limits. These existing industrial uses are generally located in the northwest and southeast corners of the Village. Institutional uses such as the cemetery, Village Hall, fire station, the churches and schools are dispersed at various locations in the Village.

During the past 20 years, the Village has witnessed very little change in land use growth or patterns with the exception of the area adjacent to Lincoln Avenue near M-46. Specifically, this growth has occurred along Lincoln Avenue between Eleventh Street and M-46. This commercial growth has primarily taken place within the past 5 years.

Following is a description of the specific land uses in the Village:

Residential Land Use

This category includes detached single-family homes, duplexes and multi-family dwelling units, and mobile home trailers. As stated above, these residential uses are located across the Village.

The predominate residential land use in the Village is the detached single-family house. Of the 440 housing units in the Village, 72% are single-family homes. However, the number of multi-family and mobile home trailers are on the rise as development for each are planned in the near future. Specifically, a mobile home park is planned for the extreme northwest corner of the Village and multi-family apartments are planned north of Macomber Street, along the western Village limits.

The Village currently has three main areas designated as multi-family residential: One is located adjacent to Clover Lane near the western limits, another is located along the southern portion of Elliott Street, and the other includes the group of Tamarack Villa cottages located adjacent to Tamarack Lake, north of Fourth Street.

There is one cluster of mobile home trailers within the Village. It is located along Lincoln Avenue, just south of the abandoned railroad tracks. Additional mobile trailers exist in various locations in the Village which are mixed in with other types of residential unit types. For example, a few trailers are adjacent to summer cottages or cabins along Lakeview Drive next to the northern shore of Tamarack Lake. As a total, almost 40 mobile homes exist in the Village.

At present, the extent of regulation for dwelling units as per the Village's zoning ordinance is through setback requirements. As an up-to-date zoning ordinance is adopted in the near future, standards such as minimum lot size, density and setbacks will be utilized to regulate residential development.

Commercial Land Use

This category includes retail, service, and office uses. As mentioned earlier, the majority of commercial establishments in Lakeview are situated along Lincoln Avenue in the downtown area

and just north of M-46. There are a few businesses located along Washington Avenue near Lincoln Avenue.

There has not been extensive commercial development activity within the boundaries of Lakeview in the last 10 to 20 years. However, within the last five years, commercial activity has occurred near the southeast portion of the Village. Specifically, the focal point for new commercial development has taken place on both sides of Lincoln Avenue between Tamarack Lake Road and M-46. The Village has witnessed the construction of a grocery store, bank, and other retail space in this area.

The downtown commercial district is defined and described as the “Business District” in the Village of Lakeview zoning ordinance. This area has been in existence for many years and has provided the economic backbone for the community. A few retail outlets and restaurants as well as offices are located in the downtown business district.

The Village’s existing ordinance regulates commercial activity within its defined “Business District” similar to that of the residential regulations, which includes setbacks and permitted uses.

Industrial Land Uses

There are few industrial land uses in the Village of Lakeview. At this point in time, three light industrial uses exist. Two of the industrial uses are located on Edgar Avenue just north of North Street. The other is located on the south side of Tamarack Lake Road, adjacent to the abandoned railroad tracks.

The Village’s zoning ordinance describes the “Industrial District” as certain areas adjacent to the Pere Marquette Railway right of way. Similar to that of the residential and commercial districts, the industrial standards in the existing zoning ordinance include regulation by setback and permitted use.

Public/Semi-Public Land Use

The public and semi-public land uses indicated on the “Community Facilities” map (Map 2) include land and facilities available for use by the general public or specific interest groups. Included are schools, churches, township facilities, public parks, and the cemetery. In Lakeview, these land uses are scattered across the Village. These land uses are described at more length in the “Community Facilities” section.

CHAPTER VI

GOALS AND OBJECTIVES

Planning goals are statements that express a community's long range desires for improved land use and development. More importantly, if these desires for community improvement are achieved, the quality of life for the residents of Lakeview will be enhanced. Fundamental to the Master Plan process is the identification of planning goals and that these planning goals be recognized as policy statements. These statements need to be far reaching but realistic and within the reach of being implementable.

Planning objectives help define and give meaning to the policy statements. These expressions are more specific and sometimes quantifiable or have a measurable element relating to progress in implementing the goals. Successful objectives incorporate or imply actions needing to be initiated.

The following goals and objectives have been identified by the Planning Commission as necessary for the Village of Lakeview Master Plan to guide and advance the general public health, safety and welfare of residents into the 21st century.

GOAL #1 *Housing*

To preserve and enhance the supply of affordable, decent, safe and sanitary dwelling units.

Objectives:

- Identify areas which could be utilized for new construction.
- Initiate an inspection program of existing owner occupied and rental units.
- Consider the establishment of historic preservation districts or identify architecturally significant residential structures.
- Protect residential areas from incompatible land use encroachments.
- Initiate a housing improvement loan and grant program capturing state funding for program start-up capital requirements.
- Establish a linkage with the Michigan State Housing Development Authority to assist private financing efforts in the provision of new construction and rehabilitation efforts.
- Promote community pride in the maintenance and improvement of dwelling units.

GOAL #2 *Commercial*

To strengthen the quantity and quality of retail and service business offerings and the general business environment meeting the needs of area residents.

Objectives:

- Fortify the commercial district along Lincoln Avenue between M-46 on the south and Mill Street on the north.
- Discourage strip development along M-46 or areas north of Mill Street on Lincoln.
- Encourage the aesthetic improvement of building facades and signage along Lincoln Avenue.
- Protect and enhance public and private parking areas necessary for retail operations.
- Consider the establishment of a historic district designation along Lincoln Avenue for bolstering community pride and economic opportunities.
- Enhance the visual linkages along Lincoln Avenue to Tamarack Lake.
- Establish a community assistance improvement fund for the restoration and improvement of historic and architecturally significant structures.

- Develop a streetscape plan improving the visual feel and pedestrian safety and comfort along the Lincoln Avenue corridor.

GOAL # 3 *Manufacturing and Industrial Development*

To increase the supply of strong and stable jobs creating ventures adding new wealth and capital for the benefit of all area residents.

Objectives:

- Develop a small industry and business service center with easy access to M-46.
- Initiate and support a business retention and outreach effort with the Chamber of Commerce.
- Submit projects to the US Economic Development Administration Overall Economic Development Program in conjunction with Montcalm County.

GOAL #4 *Roads and Streets*

To maximize the efficient function, safety and maintenance of a system which is supportive of sound land use and economic development.

Objectives:

- Aggressively apply for state and federal grants to advance the reconstruction and upgrade of major streets.
- Consider a Special Assessment District policy for extending infrastructure servicing new development areas.
- Create a Capital Improvement Plan process for supportive and systematic approaches to improvements for both major and local streets.
- Upgrade residential areas with curbs, gutters and usable sidewalks.
- Limit and define service roads and drive cuts especially along Lincoln Avenue and any other major streets constructed in the future.

GOAL #5 *Utilities*

To provide a municipal treatment and distribution system for water and sewer services which is cost effective and supportive of desirable land uses.

Objectives:

- Initiate a capacity feasibility study for both water and sewer services.
- Develop strategies for protecting drinking water well head sources.
- Identify and schedule service extensions to existing improved properties within the Village.
- Work with Consumers Power Company to bury overhead wiring in the business district along Lincoln Avenue.
- Upgrade street lighting system with more efficient units.
- Expand water and sewer services into future annexation areas.

GOAL #6 *Parks and Recreation Facilities*

To provide high quality facilities and services meeting the needs of existing residents and tourists.

Objectives:

- Implement the Lakeview Recreation Plan adopted in 1993.
- Expand the utilization of Tamarack Lake as a tourist attraction.
- Preserve and expand public access opportunities along the edge of the lake.
- Coordinate recreation program offerings with the school system and Kelsey Memorial Hospital.

GOAL # 7 *Environment*

To enhance and protect the natural environment recognizing its value to the creation of a high quality of life.

Objectives:

- Continue to work with the Michigan Department of Natural Resources (MDNR) for the implementation of remedial actions at the airport site.
- Enact development standards which are sensitive to drainage patterns, topography and unique vegetation and land cover.
- Advocate the development of land which is efficient and aesthetically pleasing.

CHAPTER VII

FUTURE LAND USE PLAN

This chapter contains descriptions, recommendations, and justification for future land use in the Village of Lakeview. These recommendations will provide an overall framework for the management and regulation of future development and also serve as the basis for evaluating zoning requests. The Future Land Use Map (Map 4) illustrates the layout of the future land use categories.

The Municipal Planning Act, Public Act 285 of 1931, as amended, specifically gives Village Planning Commissions the authority to prepare and officially adopt a Plan. When prepared, officially adopted, and maintained, this Plan should provide an advisory guide for the physical conservation of certain areas and for the development of other areas into the best possible living environment for present and future Village residents.

Because of the constant change in our social and economic structure and activities, the Plan must be maintained through periodic review and revision so that it reflects contemporary trends while maintaining long-range goals.

The Future Land Use Plan is general in scope. It is not intended to establish precise boundaries of land use or exact locations of future uses. It is also important to note that there is no schedule to implement the recommendations contained here. The timing of a particular land use is dependent upon a number of factors such as availability of public utilities, provisions for adequate roadways, effect on public services, and the demand for a particular land use versus the available land zones for this use. Those, plus other factors, must be considered when reviewing a request for rezoning a particular parcel of land.

This plan is a statement of what the Village of Lakeview wants. It is a statement of goals and objectives, a listing of desires, and expression of ambitions concerning the physical environment. In addition to this vision about the physical development of the Village, the proposed Land Use Plan is a policy guide for the Village Council, residents, property owners and developers. The Lakeview Land Use Plan will provide the legal basis for an up-to-date zoning ordinance.

Some will resist using the plan as a statement of policy. Some Planning Commissioners may be reluctant to commit themselves into far into the future, preferring instead to keep their options open. Special interest groups may also see some danger in using the plan as an expression of policy. However, it must be kept in mind that a good plan does not foreclose future decision making by prescribing the future in detail.

Increasingly, communities need land use plans to be eligible for state or federal assistance especially in the area of funding used to construct infrastructure. This emerging factor is critical in view of the high percentage of Lakeview residents who are of low or moderate income.

In conclusion, the Lakeview Master Plan depicts both desirable and anticipated locations for general land use categories. Map 4 is used to illustrate how the community's land can best be developed in harmony and result in the protection of property values and promote the general economic well being of Village residents.

The below text describes and explains strategies deemed necessary for the advancement of the Lakeview Land Use Plan as a policy guide into the 21st century.

As background information to the planning process, the following narrative provides an explanation of the relationship of land use planning to zoning.

THE RELATIONSHIP OF PLANNING TO ZONING

The relationship between land use planning and zoning is an important one. Planning is basically the act of planning the uses of land within a community for the future while zoning is the act of regulating the use of these lands by ordinance. The laws of the State of Michigan require that a community engage in land use planning activities, including the preparation of a comprehensive plan prior to the initiation of a zoning ordinance in a community.

The following narrative provides a better understanding of the terms "planning" and "zoning".

Planning

The process of guiding the future growth and development of a community. Generally, a document is prepared known as the Comprehensive Plan or Master Plan which addresses the various factors relating to the growth of a community. Through the process of land use planning, it is intended that a community can preserve, promote, protect, and improve the public health, safety, and general welfare. Additional considerations include: comfort, good order, appearance, convenience, law enforcement and fire protection, prevent the overcrowding of land and avoid undue concentration of population, facilitate the adequate and efficient provision of transportation, water, sewage requirements and services, and conserve, develop, utilize and protect natural resources within the community. A Plan is a guide to development but it is not a legally enforceable document.

Zoning

Zoning is one of the instruments, along with capital improvements programming and the administration of local subdivision regulations, which implements the goals and policies of the comprehensive plan. Zoning regulations have the force of law. The enactment and administration

of the zoning ordinance are legislative and administrative processes conducted by local units of government relating to the implementation of the goals and policies of the Comprehensive Plan.

LAND USE CATEGORIES

The purpose of the Future Land Use Plan is to recommend the type and location of different land uses within the Village. Descriptions of future land use classifications for the Village of Lakeview are provided below, including the intended uses and general location for each classification. Additionally, the existing problems and opportunities for each land use category as well as strategies developed to assist in the application of the future land use plan have been included.

Residential Land Uses

As a means of properly directing the different types of residential development within the Village of Lakeview, this plan in essence proposes three residential classifications; low, medium and high density residential. These are intended to be areas of dwelling units which discourage commercial and industrial development. The range of density relative to each classification has yet to be determined at the time of this publication. However, as the Village of Lakeview adopts a zoning ordinance in the near future, the perspective density ranges for each classification should become evident.

Problem Statement: Over 63% of Lakeview's housing units were constructed before 1960 and most are of modest wood frame construction. Also, only 10% of the housing units have been constructed since 1980. Within the existing Village boundaries, land suitable for residential development is limited especially if it is to be served by water and sewer facilities.

Opportunities: Given an aging housing stock and 76.6% low and moderate income population, the Village is positioned to focus efforts toward preserving the existing housing stock and to encourage new subdivision construction. Vacancy rates for both rental and owner occupied dwellings remains low indicating a steady demand for affordable and structurally sound units.

Residential Strategies:

1. In addition to the land use plan location process within the Village, immediate efforts should be initiated with Cato Township officials relative to annexation of additional lands identified which are contiguous with the Village. **Annex more township land.**
2. The Lakeview School District is the owner of several large parcels which might be excess to their long term needs. One or more of these parcels might be developed in conjunction with the Village and provide an attractive setting for new housing construction and easily serviced by utility extensions. **Develop school property.**
3. Inspecting all dwelling units for housing code defects would be a first step in identifying those units most in need of improvements. Given that there are only some 400+ housing units, a priority list could be developed to receive public funding assistance if financial resources become available. **Inspect existing dwelling units.**
4. State assistance for historic preservation surveying is available to the Village if it desires to designate historic and architecturally significant structures and districts. Historic preservation can be a tourism draw, enhance local pride and assist with finding new uses for

structures which may be too large for continued use as single family dwellings. **Consider designating significant properties.**

5. Enforcement of the zoning ordinance will be critical to the success of the protecting residential areas from commercial or industrial uses. Screening and setbacks are also means to be utilized when separating incompatible land uses. **Protect residential areas.**
6. It is virtually certain that the Village is eligible to receive State of Michigan grant assistance to fund housing improvements. Program administration is a cost which can be paid by the state funding. **Apply for State housing improvement funds.**
7. Sometimes developer interest and project feasibility is attained if non conventional financing is made available to finance new construction projects. Again, the State has funding available to assist developers with providing new units dedicated to low and moderate income person. **Work with developers.**
8. The Village should consider some kind of reward program highlighting property owners who significantly improve their dwelling units or maintain their grounds in an outstanding fashion. It is always nice to receive public recognition for a job well done. **Recognize resident improvement initiatives.**

Over the next 15 years, the Village should encourage the construction of upward of 400 new housing units to accommodate new household formations, population growth of 2000 persons and losses of existing units. This will be a formidable challenge given there are only 440 housing units today. Virtually all of the township land needed for population growth is not serviced by municipal water and sewer services and is generally used for agricultural purposes. However, as the village takes steps to meet its population goals by expanding the Village boundaries, new housing development areas should be serviced by municipal water and sewer and generally meet a variety of needs for lower income as well as high income persons seeking a seasonal vacation home. Housing will remain an important land use for the foreseeable future.

Commercial Land Uses

The plan recognizes that business areas in the Grand Rapids area, Big Rapids area, and other areas outside the Village provide for the regional shopping needs for local residents. Therefore, there is no immediate need for large regional commercial areas such as shopping malls within the Village. However, as the Village population grows, the demand for quality retail services within the Village will increase.

For the purpose of planning for the desired type of commercial activity, the plan proposes two commercial classifications; the first being Village Commercial, the other being General Commercial.

The Village Commercial is intended to promote “village-scaled” commercial development to meet the immediate needs of the local residents. The downtown business district is the main area designated as Village Commercial. The General Commercial district includes the commercial activity located along Lincoln Avenue near M-46. This district is intended to reach a slightly larger market of residents living in nearby communities.

Problem Statement: The older, downtown business district is in need of a facelift and is encountering new commercial competition along Lincoln especially as it intersects with M-46.

Opportunities: The architectural character of many of the downtown buildings and their proximity to Tamarack Lake cannot be duplicated by the new commercial construction occurring along the south edges of the Village.

Commercial Strategies:

1. Two distinct commercial districts have developed along Lincoln and care must be taken to fulfill customer service demands in these areas before expanding lands zoned for commercial activities. Uses that are not compatible should be encouraged to relocate or be phased out over time. **Strengthen the compatibility of the commercial districts.**
2. Strip development along major street frontage oftentimes renders rear portions of parcels inaccessible or unusable. Clustering of development, shared drives and parking areas can result in improved safety and better land utilization. **Clustering results in better land utilization.**
3. Haphazard signage design and placement plays a big part in forming a visual image of a community. Likewise, the looks of building facades can strongly influence a community image. Great care must be taken to insure that physical form creates a strong positive image. **Community appearance impacts community image.**
4. Requirements for landscaping and buffering of parking areas should be incorporated into a zoning ordinance. Also, where practical off-street parking should be required that are functional but aesthetically contributing to an improved community appearance. **Adopt community appearance standards.**
5. Many downtown buildings contain unique physical characteristics of texture, space, form, detail, symbol, and activity. These elements create a strong, distinct sense of history not found elsewhere in the commercial use areas. Perhaps, this community fabric should be protected and enhanced through the creation of a historic district. Securing of Bureau of History funding assistance for an inventory of these resources would be necessary. **Create a downtown historic district.**
6. Where's the Lake? Ironically, few opportunities are available to actually view the lake from the main commercial areas along Lincoln. Where possible, views should be created and enhanced. This should be a prime consideration when redevelopment of the Pickle property occurs or property is removed from the lakeside of Lincoln. **Enhance visual linkages to the lake.**
7. State assistance should be sought for creating a loan or grant fund to assist with downtown building and façade improvements. The DDA might also be able to provide seed funding and administer funds used for these purposes. **Create a downtown improvement fund.**
8. While efforts to secure funding for the reconstruction of Lincoln continue, attention should also be given to enhancing the pedestrian features along the roadway. This includes protecting significant trees and the planting of new vegetation which creates a streetscape more attractive than what exists today. This type of improvement element should be incorporated into any roadway work. **Enhance pedestrian use areas.**

The downtown commercial area offers mixed uses compatibly arranged and in general harmony with each other. Tender loving care is needed if the building uses are to remain viable and competitive with new business opportunities near M-46. The emerging business district nearer to M-46 is the front door to the Village and the quality with which it develops in large measure will determine the future economic health of the downtown and the area as a whole.

Manufacturing and Industrial Land Uses

This category of land use is intended to accommodate such uses as manufacturing and processing, warehousing, automobile repair, material storage, and similar establishments. Also included in this plan is the P.U.D. classification. The area designated as P.U.D. is intended to promote the development of an M-46 Business Park which would combine industrial/manufacturing land uses into one planned area.

The industrial land use category as depicted on the Future Land Use Plan is intended to blend with the proposed “M-46 Business Park” as described below so as to reserve adequate land for future industrial/commercial (non-retail) development. In doing so, it is recognized that industrial development is important to the economy and tax base of the community. The areas designated are located for easy access, to minimize conflicts with residential uses, and to take advantage of the available vacant space.

Problem Statement: Like many small rural areas of Michigan, Lakeview does not have an economic base centered on industrial jobs. Disposable income is limited and is reflected by the fact that almost 77% of the village residents are classified as being of low or moderate income means. Given the proximity to Grand Rapids, the Greenville-Belding area and to a lesser extent Ionia, developing an industrial job base is not likely. However, available infrastructure, ready to build sites and good linkages to M-46 and M-91 could be attractive for business prospects.

Opportunities: Relatively inexpensive land and a central location along with a great quality of life are positive community attributes worth promoting. Business development and job creation can be achieved with a mixture of hard work and wise utilization of natural and land resources.

Manufacturing and Industrial Development Strategies

1. Expanding land development options for business relocations or start-ups is critical for community job creation and retention efforts. Actions to develop a complete infrastructure business park in near proximity to M-46 should be initiated. **Create an M-46 Business Park.**
2. Alliances with business interest groups like the Chamber of Commerce should be formed including securing their support for the location and funding of business expansion efforts. **Broaden support for business expansion efforts.**
3. Efforts should begin immediately to develop a market strategy, identify land and funding options for the development of a business park. Local officials should familiarize themselves with the requirements of the U.S. Economic Development Administration grant programs to develop infrastructure resulting in job creation. **Secure federal assistance.**

4. Strengthening a relationship with Michigan Department of Commerce Local Services Officials also will be necessary for achieving long term uses of land for economic development purposes. **Strengthen state connections.**
5. To the extent feasible, manufacturing and industrial uses should be consolidated, concentrated, and conveniently located minimizing impacts on adjacent land uses, but allowing for expansions. **Cluster manufacturing and industrial uses.**

Community Facilities (Public/Semi-Public)

Much of the growth and redevelopment of Lakeview will be directly dependent upon the condition of its infrastructure and its availability. Water quality must be second to none and affordable while sanitary sewer facilities operate problem free. The construction of new roads will be required and substantial sums of capital will be necessary to upgrade existing roads. In other words, the ability to expand its boundaries and its population will require an aggressive infrastructure expansion program.

The plan also includes areas designated as open space. These lands proposed as open space are primarily lands considered as wetlands. As a community, it is important to protect and preserve these types of land in order to avoid environmental degradation. These areas should be kept free from infrastructure such as utilities and streets as well as any type of site development.

Problem Statement: Many of the existing village roads are deteriorated and share right of way with older utility systems of increasingly questionable reliability. Park facilities are modest and like other community facilities funding for maintenance and improvement activities has been difficult to secure.

Opportunities: In the past, village officials have not secured non local sources of funding for community improvements, however this appears to be changing. Several state funds are available to assist with infrastructure upgrades and improvements to community facilities.

Community Facilities Strategies:

1. As concerns for the quality of domestic water sources grows, a wellhead protection program will be essential. Initiating actions to protect the municipal sources of water should occur. **Quality municipal water is important.**
2. Added capacity for providing municipal water and treatment of sewerage needs to be planned and designed to accommodate expansions in service to new development areas. **Expand water and sewer services.**
3. Park facility improvements and expansions can be financed with State of Michigan grant sources. Capital improvement local match funding should be identified and appropriated annually. **Upgrade park facilities.**
4. The remediation of groundwater on and around the airport site is necessary for the long term economic well being of the community. Cooperation with the MDNR will be essential for state funding and implementation actions for the removal of contamination. **Remediate airport contamination.**

5. The costs of providing, maintaining and operating community facilities should be shared with new alliances of community groups and developers. **Expand support for community facilities.**

Concentrations of people and activities requires public infrastructure and financing mechanisms for their safe keeping and operation. Given the tax burden on Lakeview's residents especially its low and moderate income residents means identifying and securing of non local sources of financing to propel new growth and development opportunities in the future.

CHAPTER VIII

IMPLEMENTATION

In order for the Master Plan to serve as an effective guide for the continued development and redevelopment of the Village of Lakeview, it must be implemented. Primary responsibility for implementing the Plan rests with the Village Council, the Planning Commission, and the Village Manager. This is done through a number of methods including ordinances, programs, and administrative procedures which are described in this chapter.

The Master Plan itself has no legal authority to regulate development or to implement the recommendations of the Plan. This implementation comes from the decisions of the Village Council and Planning Commission who authorize needed public improvements as well as administer and establish regulatory measures relative to the use of the land. The private sector, including individual home and land owners, is also involved in fulfilling the recommendations of the Master Plan by the actual physical development of land and through the zoning or rezoning of land. However, the authority for this comes from the Village Council. Cooperation between the public and private sectors is therefore important in the successful implementation of the Master Plan.

Zoning

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

The official zoning map divides the Village into different zones or districts within which certain uses are permitted and others are not. The zoning ordinance text notes the uses which are permitted and establishes regulations to control densities, height, bulk, setbacks, lot sizes, and accessory uses.

Also, the zoning ordinance sets forth procedures for special approval regulations which permit the Village to further regulate and affect the quality as well as the type of development.

Subsequent to the adoption of this Master Plan, the Village Planning Commission and Village Council should review and, if necessary, make revisions to the zoning ordinance regulations to ensure that the recommendations of the plan as outlined in the previous section are instituted. Special attention should be given to a review of the permitted and special land uses allowable in each zoning district. This review will ensure that the broadest range of uses are addressed and that the standards under which they are permitted are adequate to advance the public interest, promote the health, safety, and general welfare and result in coordinated and harmonious land development.

Subdivision Ordinance

Currently, the Village does not have a subdivision control ordinance. Thus, any requests to plat property or create a subdivision would be done so according to the provisions of the State of Michigan Subdivision Control Act, Act 288 of 1967. This provides adequate but limited authority for the Village to regulate new subdivisions. The adoption of a subdivision control ordinance should be considered, especially if annexations of Township areas continue.

Also, regulations relating to site condominiums processed under the Condominium Act, Act 59 of 1978, and not under the Subdivision Control Act, should be considered in the future by the Planning Commission.

Capital Improvements Program (CIP)

Capital Improvements Programming is the first step in relating priorities and programs to community goals and objectives. It is a means of planning ahead for the funding and implementation of major construction and land acquisition activities. After the Master Plan adoption, the Planning Commission should initiate such a process. The typical CIP is six years in length and updated yearly, and the first year in each CIP contains the capital improvement budget. The program generally includes a survey of the long-range needs of the entire governmental unit covering major planned projects along with their expected cost and priority. The Village Council then analyzes the projects, financing options, and the interrelationship between projects. Finally, a project schedule is developed. Priority projects are included in the Capital Improvement Program. Low priority projects may be retained in a Capital Improvement Schedule which may cover as long as 20 years.

The CIP is useful to the Village, private utilities, citizens, and investors, since it allows coordination in activities and provides the general public with a view of future expectations.

Funding

On-going planning and selective components of the Master Plan by necessity will require financial assistance if they are to be realized. Such funds may be generated locally through the general fund or special millages or may be made available from state and federal sources.

State and federal funds for general planning and capital improvement activities are very limited, however there are funds available. For example, funds for recreation purposes are available through the Land and Water Conservation Fund (LWCF), Michigan Natural Resources Trust Fund, and the Quality of Life Bond Fund. Financial assistance is available for planning, acquiring and developing a wide range of outdoor recreation areas and facilities. The programs are administered by the Michigan Department of Natural Resources and are financed by funds appropriated by the Federal and State legislature. Under the LWCF Program, grants of up to 50% of the cost of a project are available. Under the MNRTF Program, 75% funding may be obtained.

Planning Education

Planning Commissions should attend planning seminars to keep themselves informed of planning issues and learn how to better carry out their duties and responsibilities as Planning Commissioners.

These seminars are regularly sponsored by the Michigan Society of Planning Officials (MDPO) and the Michigan Township Association (MTA) and are a valuable resource for Planning Commissions. There are also several planning publications which are a useful information tool for Planning Commissioners. The main publications are *Planning and Zoning News* and *Michigan Planner Magazine*.

Public Information

It is important that the proposals of this Plan be discussed and understood by the Village of Lakeview citizens. Acceptance of this Plan by the public is essential to its successful implementation. Steps should be taken to make Village residents aware of this Plan and the continuing activities of the Planning Commission. This can be accomplished through newspaper reports of Planning Commission activity. Contact with local civic and service organizations is another method which can be used to promote the Village's planning activities and objectives.

Revisions to the Master Plan

The Master Plan should be updated periodically (minor review every one to two years, major review every five to ten years) in order to be responsive to new growth trends and changes in Village needs. As growth occurs over the years, the Master Plan goals, land use information, population projections, and other pertinent data should be reviewed and revised as necessary so the Plan can continue to serve as a valid guide for the growth and redevelopment of the Village of Lakeview.