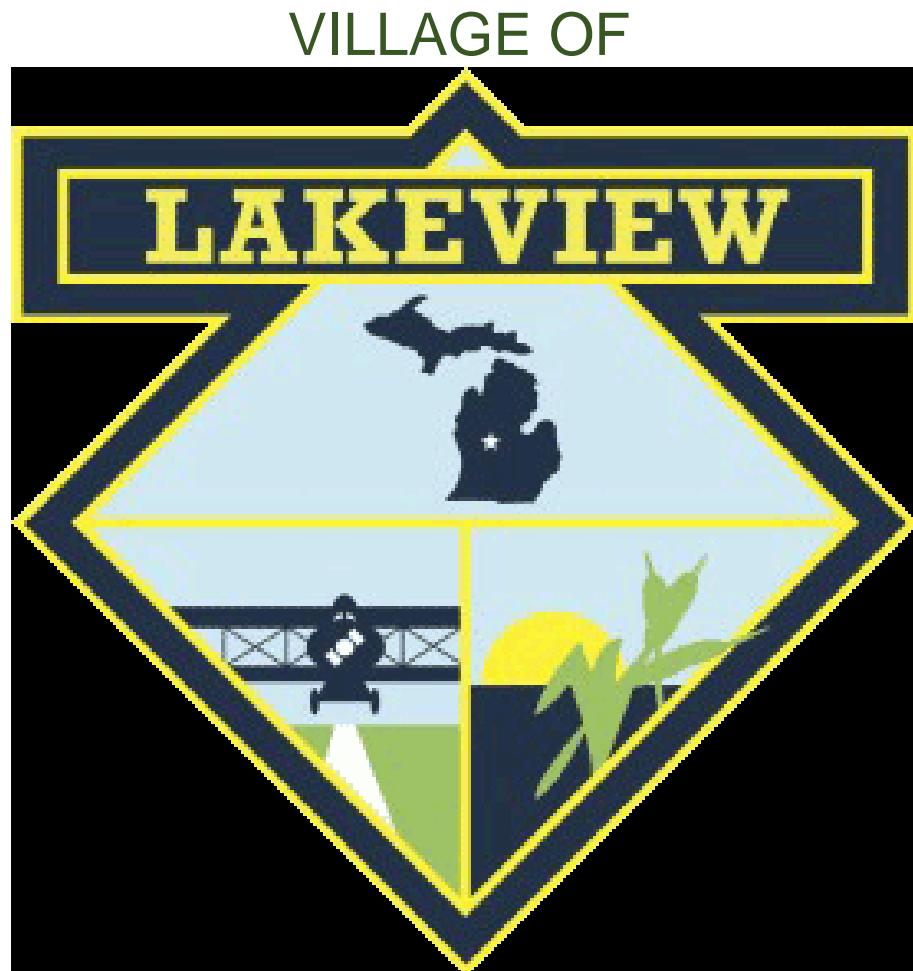


2020-2040

MASTER PLAN



Prepared By:



ROWE PROFESSIONAL
SERVICES COMPANY

RESOLUTION OF ADOPTION

VILLAGE OF LAKEVIEW PLANNING COMMISSION, MONTCALM, MICHIGAN VILLAGE OF LAKEVIEW MASTER PLAN

WHERE AS the Lakeview Village Council established a Planning Commission to prepare plans for the development of the village, and

WHERE AS Lakeview Village Planning Commission has prepared a draft update to the Village of Lakeview Master Plan, and

WHERE AS that draft has been reviewed at a public hearing to gather public comments of the residents of the Village of Lakeview and surrounding jurisdictions following notice as required by Michigan Planning Enabling Act PA 33 of 2008, and

WHERE AS the Lakeview Village Planning Commission has determined that the plan is appropriate the for future development of the village, and

WHERE AS the Village Council has reserved for itself final approval of the plan as authorized by Michigan Planning Enabling Act PA 33 of 2008, now

THERFORE BE IT RESOLVED that Lakeview Village Planning Commission does hereby adopt the updated Village of Lakeview Master Plan including all maps and documents included and submits the plan to the Lakeview Village Council for final approval.

Moved by:

Lincoln _____ Yeas 4 _____

Supported by:

Savon _____ Nays 0 _____

David Larson

Planning Commission Chairperson

Melissa King

Planning Commission Secretary

11-18-19

Date

R:\Projects\12C0141\Docs\Master Plan\Adoption Process\PLANNING COMM RESOLUTION OF MASTER PLAN APPROVAL - FORWARD TO LEG BODY.docx



RESOLUTION OF ADOPTION

LAKEVIEW VILLAGE COUNCIL, MONTCALM COUNTY, MICHIGAN
VILLAGE OF LAKEVIEW MASTER PLAN

WHERE AS the Lakeview Village Council established a Planning Commission to prepare plans for the development of the village, and

WHERE AS Lakeview Village Planning Commission has prepared a draft update to the Village of Lakeview Master Plan, and

WHERE AS that draft has been reviewed at a public hearing to gather public comments of the residents of the Village of Lakeview and surrounding jurisdictions following notice as required by Michigan Planning Enabling Act PA 33 of 2008, and

WHEREAS the Lakeview Village Planning Commission has determined that the plan is appropriate for future development of the village, and

WHERE AS the Village Council has reserved for itself final approval of the plan as authorized by Michigan Planning Enabling Act PA 33 of 2008, now

THEREFORE BE IT RESOLVED that Lakeview Village Planning Commission does hereby adopt the updated Village of Lakeview Master Plan including all maps and documents included and submits the plan to the Lakeview Village Council for final approval, and

WHERE AS the Lakeview Village Council agrees that the plan is appropriate the future development of the village, now

THEREFORE BE IT RESOLVED that the Lakeview Village Council does hereby approve the Village of Lakeview Master Plan including all maps and documents and hereby authorizes the submission of copies of the plan as adopted to the surrounding municipalities as required by the Michigan Planning Enabling Act.

Moved by: Steph Yeas 1

Supported by: Fryover Nays 0

Village President Clerk

Clerk

Village President

Clerk

Date

Date



Table of Contents

CHAPTER I HISTORY	I-1
CHAPTER II POPULATION AND ECONOMIC CHARACTERISTICS	II-1
Population Characteristics	II-1
Housing Characteristics	II-5
Economic Characteristics.....	II-7
CHAPTER III NATURAL FEATURES IN INVENTORY	III-1
Regional Setting	III-1
Climate.....	III-1
Soils.....	III-2
Topography	III-2
Surface Water.....	III-2
Vegetation	III-3
Wildlife	III-5
Wetlands	III-5
Floodplain	III-5
CHAPTER IV COMMUNITY FACILITIES.....	IV-1
Village Municipal Office	IV-1
Department of Public Works (DPW)	IV-1
Fire Protection.....	IV-1
Police Protection	IV-1
Griffith Field Airport	IV-2
Parks and Recreation.....	IV-4
Neighborhood Parks.....	IV-4
Community Parks.....	IV-4
Regional Parks	IV-4
Library.....	IV-7
Spectrum Health Kelsey Hospital.....	IV-7
Solid Waste	IV-7
Cemetery	IV-9
Road System	IV-9
CHAPTER V EXISTING LAND USE	V-1
Residential Land Use	V-1
Commercial Land Use	V-2



Industrial Land Uses	V-2
Public/Semi-Public Land Use	V-2
Vacant Use	V-2
CHAPTER VI DDA AND SHORELINE DEVELOPMENT PLANS	VI-1
Village of Lakeview DDA Development Plan	VI-1
The DDA's financial position and annual budget is summarized in Table VI-2.....	VI-3
Village of Lakeview Shoreline Development Plan.....	VI-3
CHAPTER VII PUBLIC ENGAGEMENT	VII-1
Characteristics of the Respondents	VII-1
Quality of Life.....	VII-1
Public Safety	VII-2
Recreation	VII-3
Business	VII-3
Housing.....	VII-4
Lake Development.....	VII-4
Trash Collection.....	VII-4
Transportation	VII-4
CHAPTER VIII GOALS AND OBJECTIVES	VIII-1
Goal #1: Housing and Neighborhoods.....	VIII-1
Goal #2: Business and Economic Development.....	VIII-1
Goal #3: Village Infrastructure	VIII-2
Goal #4: Parks and Recreation Facilities/Environment	VIII-3
CHAPTER IX FUTURE LAND USE.....	IX-1
The Relationship of Planning to Zoning.....	IX-2
Planning	IX-2
Zoning	IX-2
Land Use Categories	IX-2
Residential.....	IX-3
Commercial.....	IX-3
Other	IX-4
CHAPTER X ZONING PLAN.....	X-1
Future Land Use Classifications Comparison to Zoning Districts	X-1
Proposed Changes to the Zoning Ordinance.....	X-1
CHAPTER XI IMPLEMENTATION	XI-1



Zoning	XI-1
Other Ordinances	XI-1
Capital Improvements Program (CIP)	XI-2
Other Plans	XI-2
Other Administrative Policies and Procedures	XI-2
Strategic Implementation Plan	XI-3
Plan Maintenance and Update	XI-5
Consideration of Plans Assumptions	XI-5
Reviewing the Plan Goals and Policies	XI-6
Incorporating Plan Review into Rezoning Request Review	XI-6
Using the Master Plan for Zoning Review	XI-6
Rezoning Requests	XI-6
Consistency with the Master Plan	XI-7
Mistakes	XI-7
Changes in Conditions	XI-7
Change in Policy	XI-7
Additional Considerations Related to Text Amendments	XI-7
Planning Education	XI-8
Public Information	XI-8



List of Tables

Table II-1: Population Change 1970-2010	II-1
Table II-2: Population Characteristics 1970, 1990, 2010	II-3
Table II-3: Household Composition 2010	II-4
Table II-4: Housing Occupancy, 1990-2010	II-5
Table II-5: Housing Units by Type, 1990-2010.....	II-6
Table II-6: Year Residential Structure Built, 2010.....	II-7
Table II-7: Per Capita Income 1979, 1989, and 2010.....	II-7
Table II-8: Males and Females in Labor Force 1990 and 2010.....	II-8
Table II-9: Occupations of Residents, 2010	II-8
Table II-10: Residents Employed by Industry, 2010	II-9
Table IV-1: Village Recreational Facilities	IV-5
Table IV-2: Regional Park Facilities	IV-5
Table V-1: Existing Land Use, 2014	V-1
Table VI-1: Village of Lakeview Downtown Development Authority 2000 Development Plan Projects.....	VI-1
Table X-1: Land Use/Zoning Comparison	X-1
Table XI-1: Strategic Implementation Table	XI-4
Table XI-2 Remaining Implementation Strategies Table	XI-4

List of Figures

Figure 1: Population Change, 1970-2010	II-2
Figure 2: Population Change, 1970-2010	II-2
Figure 3: Median Age, 1970-2010.....	II-3
Figure 4: Person Per Household, 1970-2010	II-4
Figure 5: Household Composition, 2010	II-5
Figure 6: Housing Occupancy, 1990-2010	II-6
Figure 7: Year Residential Structure was Built, 1990 -2010	II-7
Figure 8: Year Residential Structure was Built, 1979 -2010	II-8
Figure 9: Occupations, 2010	II-9

List of Maps

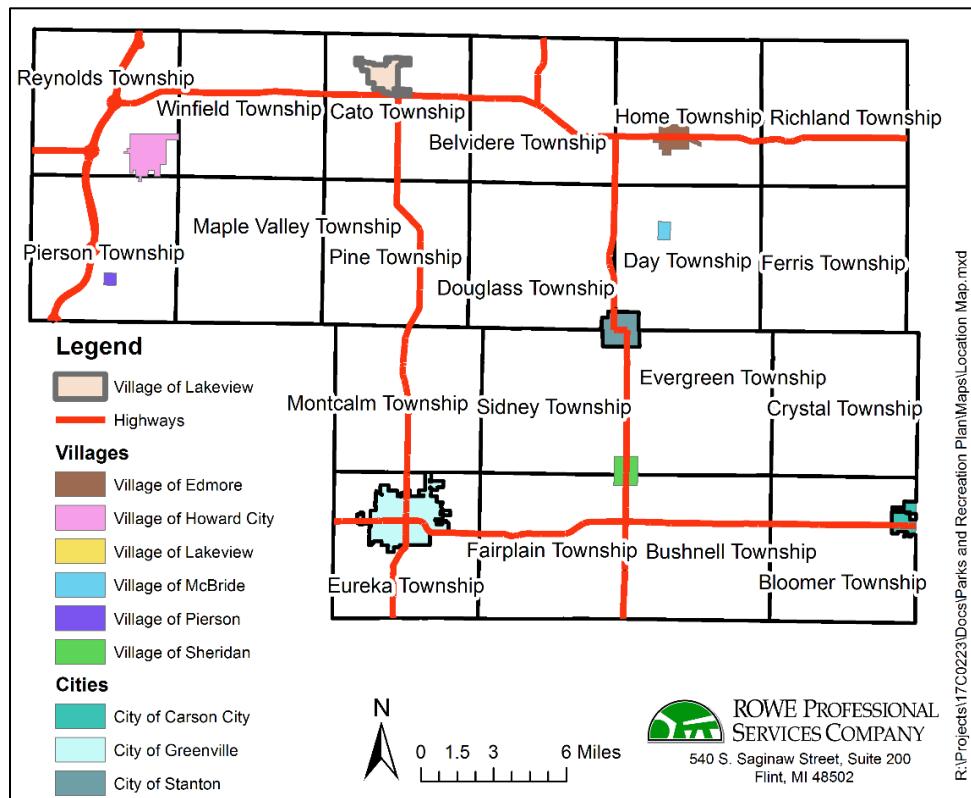
Map Into-I-1: Location Map	v
Map III-1: Soil Suitability – Dwellings with Basements.....	III-4
Map III-2: Wetlands Inventory Map.....	III-6
Map IV-1: Community Facilities Map	IV-3
Map IV-2: Lakeview Community Schools Map.....	IV-8
Map IV-3: Water Distribution System Map	IV-10
Map IV-4: Sanitary Sewer System Map	IV-11
Map V-1: Existing Land Use Map.....	V-3
Map VI-1: Village of Lakeview Downtown Development Authority Boundary	VI-4
Map IX-1: Future Land Use Map	IX-5



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. For many years, the community of Lakeview maintained a “business as usual” function and had 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.

Map Into-I-1: Location Map



In 2012, the village determined that the time was right for a plan update. The community description data was updated and reviewed by the Planning Commission. The Planning Commission also participated in a brainstorming session to identify the current strengths and weaknesses of the community and then evaluated the previous plan’s goals and objectives based on the issues revealed through that process. Several key issues were identified, and a Master Plan Open House was conducted to get public input on optional strategies to address them. Based on that input, the GOALS AND OBJECTIVES, FUTURE LAND USE, and IMPLEMENTATION Chapters were revised.



INTRODUCTION

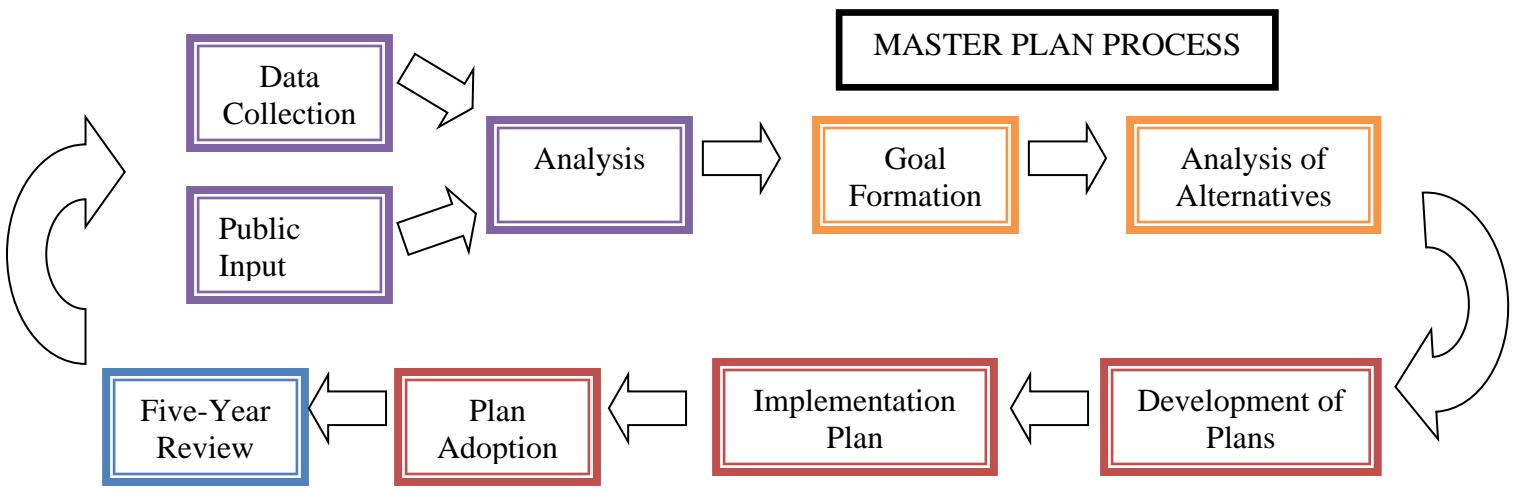
Planning Overview

The Michigan Planning Enabling Act, Public Act 33 of 2008, 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 nor 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 years to assure that it remains a useful guide for community change and effectively responds to emerging issues.





HISTORY

CHAPTER I HISTORY

The Village of Lakeview's history is documented back to the year of 1867 in the publication of Lakeview Quasquicentennial 1867-1992. The following is a 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 1800s. 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 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.



HISTORY

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 chapter 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 II-1 illustrates population changes during 1970 to 2010 for the Village of Lakeview, neighboring communities, and Montcalm County. In 1970, the Village of Lakeview had 1,118 persons and over the last 40 years has seen minor increases and decreases in population, with a high of 1,139 in 1980 and a low in 2010 of 1,007 with an overall drop of 9.9 percent over that period.

Most communities in the county have seen fluctuations of population over the period, but most have seen some growth. The population of Cato Township outside of the village grew by 59 percent and the county as a whole grew by 59.7 percent. In comparison, the Village of Edmore grew by only 4.5 percent. Cato Township's growth outside the village has been steady, increasing every census from 1970 to 2000 before dropping 6.3 percent between 2000 and 2010. The populations of Home Township as well as the Village of Edmore have experienced much slower growth with most of the growth attributable to increases in village population. Overall, Montcalm County has grown steadily over the 40-year period, even increasing over the ten years from 2000 to 2010 despite drops in many municipalities in the county and a slight drop in population statewide.

Table II-1: Population Change 1970-2010
Village of Lakeview and Surrounding Communities, County, and State

Communities	1970	1980	Change 70-80	1990	Change 80-90	2000	Change 90-00	2010	Change 00-10	Change 70-10
Village of Lakeview	1,118	1,139	1.9%	1,108	-2.7%	1,122	1.3%	1,007	-10.2%	-9.9%
Cato Township	2,205	2,241	1.6%	2,500	11.6%	2,920	16.8%	2,735	-6.3%	24.0%
Cato Township minus Village of Lakeview	1,087	1,102	1.4%	1,392	26.3%	1,798	29.2%	1,728	-3.9%	59.0%
Village of Edmore	1,149	1,176	2.3%	1,126	-4.3%	1,244	10.5%	1,201	-3.5%	4.5%
Home Township	2,487	2,614	5.1%	2,513	-3.9%	2,708	7.8%	2,542	-6.1%	2.2%
Home Township minus Village of Edmore	1,338	1,438	7.5%	1,387	-3.5%	1,464	5.6%	1,341	-8.4%	0.2%
Montcalm County	39,660	47,555	19.9%	53,059	11.6%	61,266	15.5%	63,342	3.4%	59.7%
Michigan	8,875,083	9,262,078	4.4%	9,295,297	0.4%	9,938,444	6.9%	9,883,640	-0.6%	11.4%

Sources: U.S. Census Data, 1970-2010

POPULATION AND ECONOMIC CHARACTERISTICS



Figure 1: Population Change, 1970-2010

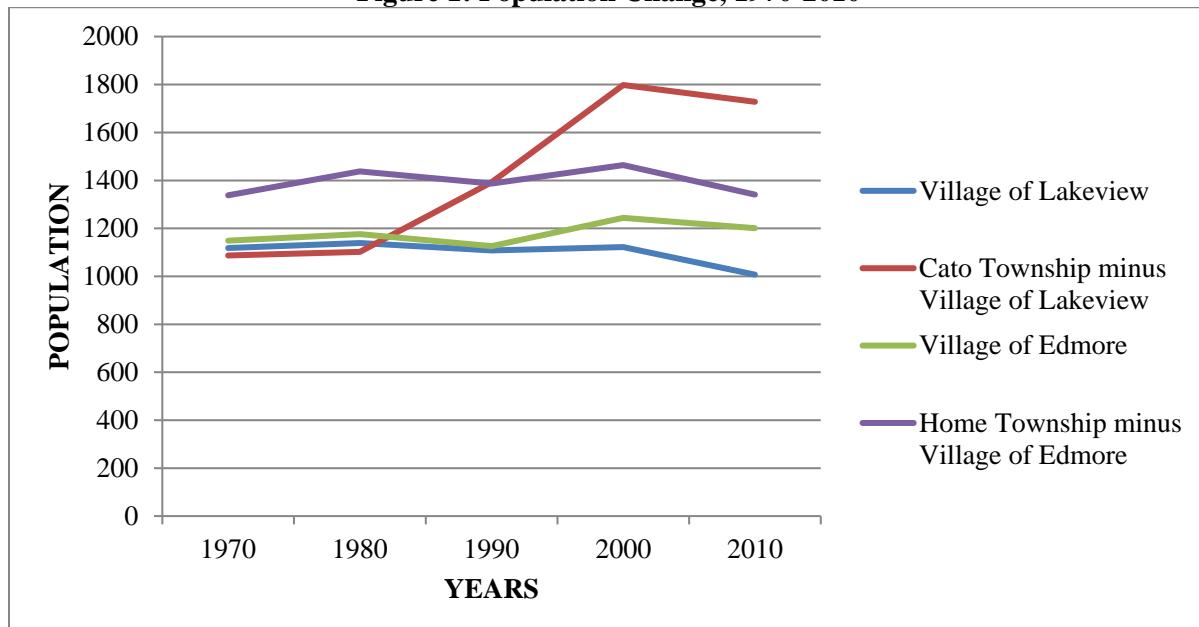
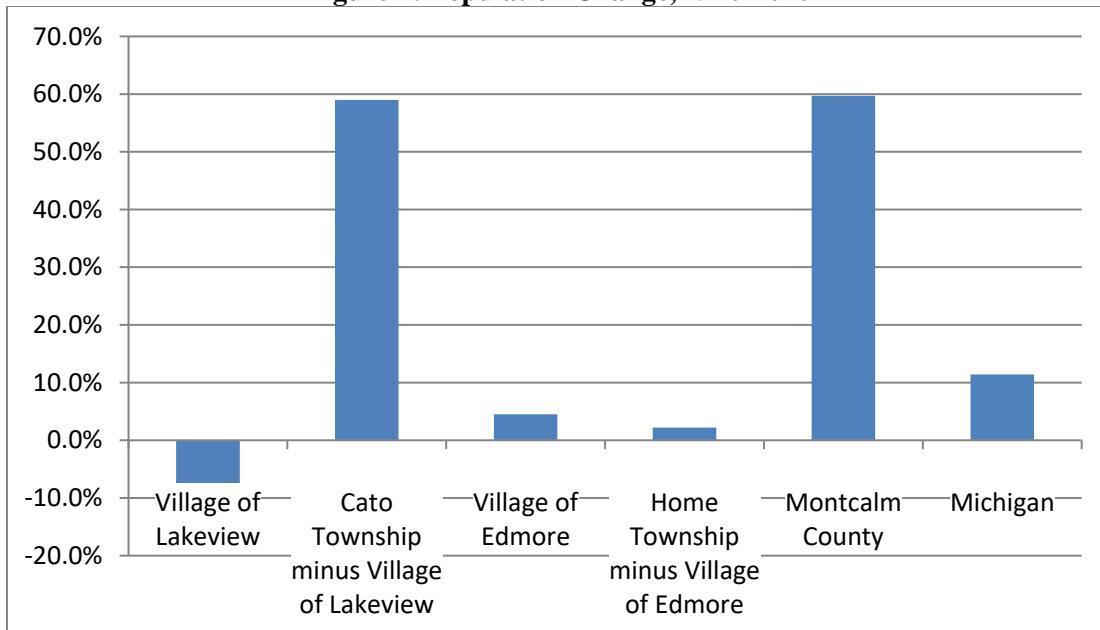


Figure 2: Population Change, 1970-2010





POPULATION AND ECONOMIC CHARACTERISTICS

Table II-2: Population Characteristics 1970, 1990, 2010
Village of Lakeview, County, and State

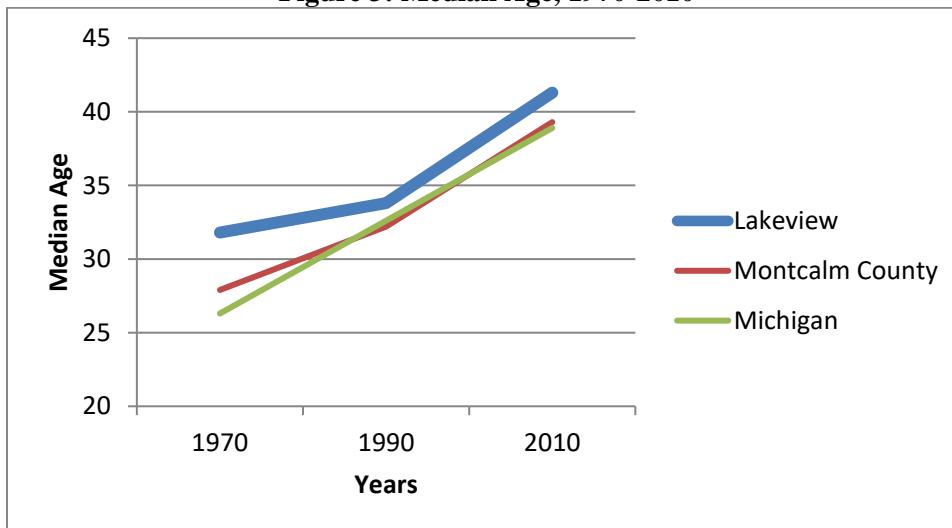
	Village of Lakeview			Montcalm County			State of Michigan		
	1970	1990	2010	1970	1990	2010	1970	1990	2010
Population	1,118	1,108	1,007	39,660	53,059	63,342	8,875,083	9,295,297	9,883,640
Race									
White	1,118	1,072	970	39,386	51,216	59,752	7,883,474	7,756,086	7,803,120
% White	100.0%	96.8%	96.3%	99.3%	96.5%	94.3%	88.8%	83.4%	78.9%
Black	0	7	4	57	960	1,483	991,066	1,291,706	1,400,362
% Black	0.0%	0.6%	0.4%	0.1%	1.8%	2.3%	11.2%	13.9%	14.2%
Other	0	29	33	217	883	2,107	50,543	247,505	680,158
% Other	0.0%	2.6%	3.3%	0.6%	1.7%	3.3%	0.6%	3.2%	8.7%
Median Age	31.8	33.8	41.3	27.9	32.2	39.3	26.3	32.6	38.9
Percent under 18	34.6	27.1	23.1	37.2	28.6	24.1	36.6	26.5	23.7
Percent 65+	17.7	18.9	21.5	11.2	12.4	14.1	8.5	11.9	13.8
Households	357	410	438	12,395	18,653	23,432	2,653,059	3,419,331	3,872,508
Persons per Household	3.01	2.60	2.23	3.18	2.75	2.57	3.27	2.66	2.49

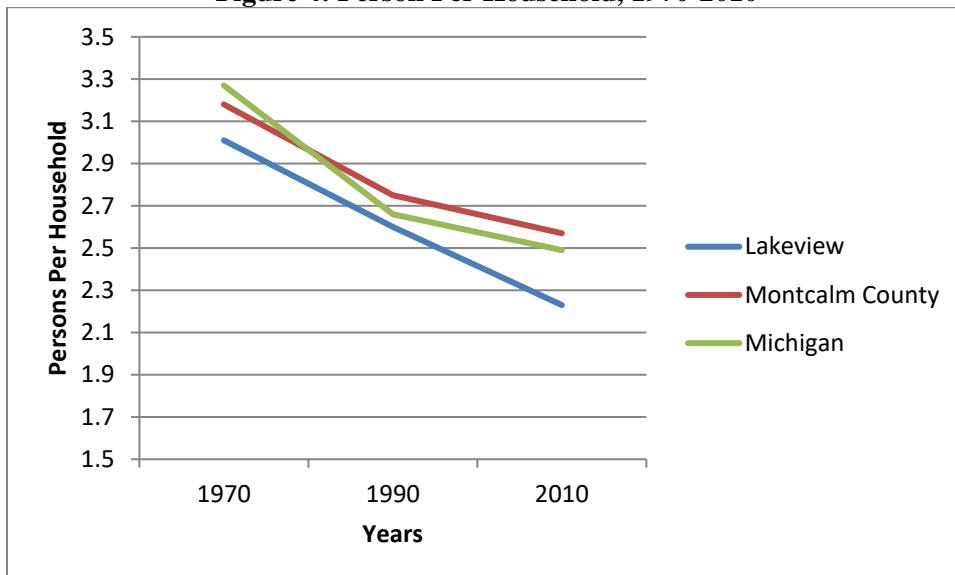
Source: U.S. Census Data, 1970, 1990, and 2010

Table II-2 shows the change in some population characteristics for the Village of Lakeview, Montcalm County, and the State of Michigan over the period 1970 to 2010. It shows that racial make-up of the village has become somewhat diverse, although it is still much more homogeneous than the state as whole.

The village's median age is slightly higher than the county or the state. It has increased from 31.8 in 1970 to 41.3 in 2010, consistent with state and national trends. A major reason for this is the high percent of residents 65 years old and older. While this age group has increased as a percent of the population at both the county and state level, it continues to be a larger percent of the population in the village by a wide margin, with 21.5 percent in the village compared with 14.1 percent in the county and 13.8 percent in the state.

Figure 3: Median Age, 1970-2010



**Figure 4: Person Per Household, 1970-2010**

The village's number of households has increased but, since the household size has decreased significantly as well, the result is a decrease in population even though there is an increase in the number of dwellings. 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. Based on the 2010 census count, the number has continued to decrease to 2.23 persons per dwelling unit.

Table II-3: Household Composition 2010
Village of Lakeview, County, and State

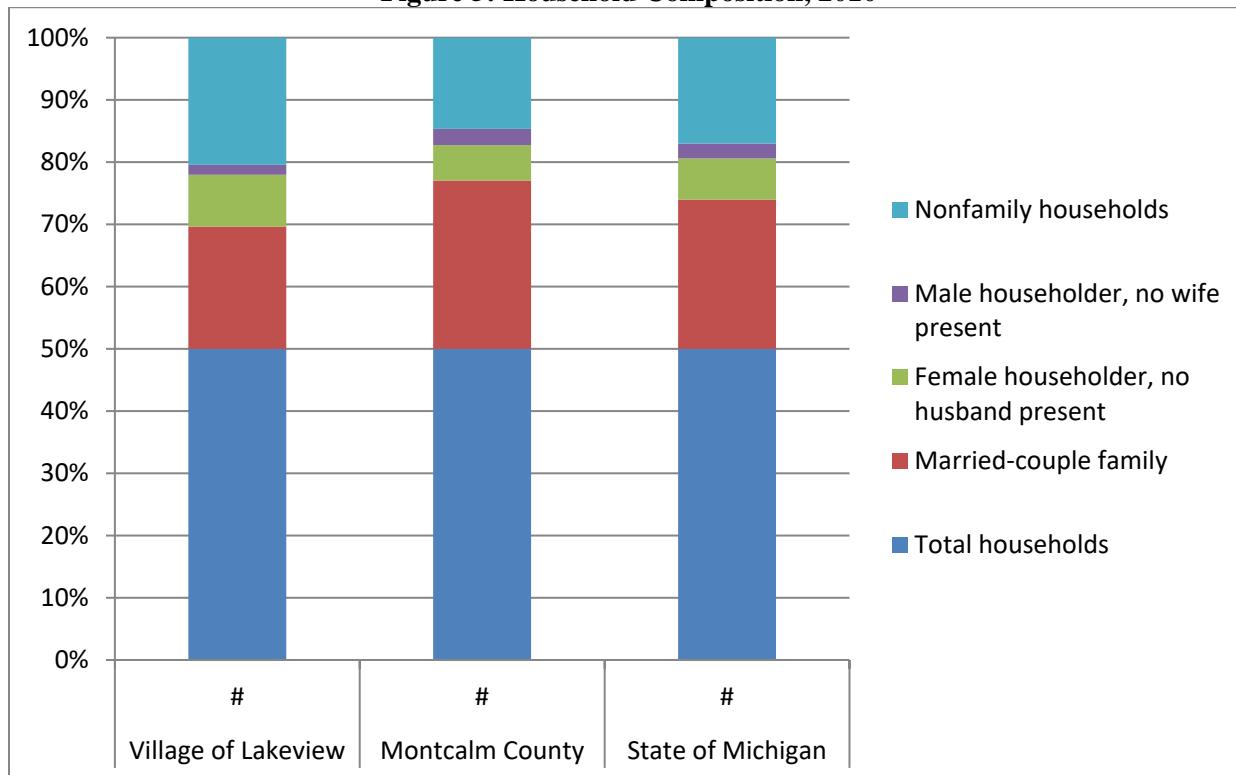
Household Types	Village of Lakeview		Montcalm County		State of Michigan	
	#	%	#	%	#	%
Total households	438	100.0%	23,432	100.0%	3,872,508	100.0%
Married-couple family	172	39.3%	12,676	54.1%	1,857,127	48.0%
Female householder, no husband present	73	16.7%	2,662	11.4%	511,583	13.2%
Male householder, no wife present	14	3.2%	1,228	5.2%	185,363	4.8%
Nonfamily households	179	40.9%	6,866	29.3%	1,318,435	34.0%

Source: U.S. Census Data, 2010

A comparison of the household composition of the village, the county, and the state shows that the village has a significantly lower proportion of married family households and a higher proportion of households with only one head and nonfamily households. The detailed statistics demonstrate that part of the greater number of nonfamily households are elderly single-family households. This could be anticipated given the village's greater variety in housing stock and the location of medical services that might be attractive to a senior citizen.



Figure 5: Household Composition, 2010



Housing Characteristics

Based on the 1990 census counts, there were 440 housing units in the Village of Lakeview. In 2010, the American Community Survey estimated that there were 499 housing units from surveys in 2006 to 2010. This is a dramatic increase of 61 housing units (14%). Of the 438 occupied housing units in 2010, 257 (51.5%) of the units were owner-occupied and 181 (36.3%) of the units were renter-occupied. Vacant housing units totaled to 61. Out of the vacant housing units, 12 units (19.7%) are considered seasonal, recreational, or occasional use homes.

Table II-4: Housing Occupancy, 1990-2010 Village of Lakeview				
Type of Housing Unit	1990		2010	
	#	%	#	%
Owner-Occupied Housing	277	67.6%	257	58.7%
Average Household Size	2.65	-	2.64	-
Renter-Occupied Housing	133	32.4%	181	41.3%
Average Household Size	2.49	-	2.12	-
Vacant	30	-	61	-
TOTAL OCCUPIED HOUSING	410	100%	438	100%

Source: U.S. Census Data, 1990 & 2010 and American Community Survey 2006-2009



POPULATION AND ECONOMIC CHARACTERISTICS

Figure 6: Housing Occupancy, 1990-2010

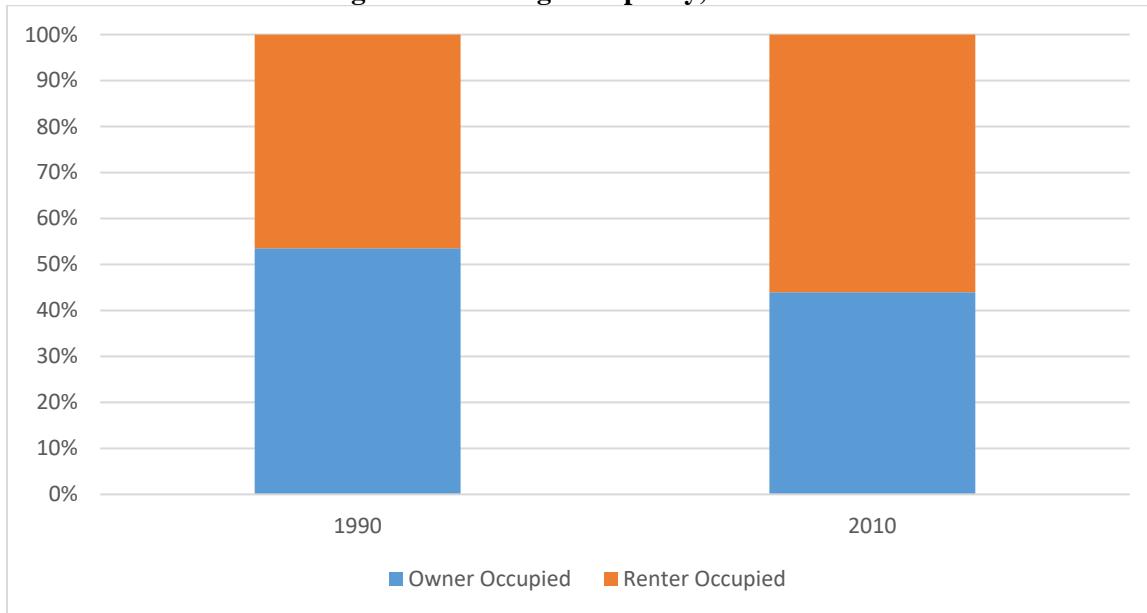


Table II-4 shows that, in 1990, the average household size for owner-occupied dwellings and renter-occupied dwellings stands at 2.65 and 2.49 persons, respectively. In 2010, the average household size for owner-occupied dwelling remains about the same at 2.64, while average household size for renter-occupied dwelling decreased to 2.12.

Table II-5 gives a break-down of housing types located within the village in 1990 and 2010. In 1990, many of the units, about 72.3 percent, are single-family homes, with the second largest category being duplexes and multi-family units at about 19.1 percent. The remaining dwellings include mobile home units. In 2010, there has been an increase in single-family homes, and duplex and multi-family units. The largest increase was in duplex and multi-family units, which includes an increase of 72 units. Single-family homes remain the largest category with 69.5 percent, with the second largest category being duplexes and multi-family units at about 29.4 percent.

Table II-5: Housing Units by Type, 1990-2010				
Type of Housing Unit	1990		2010	
	#	%	#	%
Single Family Homes	318	72.3%	369	69.5%
Duplex & Multi-Family Units	84	19.1%	156	29.4%
Mobile Homes	38	8.6%	6	1.1%
TOTAL	440	100.0%	499	100%

Source: U.S. Census Data, 1990 and American Community Survey 2006-2009

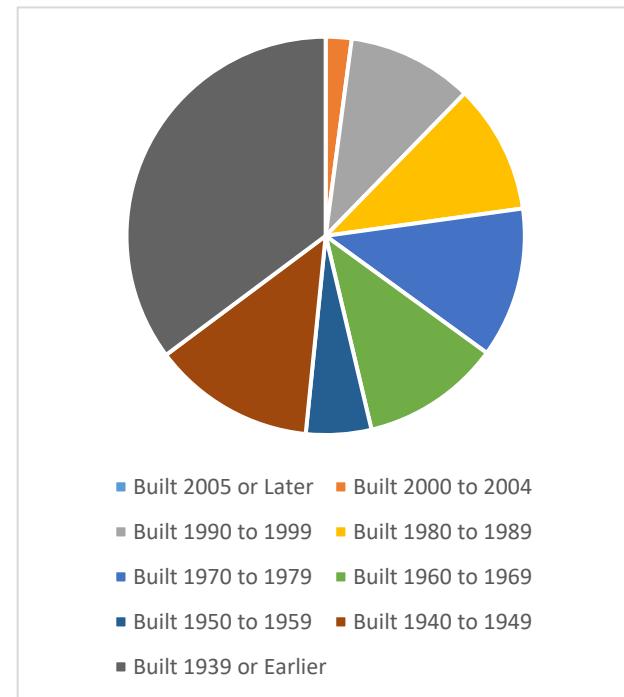
The largest proportion of the housing structures were built during or before 1939 at 35 percent. Between 1960 and 1999, there has a steady increase of housing stock varying between 12.2 percent and 10.2 percent. Housing between 2000 and present has dramatically slowed due to the economic decline seen in the early 2000s.



Table II-6: Year Residential Structure Built, 2010
Village of Lakeview

Years	#	%
Built 2005 or Later	0	0.0%
Built 2000 to 2004	11	2.1%
Built 1990 to 1999	54	10.2%
Built 1980 to 1989	56	10.5%
Built 1970 to 1979	65	12.2%
Built 1960 to 1969	60	11.3%
Built 1950 to 1959	28	5.3%
Built 1940 to 1949	70	13.2%
Built 1939 or Earlier	187	35.2%
TOTAL	531	100%

Figure 7: Year Residential Structure was Built, 1990 -2010



Economic Characteristics

As indicated in Table II-7, 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 country's overall per capita income.

In 2010, the per capita income of the village increased significantly by 67.8 percent (\$6,526). Other communities in Montcalm County experienced similar major changes in per capital income. The state's and country's per capita income also increased but had half the amount of growth as the communities in Montcalm County and Montcalm County as a whole.

Table II-7: Per Capita Income 1979, 1989, and 2010
Village of Lakeview and Select Communities

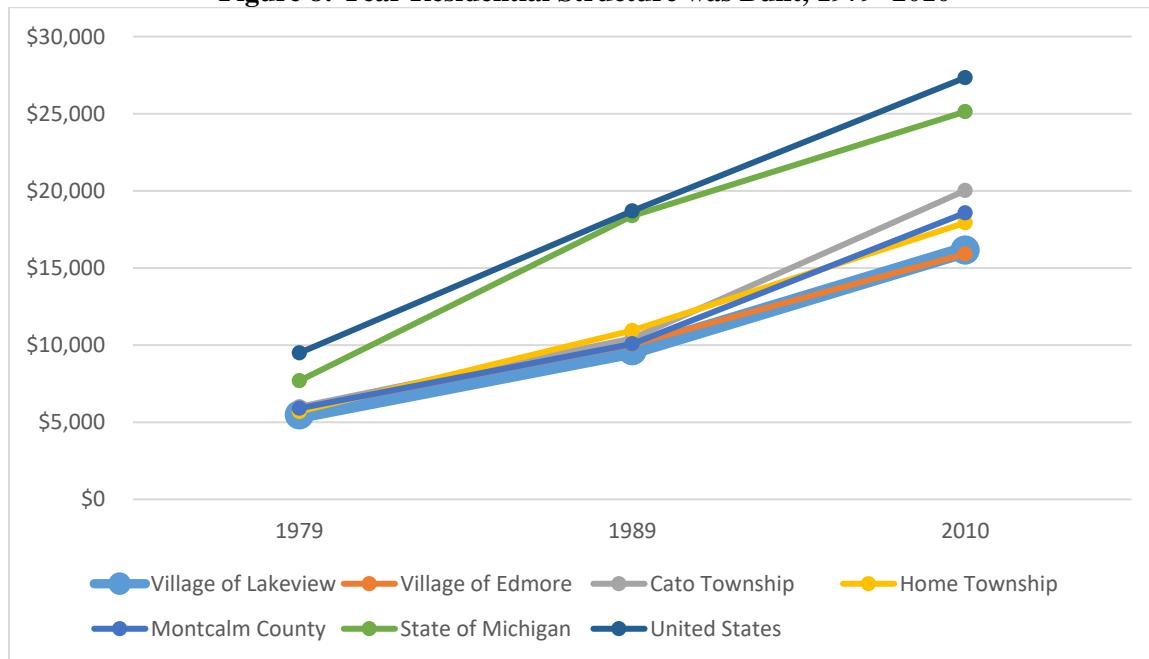
Community	1979 Per Capita Income	1989 Per Capita Income	2010 Per Capital Income	Percent of Change
Village of Lakeview	\$5,472	\$9,632	\$16,158	67.8%
Village of Edmore	\$5,896	\$10,051	\$15,914	58.3%
Cato Township	\$6,004	\$10,433	\$20,020	91.9%
Home Township	\$5,693	\$10,951	\$17,930	63.7%
Montcalm County	\$5,905	\$10,081	\$18,569	84.2%
State of Michigan	\$7,688	\$18,378 (1990)	\$25,135	36.8%
U.S.	\$9,494	\$18,696 (1990)	\$27,334	46.2%

Sources: U.S. Census Data, 1990 and American Community Survey 2006-2009

POPULATION AND ECONOMIC CHARACTERISTICS



Figure 8: Year Residential Structure was Built, 1979 -2010



**Table II-8: Males and Females in Labor Force
1990 and 2010
Village of Lakeview**

Gender	1990		2010	
	#	%	#	%
Males	269	56.0%	228	53.0%
Females	211	44.0%	202	47.0%
TOTAL	480	100%	430	100%
Unemployed	66	13.8%	85	32.8%

Sources: U.S. Census Data, 1990 and American Community Survey 2006-2009

Table II-8 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 (13.8%) were unemployed. In 2010, 228 males and 202 females made up the village's labor force of 430 persons. This is a 50-person (10%) decrease in the work force. Unemployment has risen since 1990 to include 85 people (32.8%) of the labor force.

Table II-9 estimated that the occupations of village residents were 16 years of age or older in 2010. There is a good diversity of occupations that residents have in the village. The top three occupations are management, business, science, and arts occupations at 26.2 percent of the workforce; service occupations at about 20.2 percent; and production, transportation, and material moving occupations at about 20.2 percent. A diversity of occupation helps give stability to the community because the residents are not dependent on one occupation being stable.

**Table II-9: Occupations of Residents, 2010
Village of Lakeview**

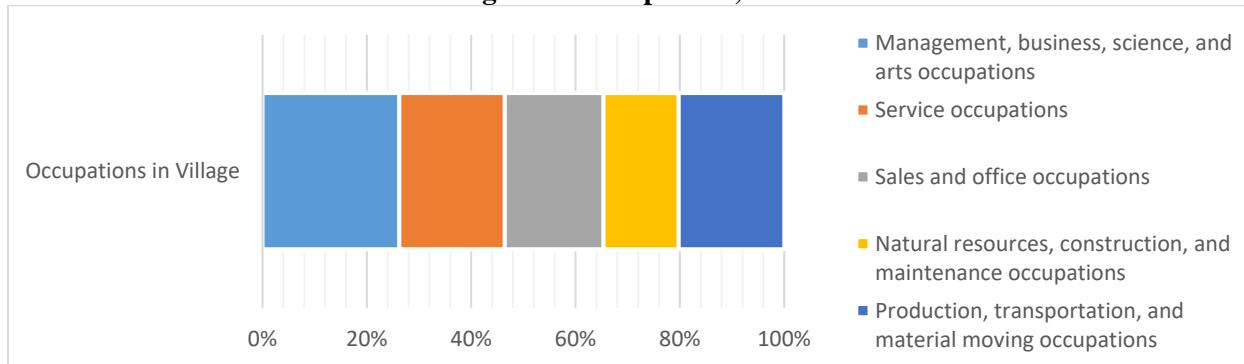
Occupations	2010	
	#	%
Management, business, science, and arts occupations	100	26.2%
Service occupations	77	20.2%
Sales and office occupations	72	18.9%
Natural resources, construction, and maintenance occupations	55	14.4%
Production, transportation, and material moving occupations	77	20.2%
CIVILIAN EMPLOYED POPULATION OVER 16 YEARS AND OVER	381	100%

Sources: American Community Survey 2006-2009



POPULATION AND ECONOMIC CHARACTERISTICS

Figure 9: Occupations, 2010



The number and percent of village residents employed in various industries during 2010 is presented in Table II-10. The largest industries that employ village residents is manufacturing with about 17.8 percent and education services and healthcare with about 15.5 percent. There are also about 39 (10.2%) of the 381-person workforce considered self-employed in own, not incorporated business.

Table II-10: Residents Employed by Industry, 2010 Village of Lakeview		
Industry	#	%
Agricultural, forestry, fishing and hunting, and mining	32	8.4%
Manufacturing	68	17.8%
Wholesale trade	2	0.5%
Retail trade	33	8.7%
Transportation and warehousing, and utilities	10	2.6%
Information	9	2.4%
Finance and insurance, and real estate and rental and leasing	18	4.7%
Professional, scientific, and management, and administrative, and waste management services	26	6.8%
Educational services, and health care and social assistance	59	15.5%
Arts, entertainment, and recreation, and accommodation and food services	21	5.5%
Other services, except public administration	60	15.7%
Public administration	19	5.0%
CIVILIAN EMPLOYED POPULATION OVER 16 YEARS AND OVER	381	100%

Sources: American Community Survey 2006-2009

In 1990, 69.1 percent of Lakeview workers used private vehicles to travel alone to work. Almost 15 percent car-pooled. According to the 1990 U.S. Census data, the average travel time to work for village residents was 19 minutes.

In 2010, 29.9 percent of Lakeview workers have one vehicle available and drive alone to work using a car, truck, or van. About 52.2 percent of Lakeview workers have two vehicles available and drive alone to work in a car, truck, or van. The largest portion, about 41.7 percent of residents, commute less than 10 minutes to work.



NATURAL FEATURES IN INVENTORY

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 US-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 Fahrenheit, and the average maximum daily temperature in July is 84 degrees Fahrenheit. 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.



NATURAL FEATURES IN INVENTORY

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.

Map III-1 shows the location of soils within the village which are very limited (red), somewhat limited (yellow), or not limited (green) to the construction of buildings with basements. Such soils are generally located in the northwest and southern portions of the village, as stated above. The map was prepared using the Natural Resources Conservation Service Web Soil Survey. The map takes into consideration soil permeability, wetness, filter qualities, shrink-swell properties, and slope.

The map 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 provision for adequate drainage can be a problem.

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-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 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 Bakers Pond located in the northwestern portion of the village near the sewage lagoons.



NATURAL FEATURES IN INVENTORY

Vegetation

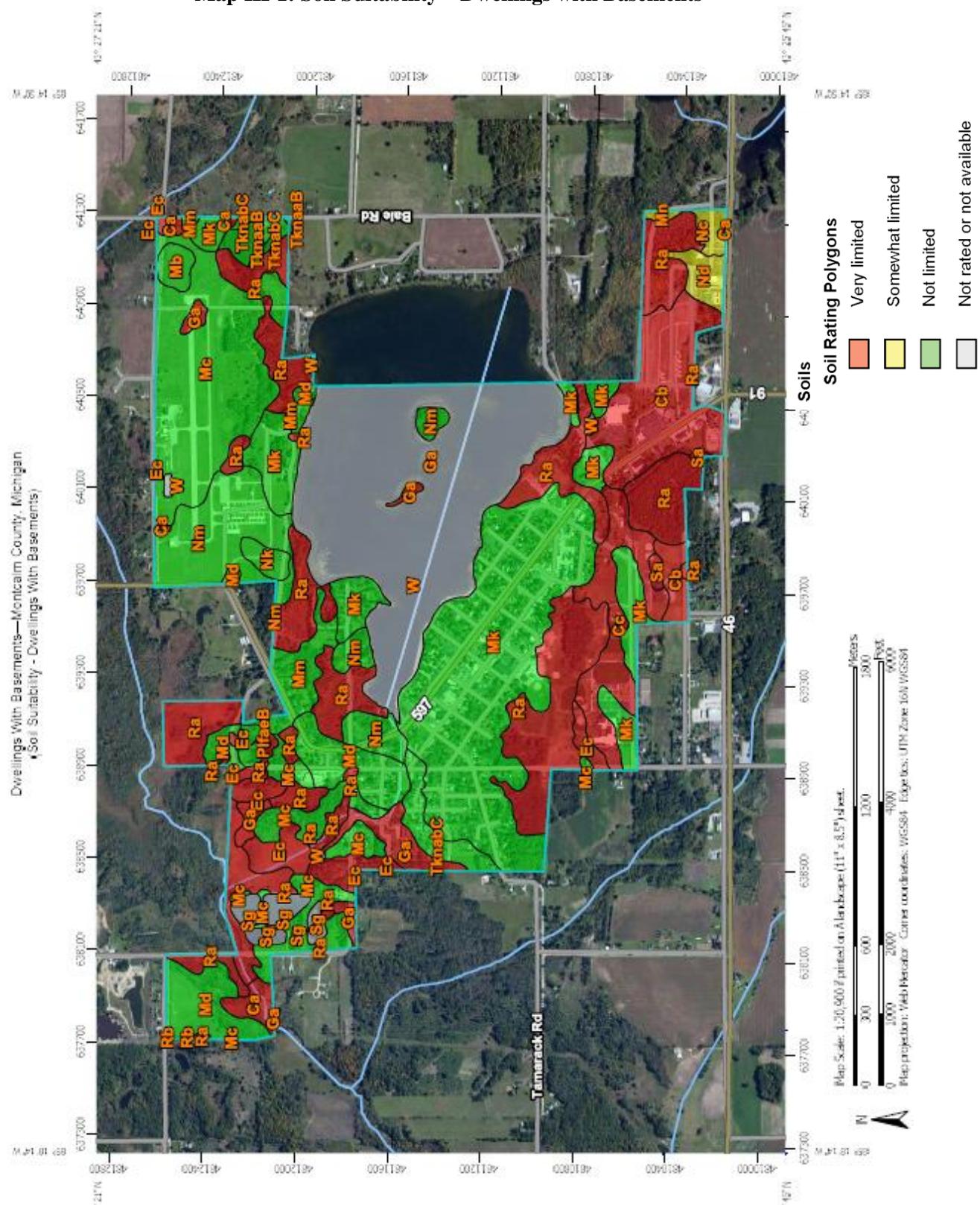
Lakeview has an abundance of tree stands located around the perimeter of the village and mixed in with the residential areas. The trees located in the village's neighborhoods consist of many mature maples, beeches, and birches giving the residential areas an aesthetically pleasing character. Several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

NATURAL FEATURES IN INVENTORY



Map III-1: Soil Suitability – Dwellings with Basements





NATURAL FEATURES IN INVENTORY

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.

Wetlands

The National Wetlands Inventory (NWI) was established by the U.S. Fish and Wildlife Service (FWS) to conduct a nationwide inventory of U.S. wetlands to provide biologists and others with information on the distribution and type of wetlands to aid in conservation efforts. To do this, the NWI developed a wetland classification system that is now the official FWS wetland classification system and the Federal standard for wetland classification. The NWI for the Village of Lakeview is shown on Map III-2.

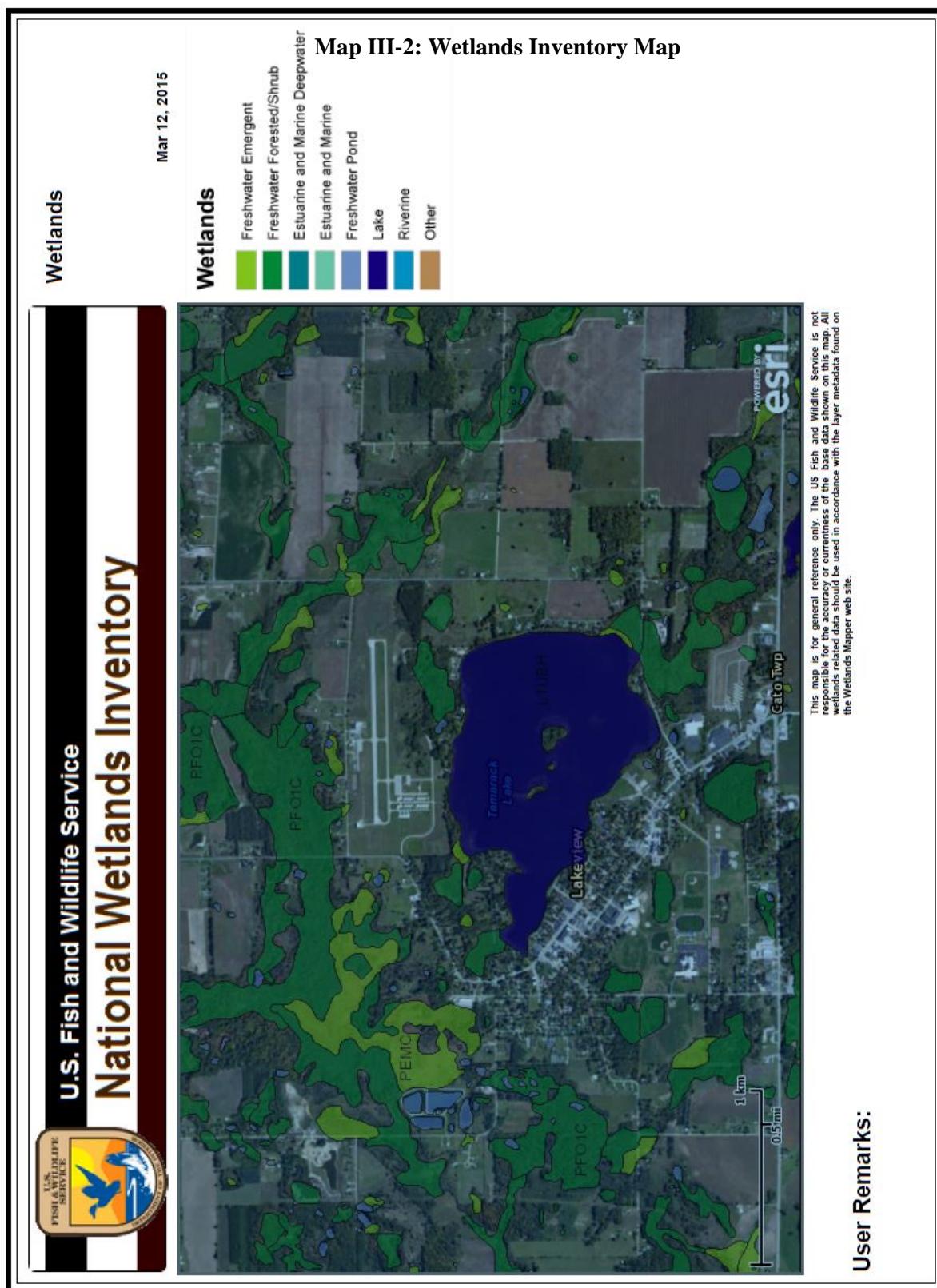
Michigan regulates changes to wetlands under the former Geomare-Anderson Wetlands Protection Act, 1979 PA 203, which is now Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA). The state law regulates wetlands that meet a range of criteria including:

- Located within 500 feet of an inland lake, pond, river or stream.
- Not connected to an inland lake, pond, stream, or river, but are more than 5 acres in size.
- Not connected to an inland lake, pond, stream, or river, and less than 5 acres in size, but the Department of Environmental Quality (DEQ) has determined that these wetlands are essential to the preservation of the state's natural resources and has notified the property owner.

The wetlands shown on Map III-2 are not necessarily regulated under NREPA, but is an area identified that may meet state standards and should be reviewed prior to development.

Floodplain

Although as an area adjacent to a lake, the shoreline in the village might be expected to be prone to flooding, there is no published floodplain map published by the Federal Emergency Management Administration for the village. In addition, the Natural Resources Conservation Service Web Soil Survey classifies all the soils in the village as not probable for flooding.





COMMUNITY FACILITIES

CHAPTER IV COMMUNITY FACILITIES

The Village of Lakeview'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 and improve roads and utility infrastructure. Map IV-1 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 S. Lincoln Avenue in the downtown business district area. This office houses the administrative staff, Village Clerk/Finance, and the Village Manager. The Lakeview Police Department is also located in the village office. Vital and historical records are also stored at the village office. Village Council meetings are held at the Griffith Field terminal building.

Department of Public Works (DPW)

Village-owned facilities are maintained by the Department of Public Works (DPW). These facilities can be public streets, the cemetery, village parks, and buildings owned by the village. The DPW office and storage garages are located just north of the village center at 10300 North Street. The DPW garages are used for the storage and maintenance of equipment and vehicles like snow removal equipment, police vehicles, backhoe, and loader. With the construction of a new office and storage garage, the DPW facilities are adequate to meet the village's current needs.

The DPW employees include three full-time staff members and one seasonal worker. The DPW is in need of some equipment updates; these updates will be funded through annual contributions to the equipment replacement fund.

Fire Protection

Fire protection for the Village of Lakeview is provided by the Lakeview District Fire Department (LDFD). The LDFD not only provides fire protection to the Village of Lakeview, but also to the neighboring townships of Cato, Hinton, Pine, and Winfield. The LDFD is overseen by a fire board; the Village of Lakeview does not have representatives on the fire board.

Police Protection

The Village of Lakeview employs two full-time police officers, a school resource officer, and a number of part-time police officers. The Village of Lakeview Police Department currently rotates vital equipment, like police cruisers, out every five (5) years.

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



COMMUNITY FACILITIES

Griffith Field Airport

The Village of Lakeview owns and operates a general utility airport. It is located south of Cutler Road between County Road No. 597 and Bale Road. This airport serves a variety of businesses and private citizens. The Village of Lakeview offers both hangar rentals and ground leases for hangars. Griffith Field Airport has a runway length of 3,499 linear feet.

The airport property is approximately 145 acres in size. Although this facility lacks all weather capability, it typically remains open throughout the year.

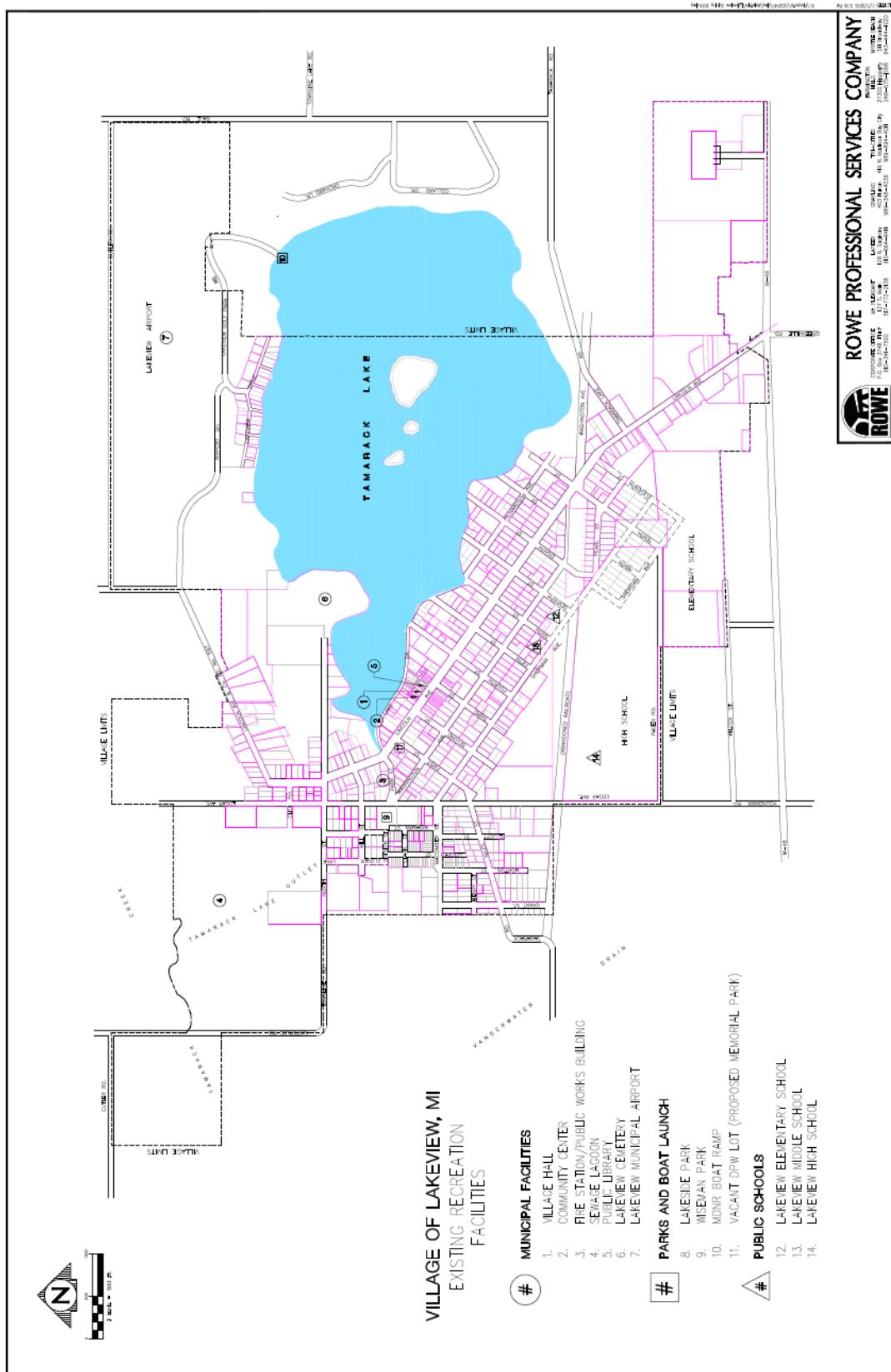
The Michigan Department of Natural Resources (MDNR) conducted a Remedial Investigation and Feasibility Study (RI/FS) at the site from 1990 to 1993. The results indicated that a ground water plume containing Dinoseb originated from the airport property in the immediate vicinity of the crop-spraying operations. The RI/FS results also indicated that soils around and possibly beneath the crop-spraying buildings are contaminated with several pesticides, herbicides, and metals. Due to this contamination, the village water system has been extended to residents and businesses located along Cutler Road.



COMMUNITY FACILITIES



Map IV-1: Community Facilities Map





COMMUNITY FACILITIES

Parks and Recreation

The following information was derived from the Village of Lakeview Recreation Plan, adopted in 2019.

Neighborhood Parks

The Village of Lakeview has three neighborhood parks within its borders. As shown in Table IV-1, 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. 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 community garden, parking lot, and a recently built dog park.

The village also owns a lot adjacent to the village DPW building. The lot is approximately 10,000 square feet in area and fronts directly on Lincoln Avenue near the downtown. The Lakeview Museum is located on it.

The Lakeview Elementary School provides a playground approximately $\frac{1}{2}$ acre in size. This facility is open to all residents of the community. The Lakeview Elementary, Middle, and High Schools all contain indoor gymnasium facilities.

The location of all recreational facilities located in the village is shown in Map IV-1.

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; baseball/softball/T ball diamonds; a football field; basketball courts; and a large, general-purpose play field. The facility is approximately 50 acres in size and serves both community and regional recreational needs. Although these school facilities offer recreational opportunities to Lakeview residents, the facilities serve a much larger population and geographic area and will, therefore, not be counted in the calculation of local parkland and recreational facilities. The high school athletic facilities are located in the southwestern portion of the village, as shown in Map IV-1.

There are no other community park facilities located in the area that serve the residents of the village.

Regional Parks

One of the greatest assets of the village is its close proximity to numerous regional park facilities. These facilities include the MDNR boat-launch facilities, national forest lands, state game areas, and state parks.



COMMUNITY FACILITIES

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, as shown in Map IV-1. This boat launch includes ten parking spaces and a portable rest room. The boat launch serves regional recreational needs, as it is the only public launch site onto Tamarack Lake.

Numerous other regional parks located in Montcalm County serve the Lakeview community, as shown in Table IV-2.

Table IV-1: Village Recreational Facilities

Facility Name	Size	Facilities	Location Number
Village-Owned:			
• Lakeside Park	1.5 Acres	Swimming Beach, Playground, Picnic Tables, Grills, Picnic Shelter, ADA accessible Rest Room, Drinking Fountain	8
• Wiseman Park	1.5 Acres	Softball Diamond with Backstop, parking lot	9
School-Owned:			
• Lakeview Upper Elementary School	0.5 Acre	Gymnasium, Playground	12
• Lakeview Middle School	N/A	Gymnasium, Ball Fields	13
• Bright Start Elementary School	N/A	Gymnasium, Ball Fields, Soccer Fields, Playground	12
• High Schools	N/A	Track, Tennis Courts, Ball Fields, Soccer Fields, Football Field	14

Table IV-2: Regional Park Facilities

Facility Name	Acreage	Location
Manistee National Forest	10,240	Montcalm, Mecosta, Newaygo, Lake, Oceana, Muskegon, and Manistee Counties
Edmore State Game Area	2,589	Montcalm and Isabella Counties
Flat River State Game Area	9,024	Montcalm and Ionia Counties
Langston State Game Area	2,982	Pine Township, Montcalm County
Stanton State Game Area	4,300	Evergreen and Sidney Townships, Montcalm County
Vestaburg State Game Area		Montcalm and Gratiot Counties

In Montcalm County alone, there are 15 park sites with water frontage and fishing access, totaling over 6,200 linear feet; 13 boat-launch ramps with 185 parking spaces; and 21 miles of snowmobile trails.

In 2018, the Village of Lakeview adopted a Parks and Recreation Master Plan. The plan update expanded the goals and objectives of the previous plan. They are:

Goal 1: Provide adequate recreational facilities and programs for the enjoyment of all citizens.
Objective: Develop, preserve, and maintain that portion of the village with the highest potential for public recreational use.



COMMUNITY FACILITIES

Goal 2: Provide a variety of recreational opportunities to meet the needs of all residents.

Objective: Identify the different age groups and recreational needs of all residents, and work to meet those needs. Identify existing facilities and maximize use of those facilities.

Objective: Connect Park with Library as resource for events and activities

Objective: Encourage use of Lake Drive as a trail

Objective: Add boat and fishing access facilities to publicly-owned property

Objective: Add event facilities to publicly-owned property

Goal 3: Design all recreational facilities to be accessible and usable by all village residents desiring use of such facilities.

Objective: Develop and support community level recreational facilities and programs to ensure the possible participation of all residents, including senior-citizen, handicapped, school-aged, and preschool populations.

Goal 4: Create connections between the lake and the downtown.

Objective: Add access points for those not visiting by car: bicycles, boats, seaplanes

Objective: Improve circulation for delivery and service vehicles

Objective: Ensure trail, boat launches, etc. are universally accessible

Objective: Create a signage plan that gives adequate directions and information

Goal 5: Use recreation facilities and programing to create a sense of place for the village

Objective: Promote area-wide participation in art programs/competitions

Objective: Add cohesive plantings and landscaping

The action plan emphasized implementation of the Shoreline Development Plan, a blueprint for improvement of the downtown/lakeshore connection and expansion of recreational opportunities along the lakeshore prepared by the DDA and Prein and Newhof. The plan also included recommendations for improvements to Lakeside Park and Wiseman Park not included in the Shoreline Development Plan.

Specific recommendations include:

Shoreline Development Plan

The referenced Shoreline Development Plan is outlined in detail in CHAPTER VI. It has five key projects to be implemented. The recreation related elements include

- Redevelopment of “Bollinger’s lot”, a parcel stretching from Lincoln Avenue to Lake Drive. Recreation improvements proposed include adding an ice-skating area/plaza, a boardwalk and outlook onto the lake, and a splash pad.
- Adding boat/sea plane docks, a fishing dock, and multi-use boardwalk with a shelter on Lake Tamarack along Lake Drive.
- Another proposed project is to transform Lake Drive to be more like a non-motorized trail with streetscaping to include benches, low level lighting, trash cans, wayfinding signage, and landscape shore improvements.



COMMUNITY FACILITIES

- Improvements to Lakeside Park proposed in the Shoreline Development Plan include converting the current “beach” into a natural shoreline habitat, adding a splash pad, installing a universal accessible kayak launch, and adding parking and other pedestrian improvements.
- Since the development of the plan, the village has undertaken some of the projects along the shoreline such as purchasing a building located between the Bollinger’s lot and the proposed welcome center and adding bike racks in key locations such as Bollinger’s lot.

Lakeside Park Improvements

Though Lakeside Park is included in the Shoreline Development Plan, the village would like to make some additional improvements to the park not identified in the plan including:

- More barrier free parking for the elderly, and
- The addition of a second stall bathroom in the existing pavilion.

Wiseman Park Improvements

Wiseman Park is generally underutilized, and the village would like to increase the usage and activities that are located within the park. These include expansion of the community garden. In fall 2018 a dog park was constructed using donated funds. This addition has increased usage and more improvements are planned for the dog park.

Lakeview Community Schools

Lakeview Community Schools are located in central Montcalm County and cover 206 square miles. The school system currently operates one elementary school, one middle school, and one high school located in the Village of Lakeview and serves 1,130 students.

Library

The Village residents have access to the Tamarack Public Library located at 832 S. Lincoln Avenue. It replaced a building located at 405 S. Lincoln that was built in the early 1900s and renovated in 1981 to house the public library.

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

Spectrum Health Kelsey Hospital

Spectrum Health Kelsey Hospital is a federally-designated Critical Access Hospital with 16 acute-care beds and 31 skilled nursing facility beds located at 418 Washington Avenue in Lakeview. The hospital was built in 1908 and has since seen several additions. The hospital includes a range of services such as a medical lab, radiological services, and wound care.

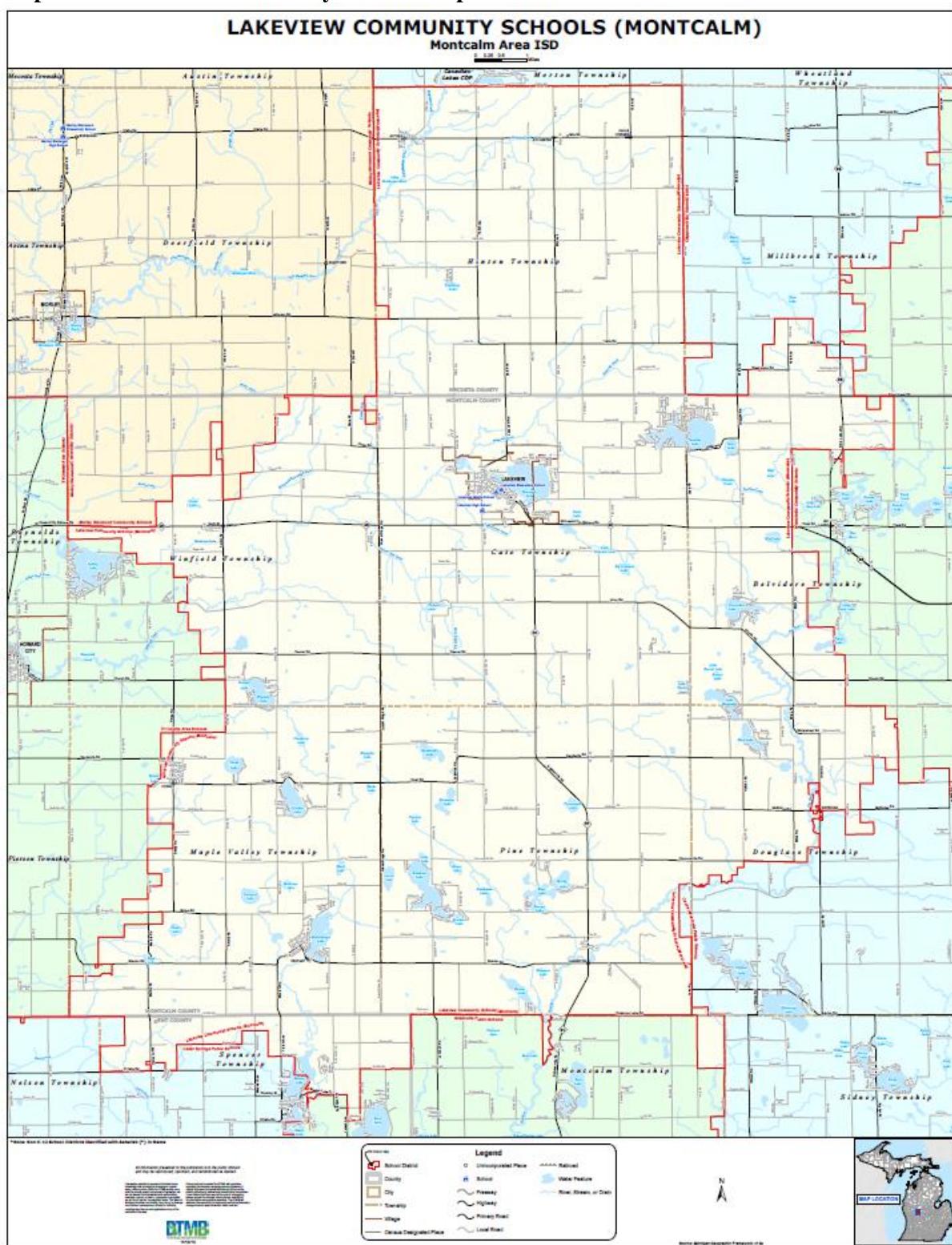
Solid Waste

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.



COMMUNITY FACILITIES

Map IV-2: Lakeview Community Schools Map





COMMUNITY FACILITIES

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

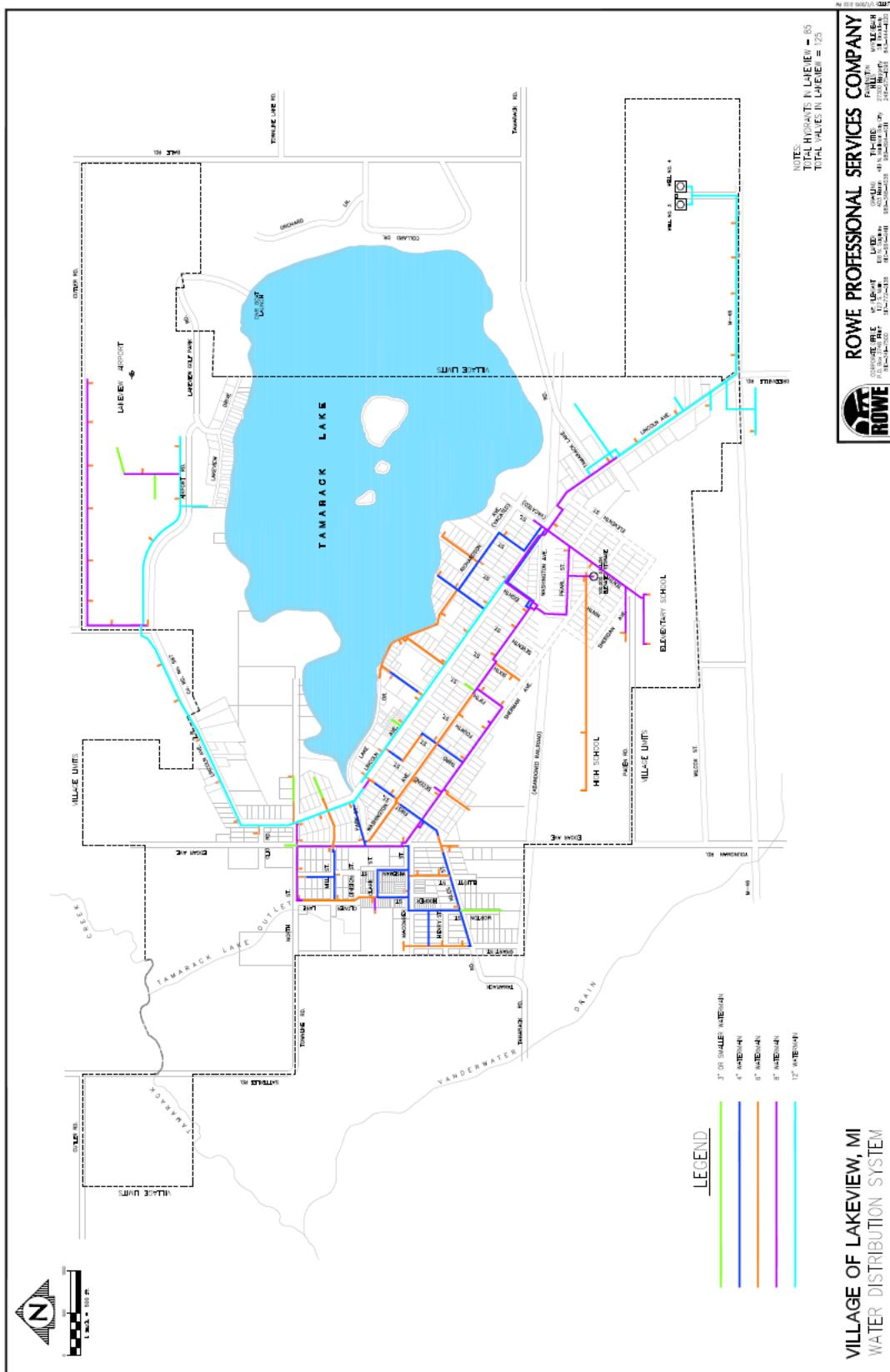
Based on the Act 51 street classification system, Lakeview has 5.31 miles of major streets and 5.94 miles of local streets. The primary major street within the village is Lincoln Avenue as it serves as the backbone of the business district and as the access artery to many of the subdivisions.

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.

COMMUNITY FACILITIES



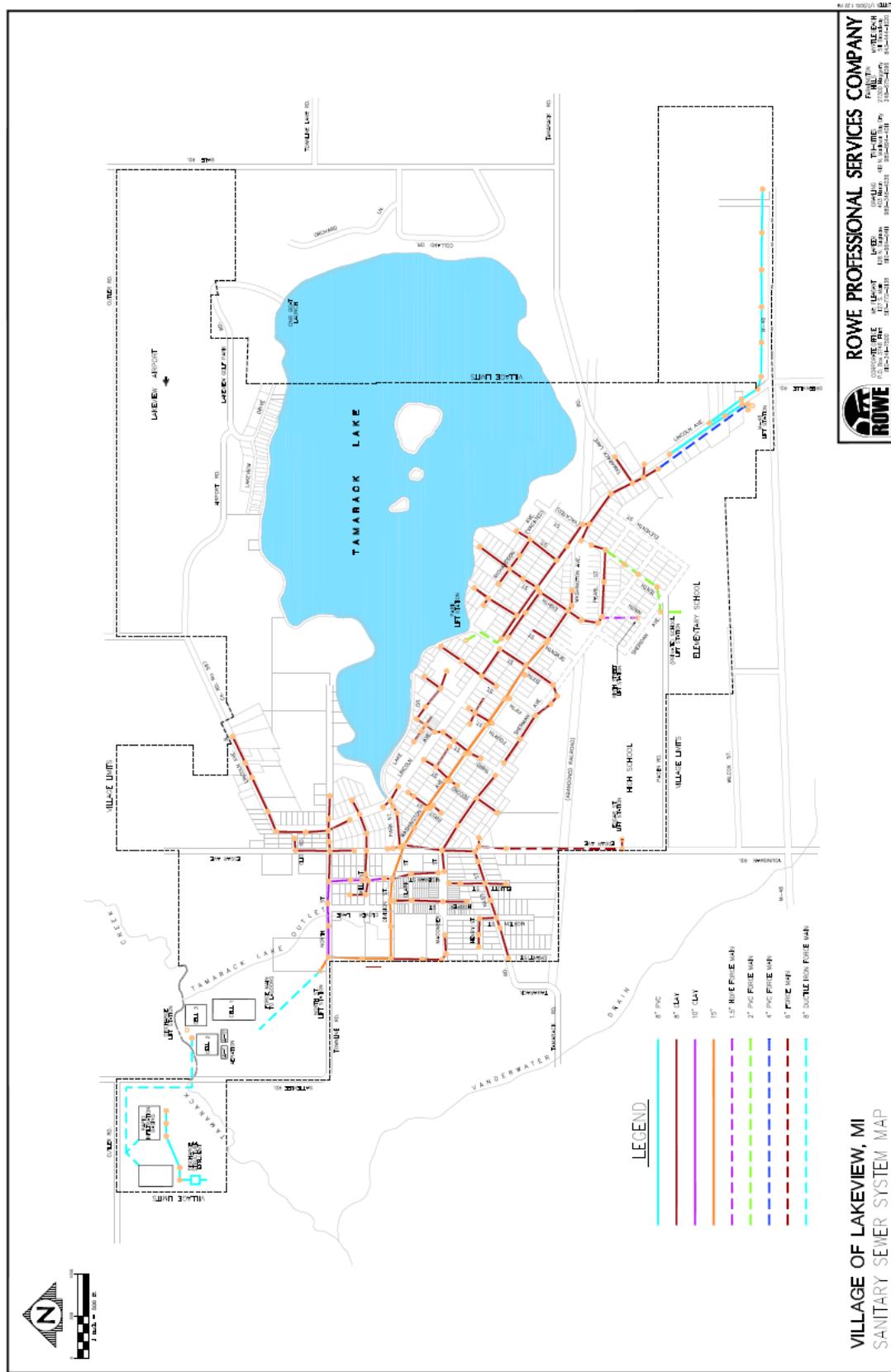
Map IV-3: Water Distribution System Map



COMMUNITY FACILITIES



Map IV-4: Sanitary Sewer System Map





EXISTING LAND USE

CHAPTER V EXISTING LAND USE

This chapter of the Master Plan describes existing land uses within the Village of Lakeview as of June 2014. The map is based on a field survey conducted by staff from Rowe Professional Services Company. A summary of the land use findings is shown on Table V-1 and on Map V-1.

Table V-1: Existing Land Use, 2014		
	Land Use	
	Acres	%
Cemetery	20.3	1.6%
Commercial	43.9	3.5%
Industrial	22.3	1.8%
Mobile Home Park	27.2	2.2%
Multi-Family	8.3	0.7%
Public/Semi-Public	204.0	16.4%
School	121.0	9.7%
Vacant	585.4	47.1%
Lake	210.0	16.9%
TOTAL	1242.4	100%

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. There is limited industrial development in the village, generally located in the northwest and southeast corners of the village. Institutional uses such as the cemetery, village hall, fire station, churches, and schools are dispersed at various locations in the village.

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.

The village currently has three site designated as multi-family residential: One is located adjacent to Clover Lane near the western limits, and the other includes the group of Tamarack Villa cottages located adjacent to Tamarack Lake, north of Fourth Street.



EXISTING LAND USE

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. A majority of the commercial land use is on Lincoln Street both off M-46. There are a few businesses located along Washington Avenue near Lincoln Avenue.

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 several industrial land uses in the Village of Lakeview. These include uses on Tamarack Lake Road, on Edgar Avenue just north of North Street, and 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 IV-1) include land and facilities available for use by the general public or specific interest groups. Included are schools, churches, village and 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" Future Land Use classification.

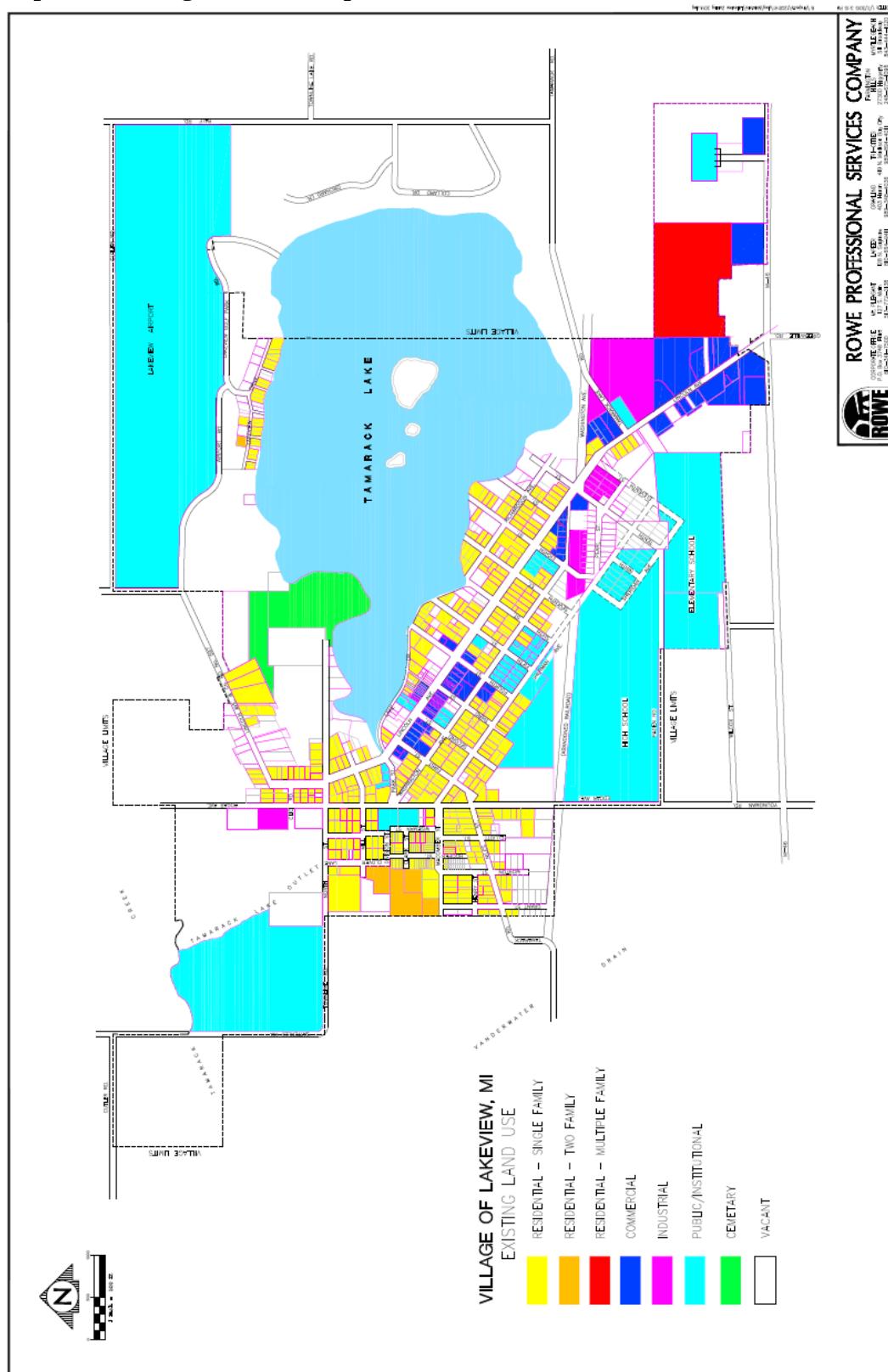
Vacant Use

The "vacant" land use category includes road right-of-way, undeveloped land, and property that was previously developed that is now vacant. This includes a former industrial site and vacant land adjacent to the cemetery that were the subject of redevelopment analysis.

EXISTING LAND USE



Map V-1: Existing Land Use Map





CHAPTER VI

DDA AND SHORELINE DEVELOPMENT PLANS

Several plans related to the future development of the Village of Lakeview should be considered in the creation of this Plan. Some, such as the Village Parks and Recreation Plan have been discussed previously. Two important plans that will impact future development of the village are the Downtown Development Plan and Shoreline Development Plan.

Village of Lakeview DDA Development Plan

The Lakeview Downtown Development Authority (DDA) was founded in 1991 to prevent deterioration and strengthen property values in the downtown development district, encourage historical preservation, create and implement development plans, and promote economic growth. The DDA adopted a tax increment financing plan which allows them to “capture” the additional, or incremental, taxes from property as it increases in value. These captured funds are spent on a variety of projects to contribute to the further growth and development of the downtown district. The boundaries of the DDA are drawn in a way to include nearly every commercial property in the Village, meaning that the DDA boundaries extend well beyond what is thought of as the traditional downtown area. See Figure X for a map of the DDA’s borders.

Recent major activities of the DDA include the renovation of a downtown parking lot, the creation of a pocket park, and the creation of a development plan to better connect the downtown corridor with Tamarack Lake. The implementation of this plan will require outside funding sources and the DDA is currently building up financial reserves to use as matching funds for grant opportunities.

The DDA’s Development and Tax Increment Financing plans were last updated in 2001. In order to meet the present and future needs of the Lakeview community, and considering the ever-rising cost of infrastructure improvement projects, the plans need updating. It is a goal of the DDA to update these plans in the coming years.

**Table VI-1: Village of Lakeview Downtown Development Authority
2000 Development Plan Projects**

Project	Estimated Cost
1. Infrastructure Improvement Projects	
South Lakeview water tower project	\$750,000
Replace sidewalk on N side of Washington Ave. 3,000’ from Edgar to Fifth St. and Eight St. to Lincoln	\$75,000
Upgrade Infrastructure on 1 st St. from Wash. St. to Lincoln Ave.	\$243,000
Upgrade Infrastructure on 2 nd St. from Wash. St. to Lincoln Ave.	\$235,000
Upgrade Infrastructure on 3 rd St. from Lincoln to Washington	\$174,000
Upgrade infrastructure on 8 th St. from Lincoln to Washington	\$172,000
Upgrade infrastructure on Park Dr. from Lincoln to Edgar	\$232,000
Replace water main on Lincoln from Tamarack to 8 th	\$250,000
2. Parking Improvements	
South Parking Lot	\$282,000
3. Visual Improvements to Sidewalks, Parking Lots and Streets	
Develop walkways from the north and south parking lots	\$15,000
Parking lot trees and flowers	\$10,000



DDA AND SHORELINE DEVELOPMENT PLANS

Tree grates, First through Fourth Street	\$9,450
Purchase planters for four blocks	\$12,000
Landscaping and purchase and plant trees 10 th Street to M-46	\$12,000
Pedestrian Lighting from 4 th Street to M-46	\$215,000
Annual, General sidewalk repair	\$5,000
4. Property Acquisition	
Miscellaneous property purchases	\$100,000
Purchase property bordering the north parking lot and alley	\$150,000
Purchase property to expand hospital parking lot	\$100,000
Purchase property NW of community center for walkway to parking and for a central park	\$40,000
Purchase property to expand south parking lot	\$75,000
Purchase rail road property from Tamarack Rd. to Lincoln Ave. to establish walkway along lake	\$20,000
Purchase property at Tenth St. and Lincoln Ave.	\$500,000
5. Construction of Parks	
Purchase and develop a park at Lincoln and Lake Dr.	\$76,000
Purchase and develop a park at Second Street and Lincoln, NW of Community Center	\$91,500
6. Purchase and Redevelopment of Commercial Properties	
Purchase and redevelop commercial properties at Tenth and Lincoln Ave.	\$500,000
7. Tamarack Lake Shoreline Improvements with Amenities	
Purchase railroad property along the lake	\$20,000
Water front redevelopment and walkways on railroad bed	\$200,000
Tamarack Lake Boardwalk in public rights-of-way	\$200,000
Promote and conduct lake and shoreline cleanup	\$20,000
Public dock / pier	\$50,000
8. Commercial Business and Building Development	
Incentives and seed funding for building improvements	\$100,000
Professional consulting	\$25,000
9. Industrial Development	
Assist with development and planning of industrial area	\$200,000
10. Snow Removal Equipment	
Snow removal equipment for DDA sidewalks	\$35,000
11. Town Clock, Message Board	
Town clock, message board	\$35,000
12. Public Alert and Emergency Siren	
Public alert, emergency siren	\$10,000
13. Five- to Ten-Year Development Plan for The DDA District.	
Planning consultant	\$15,000
Legal / CE consulting	\$10,000



DDA AND SHORELINE DEVELOPMENT PLANS

The DDA's financial position and annual budget is summarized in Table VI-2

Table VI-2: Village of Lakeview Downtown Development Authority 2019 Annual Budget and Financial Details			
Taxing Entity	Millage Rate	Captured Taxes (Captured Value X Millage Rate)	Percent of Capture
Village of Lakeview	14.9927	\$48,335.57	65%
Montcalm County	4.4082	\$14,211.77	19%
Montcalm Community College	2.72	\$8,769.12	12%
Cato Township	0.7827	\$2,523.38	3%
Totals	22.9036	\$73,839.83	100%
2019 Budget		1990 Taxable Value	\$5,852,132.00
Revenues	\$73,839.83	2018 Taxable Value	\$9,076,072.00
Expenditures	\$33,613.00	“Captured” Value	\$3,223,940.00
Debt for Parking Lot/Pocket Park	\$17,613		
Street Lights	\$5,000		
Christmas Lights	\$3,500		
Administration Costs	\$11,000		
Discretionary/Unassigned	\$36,726.83		

Village of Lakeview Shoreline Development Plan

In 2015, the DDA selected Prein and Newhof in January 2017 to create a plan to enhance the downtown's connection with the Tamarack Lake shoreline. In January 2017, the plan, Embrace the Lake; A Shoreline Development Plan for the Village of Lakeview, was presented.

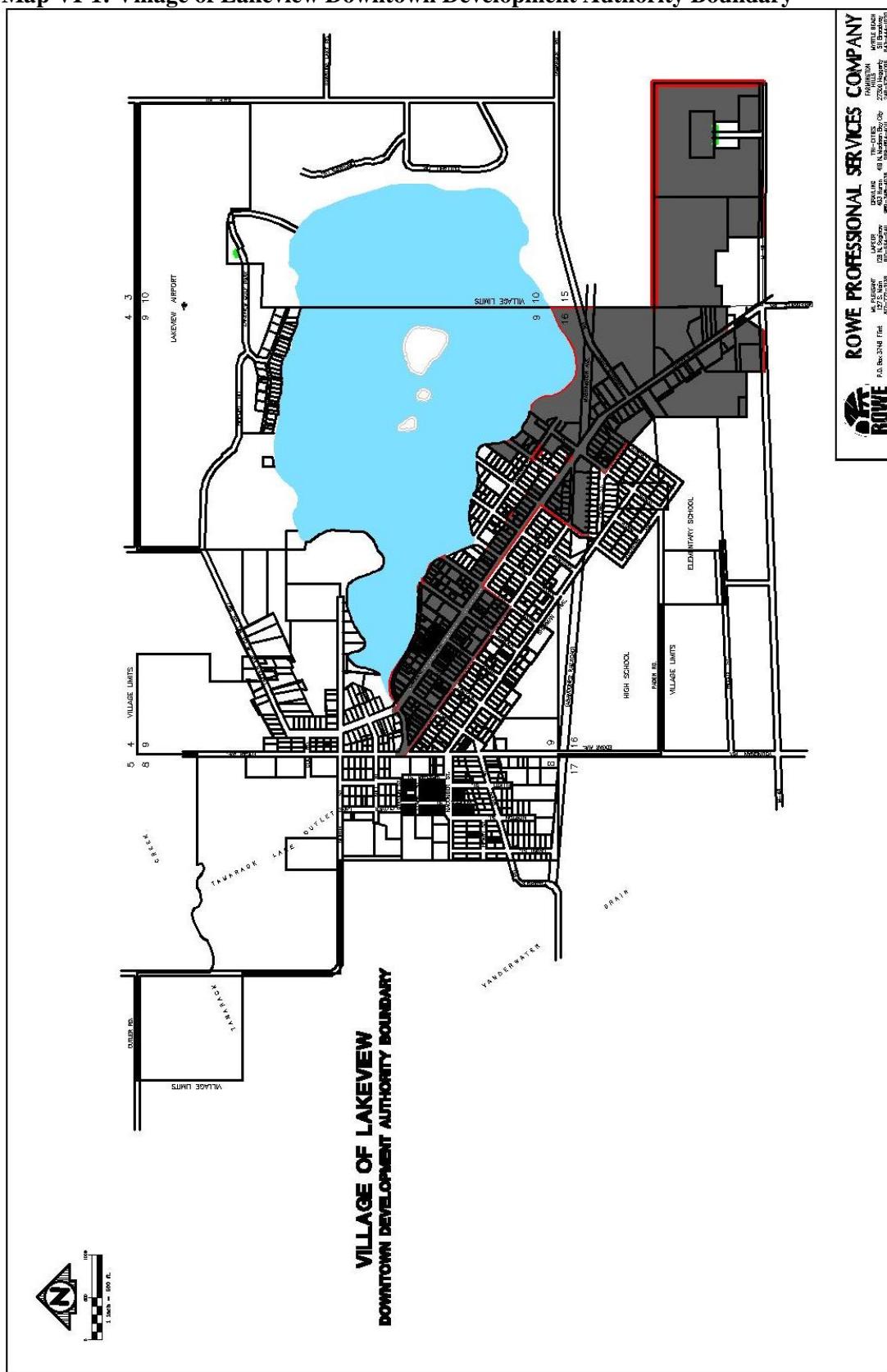
The project involved considerable public engagement opportunities including a community survey, a public meeting, and a design charrette.

The plan identifies six major development projects outlined below. The goal of the plan is to make the lake and downtown accessible to each other, provide a range of activities for residents and visitors, and to make the village a memorable destination.

DDA AND SHORELINE DEVELOPMENT PLANS



Map VI-1: Village of Lakeview Downtown Development Authority Boundary



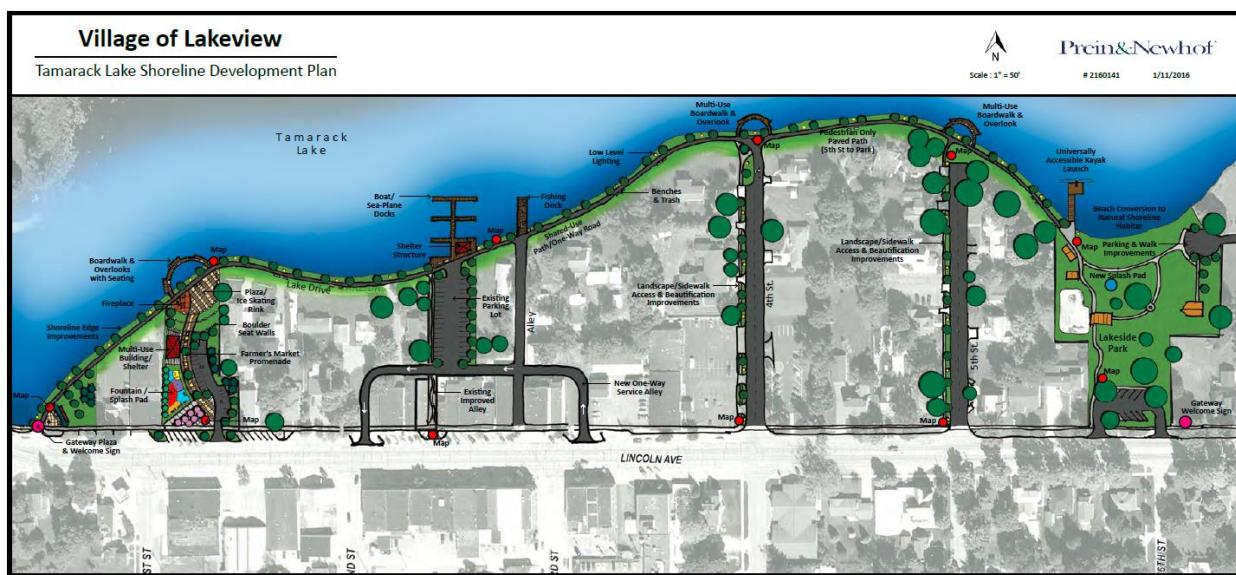
Village of Lakeview

Tamarack Lake Shoreline Development Plan

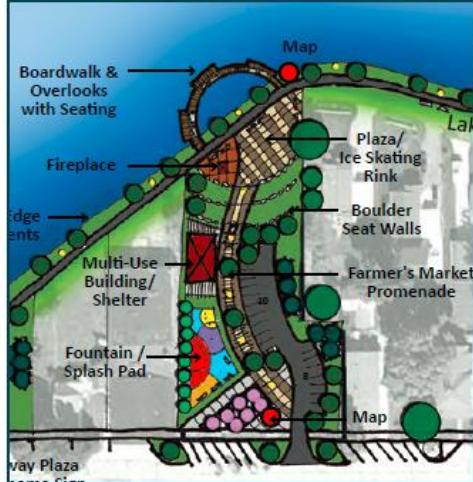
Prein&Newhof

2160141 1/11/2016

1/11/2019



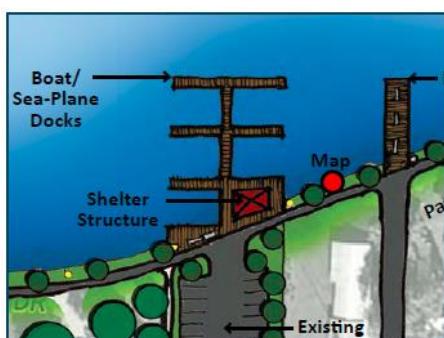
Bollinger's Lot Improvements



Description: This project will add an ice-skating area/plaza, fireplace, Farmers Market Promenade, DDA parking lot, boardwalk and overlook, splash pad, and multi-purpose lodge and restroom building to Bollinger's Lot.

Estimated Cost*: \$1,220,000

Multi-Purpose Docks and Overlooks



Description: This project will add boat/sea plane docks at parking lot, fishing dock at alley, multi-use boardwalk and overlook at 4th Street, and a multi-use boardwalk and overlook at 5th Street.

Estimated Cost: \$720,000

DDA AND SHORELINE DEVELOPMENT PLANS



Lake Drive Pedestrian Enhancements

Description: This project will make Lake Drive feel more like a non-motorized trail with benches, low level lighting, trash cans, maps/wayfinding signage, and Landscape and Shoreline Improvements.

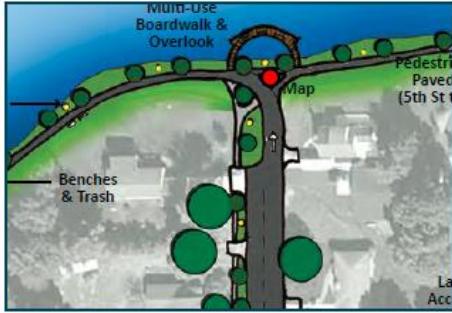
Estimated Cost: \$276,000



Connecting to Lincoln Avenue

Description: This project will improve landscape/sidewalk access and beautification for 4th Street and 5th Street, add lightings, curb and gutter, and signage for Lincoln Avenue, reconfigure a road at the connection of Lake Drive and 4th Street, and close Lake Drive west of 4th Street.

Estimated Cost: \$250,000





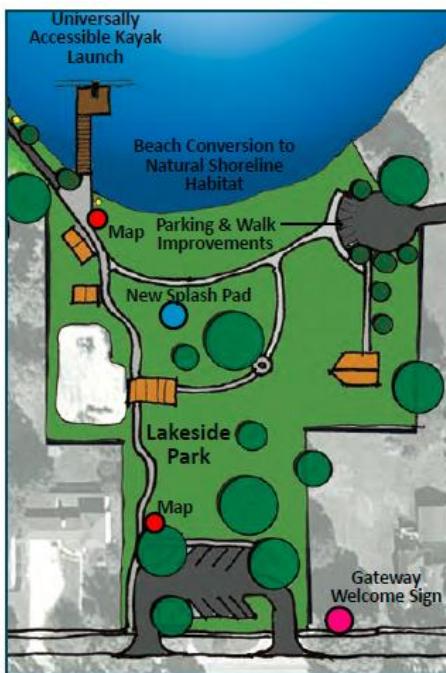
DDA AND SHORELINE DEVELOPMENT PLANS



Gateway Improvements

Description: To welcome visitors to Lakeview, this project adds a Gateway Plaza at corner of Lake Drive and Lincoln Avenue with a welcome sign, and a gateway welcome sign and flag pole at the west end of Downtown Lakeview.

Estimated Cost: \$78,000



Lakeside Park Improvements

Description: This project will convert the current "beach" at Lakeside Park to natural shoreline habitat, add a splash pad at the north end of the park, install a universal accessible kayak launch, and add parking and walk improvements.

Estimated Cost: \$330,000



CHAPTER VII PUBLIC ENGAGEMENT

As part of the development of this Master Plan, a community attitude survey was conducted in June 2019 using the Survey Monkey program. Notice of the availability of the survey was sent out of all households in the community, directing them to the village website where a link to the survey was located.

The survey was taken by 162 people, representing 16.1 percent of all of the residents of the village based on the 2010 census and 21.6 percent of all adults. While the survey was not scientifically random, it does represent a relatively large portion of the residents.

The following are the results of the survey.

Characteristics of the Respondents

The survey asked for some information on the characteristics of the respondents. Close to half of the respondents (43.8%) had lived in the village over 15 years. Only 8.6 percent had lived less than 2 years in the village and only 11.1 percent were non-residents.

Almost half the people in the survey (49.7%) had children under 18 years old at home. The 2010 census showed 45.2 percent of the families had children under 18, so such families may be slightly over-represented in the survey.

Almost 80 percent of respondents were registered voters; however, almost 97 percent of residents were registered voters statewide in 2016.

Less than a fifth of respondents (19.3%) had a member of their household 65 years old or older. This compares with the 2010 census when 32.4 percent of households include a member 65 years old or older, so elderly households appear to be somewhat under-represented in the survey.

Quality of Life

Four questions were asked regarding factors that enhanced quality life in the village and those that diminished it.

With regards to factors that enhanced quality life, the percentage that ranked the following as "Excellent" or "Good" are as follows:

- Lakeview as a place to live – 83.8%
- Lakeview as a place to raise children – 82.9%
- The sense of community – 78.8%
- Availability of medical care – 77.4%
- Ease of walking/jogging in and around the community – 75.8%
- Lakeview as a place to retire – 71.1%
- Ease of bike travel in and around the community – 63.5%



PUBLIC ENGAGEMENT

With regards to concerns, the percentage that felt the following were major or moderate problems were:

- Lake maintenance/weed control – 60.0%
- Blighted buildings – 38.7%
- Long weeds or grass on vacant property – 30.5%
- Lack of walking/biking connections to both sides of the lake – 29.3%

Other potential issues such as junk vehicles, barking or loose dogs, illegal buildings, property crimes or distance to shopping or school, were not viewed as moderate or major problems.

When asked what keeps them in the village, residents said:

- Rural setting/small town feel – 85.1%
- Friends and family – 67.1%
- Safety of the community – 63.4%

When asked what the top three priorities for the village should be, the three most popular answers were:

- To provide a safe community – 50%
- To promote and enhance the quality of life in the community – 40%
- To develop new amenities in and for the community – 36.25%

Public Safety

Three questions were asked related to public safety and law enforcement in the village.

The survey found that 53.4 percent of the respondents have been in a situation where they needed to contact law enforcement while living or working in the village. This number should be considered in light of the fact that “contacting law enforcement” could be as minor as calling about a barking dog, and that almost half of the respondents have lived in the village for over 15 years.

When asked about their feeling of safety in the village, the results confirmed other comments in the survey regarding the perception of the village as a safe place. The following percentages responded that they felt “Very Safe” or “Safe” from the following:

- In their neighborhood during the day – 96.3%
- From violent crime in the village – 93.2%
- In their neighborhood after dark – 82.5%
- From property crimes in the village – 78.9%

When asked about the level of police enforcement as it relates to four specific types of enforcement, over 50 percent of those taking the survey indicated that the level of enforcement was “About Right”:

- Crime prevention and community policing – 77.6%
- School district services via school resource officer – 73.3%
- Ordinance enforcement – 64.8%
- Traffic enforcement/road patrols – 57.8%



PUBLIC ENGAGEMENT

However, 33.9 percent felt that there was too much traffic enforcement/road patrols and 22 percent felt there was not enough ordinance enforcement.

Recreation

Four questions focused on the recreational needs of the community. They reflect an interest in existing recreational opportunities and a desire for more.

When asked where the needs for recreation exist, their response was generally “everywhere”. The following percentages responded with agree or strongly agree there was a need for more activities for:

- Teenagers – 84%
- Families – 74.5%
- Children 12 and younger – 74.2%
- Retired persons – 63.8%

In addition, 93.7 percent agreed or strongly agreed that parks and recreation opportunities were important to quality of life in the village.

Question 14, which asked what type of recreational programs, events or activities the residents would like to see, garnered 104 responses which are listed in the appendix.

The survey found that most residents participate in one or more lake or river activities, including boating (66.7%), kayaking/paddling (65.3%), fishing (61.2%), and swimming (51.0%). They also indicated that the usage of the lake during the summer was quite frequent, with 10 percent using it daily, 34.8 percent weekly, and 21.9 percent monthly. Less than 30 percent used the lake once a month or more during the winter.

Business

Three questions were asked regarding businesses in the village. The survey asked what the important characteristics for successful business development in the downtown was versus the M-46 area:

Somewhat important or very important

	<u>Downtown</u>	<u>M-46</u>
Adequate parking	93.8%	89.4%
Ability to walk from location to location	92.6%	48.4%
The type of business	91.9%	91.3%
Appearance and style of building	91.9%	80.6%
Limiting the height and size of signs	60.9%	58.8%

Question 19, which asked what type of businesses are needed the respondent would like to see in the village received 122 responses, which are listed in the appendix.



Housing

The survey asked residents what type of housing would be needed in the village in the future. A significant majority indicated there was a high need or somewhat of a need for all of the types of housing listed as noted below:

- Single family dwellings – 84.9%
- Apartments – 72.5%
- Assisted living/independent living – 69.2%
- Duplexes – 65.8%
- Townhouses/condos – 63.6%

Lake Development

The survey asked two questions regarding development of Tamarack Lake. One dealt with dredging of the lake and the other, with future development on lakeside property owned by the village.

When asked what their feelings were on joint effort by the village and the Tamarack Lake Board implement a lake management plan with a dedicated millage to fund it, 34.1 percent strongly supported it, and 26.7 percent said they would likely support it.

When asked what types of development they would support of the property on the lake south of the airport, the greatest level of support was for public use as a natural area/walking area (79.5%) or a community park (64.8%). Single family residential development was supported or somewhat supported by 43.4 percent with another 26.1 percent neutral. The idea of a “tiny home” development was opposed by 41.9 percent of the respondents

Trash Collection

The survey noted that the village was investigating the possibility of granting a trash collection franchise to a trash collection company and asked if the approach was taken, what characteristics of the company’s service would be important. The responses indicated that the following were very important or somewhat important:

- Price of the serve at or below current cost – 94.4%
- Bulk/large item pick-up – 84.5%
- Different options for service level for residents to select – 81.9%
- Yard waste collection – 74.2%

Transportation

The survey concluded with six question related to streets and sidewalks in the village. When asked about the overall condition of streets in the village, 7.5 percent of the residents rated them as excellent while 64 percent rated them as good or average, and 61.5 percent believed the village’s rate of street maintenance was enough or more than enough. In addition, 76.3 percent felt that the level of de-icing material used by the village on the streets in winter were enough or more than enough.



PUBLIC ENGAGEMENT

On the overall question of the importance of maintaining or improving the quality of the streets 55.9 percent thought it was very important and 42.2 percent thought it was somewhat important.

When asked about non-motorized transportation, 70.8 percent felt that it was important or somewhat important to add on-street bike lanes to Lincoln Avenue and along school bus routes. A slightly higher amount (73.3%) thought that separate walking paths on major streets was important or somewhat important.



GOALS AND OBJECTIVES

CHAPTER VIII 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 and Neighborhoods

To preserve and enhance the supply of affordable, decent, safe and sanitary dwelling units that include a mix in housing types, with an increase of housing near existing sidewalks.

Objectives:

- Identify areas which could be utilized for new construction by maintaining an inventory of vacant lots and land uses.
- Discuss with Cato Township officials the potential for boundary adjustments to add land contiguous with the village for additional residential development.
- Discuss with Lakeview School District the potential for acquisition of school property for residential development.
- Adopt an ordinance and inspection program of existing owner-occupied and rental units.
- Review buffering requirement to determine adequacy to protect residential areas from incompatible land use encroachments.
- Promote community pride in the maintenance and improvement of dwelling units.

Goal #2: Business and Economic Development

To strengthen the aesthetic quality and quantity of retail and service business offerings and the general business environment with new/growing businesses, while meeting the needs of area residents, and to increase the supply of strong and stable jobs.

Objectives:

- Become certified by the Michigan Economic Development Corporation as a "Redevelopment Ready Community".



GOALS AND OBJECTIVES

- Work cooperatively with other governmental units to achieve regional planning and economic development objectives.
- Implement the Tamarack Shoreline Development Plan to enhance visual and physical linkages along Lincoln Avenue to Tamarack Lake.
- Update the DDA Development and Tax-Increment Finance Plans to ensure they meet the current needs and desires of the community.
- Allow mixed uses by right in downtown.
- Encourage the aesthetic improvement of building facades and signage along Lincoln Avenue including consideration of establishing form-based codes. Update sign regulations in zoning ordinance as needed.
- Eliminate nonconformities within the downtown commercial and general commercial areas.
- Discourage strip development along M-46 or areas north of Park Street on Lincoln.
- Modify parking requirements in downtown area to allow for consideration of on-street parking requirements.
- Expand the range of uses allowed in the Industrial Zoning District to include “new-economy” type.

Goal #3: Village Infrastructure

To maximize the efficient function, safety, and maintenance of a street system which is supportive of sound land use, village standards, and economic development. To provide a municipal treatment and distribution system for water and sewer services which is well maintained, energy efficient, promotes public health, and has adequate capacity.

Objectives:

- Streets
 - Maintain an on-going Capital Improvement Plan for major roads and local streets.
 - Maintain inventory on requested repairs for sidewalks and curbs.
 - Limit and define service roads and driveway permitting as a tool to address issues, especially along Lincoln Avenue and any new major streets.
 - Upgrade street lighting system with more efficient units and maintain existing lighting.
 - Create a regulation for vehicles parking on lawns.
 - Establish a “complete streets” plan for the village streets.
 - Develop non-motorized plan for the village.
- Water/Sewer
 - Create and implement a 20-year Capital Improvement Plan for water and sewer system and update regularly.
 - Use permitting process as gauge of usage for water and sewer services.
 - Implement strategies for protecting drinking water well head sources for compliance with the Well Head Protection Program.
 - Expand water and sewer services into future annexation areas.



GOALS AND OBJECTIVES

Goal #4: Parks and Recreation Facilities/Environment

To provide high quality recreation facilities and services meeting the needs of existing residents and tourists, while enhancing and protecting the natural environment recognizing its value to the creation of a high quality of life.

Objectives

- Implement the Lakeview Recreation Plan.
- 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.
- Incorporate Drain Commission review into site plan review process.



FUTURE LAND USE

CHAPTER IX FUTURE LAND USE

This chapter contains descriptions, recommendations, and justification for future land use in the Village of Lakeview. These recommendations will include the locational criteria for each land use classification and 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 IX-1) illustrates the potential layout of the future land use categories based on the locational criteria.

The Michigan Planning Enabling Act (MPEA), Public Act 33 of 2008, 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. In addition, the MPEA requires that a master plan adopted under its authority be reviewed at least once every five years.

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 land use 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 Master Plan is a policy guide for the Village Council, residents, property owners, and developers. The Lakeview Master 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 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.

In conclusion, the FUTURE LAND USE Chapter of the Village of Lakeview Master Plan depicts both desirable and anticipated locations for general land use categories. Map IX-1 is used to illustrate the potential layout of the future land use categories based on the locational criteria which are intended to show 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.



FUTURE LAND USE

The below text describes and explains strategies deemed necessary for the advancement of the Lakeview Land Use Plan as a policy guide in 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 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 Master 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. 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 are outlined in the IMPLEMENTATION Chapter of the plan.



FUTURE LAND USE

Residential

As a means of properly directing the different types of residential development within the Village of Lakeview, this plan proposes, in essence, three residential classifications; low-, medium-, and high-density residential. These are intended to be areas of dwelling units which discourage commercial and industrial development.

Single-Family Residential

The single-family residential land use classification includes areas on the outer limits of the village that are primarily the site of large lot single-family residences, but also includes no residential uses that occupy large parcels of land including the airport, the sewage treatment facility, and the cemetery. The minimum density for single-family residential development would be 1 unit/acre.

The locational criteria include areas that do not have access to municipal water and sewer and rely on larger lots to provide for onsite utilities, or that are occupied by a public or semi-public use require significant acreage.

Medium-Density Residential

The medium-density residential land use classification includes areas that form the historic core of the village surrounding the downtown and along Tamarack Lake. It is composed primarily of platted lots. Land uses include single-family residences along with some duplexes and public or semi-public uses. The minimum density for single-family and duplex residential development would be 5 units/acre.

The locational criteria include areas that have access to municipal water and sewer and therefore allow for smaller lots.

High-Density Residential

The high-density residential land use classification includes areas of existing multi-family residential development within the village. It is composed primarily of platted lots. The minimum density for multi-family residential development would be 12 units/acre.

The locational criteria include areas of existing multi-family uses, area that have access to municipal water and sewer, and might serve as a transition between commercial lower-density residential uses.

Commercial

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.

Downtown Commercial

The downtown commercial land use classification primarily consists of the historic downtown for the village. It consists of commercial buildings located on the front lot line, served by a wide public sidewalk and on-street parking. The uses include office, commercial, and public/semi-



FUTURE LAND USE

public uses. Mixed uses are allowed by right. Residences on the second floor of the downtown commercial buildings are encouraged.

Locational criteria include areas already conforming to the classic downtown form and potential extensions of the downtown into adjacent areas. Care should be taken to ensure that expansion is not permitted prematurely. A significant number of vacancies in the existing downtown should serve as a caution for any expansion.

General Commercial

The general commercial land use classification primarily consists of area outside the historic downtown for the village. It consists of commercial buildings setback from the front lot line and with off-street parking. The uses include office, commercial, and public/semi-public uses. Commercial uses include those that require larger lots for outdoor display and auto-oriented uses such as drive-thrus and gas stations.

Locational criteria include areas at and around the intersection of M-47 and Lincoln Street. Strip commercial development along M-46 or areas north of Park Street on Lincoln Street is discouraged.

Other

Industrial

The industrial land use classification primarily consists of areas with existing industrial uses. It consists of a wide range of industrial and heavy commercial manufacturing facilities, warehouses, and automobile repair shops.

Locational criteria include areas on or with direct access to an all-weather road and that have access to municipal water and sewer. Parcels directly adjacent to single-family residential areas should be adequately buffered by physical screening or by intervening uses that are less intensive than industrial. To the extent feasible, manufacturing and industrial uses should be consolidated, concentrated, and conveniently located minimizing impacts on adjacent land uses.

Planned Unit Development

The planned unit development (PUD) land use classification consists of areas currently zoned PUD. PUDs currently allow for a range of uses otherwise permitted in the R-3 and C-1 zoning district. To expand the usefulness of the PUD zoning, it is proposed that the zoning district be modified to allow for any use otherwise allowed in any zoning district based on compliance with a concept plan initially submitted and approved by the Village Council as a condition of rezoning. The standards should allow the clustering of uses and the maintenance of open space.

Locational criteria include areas with access to water and sewer or on parcels with large area of wetlands.

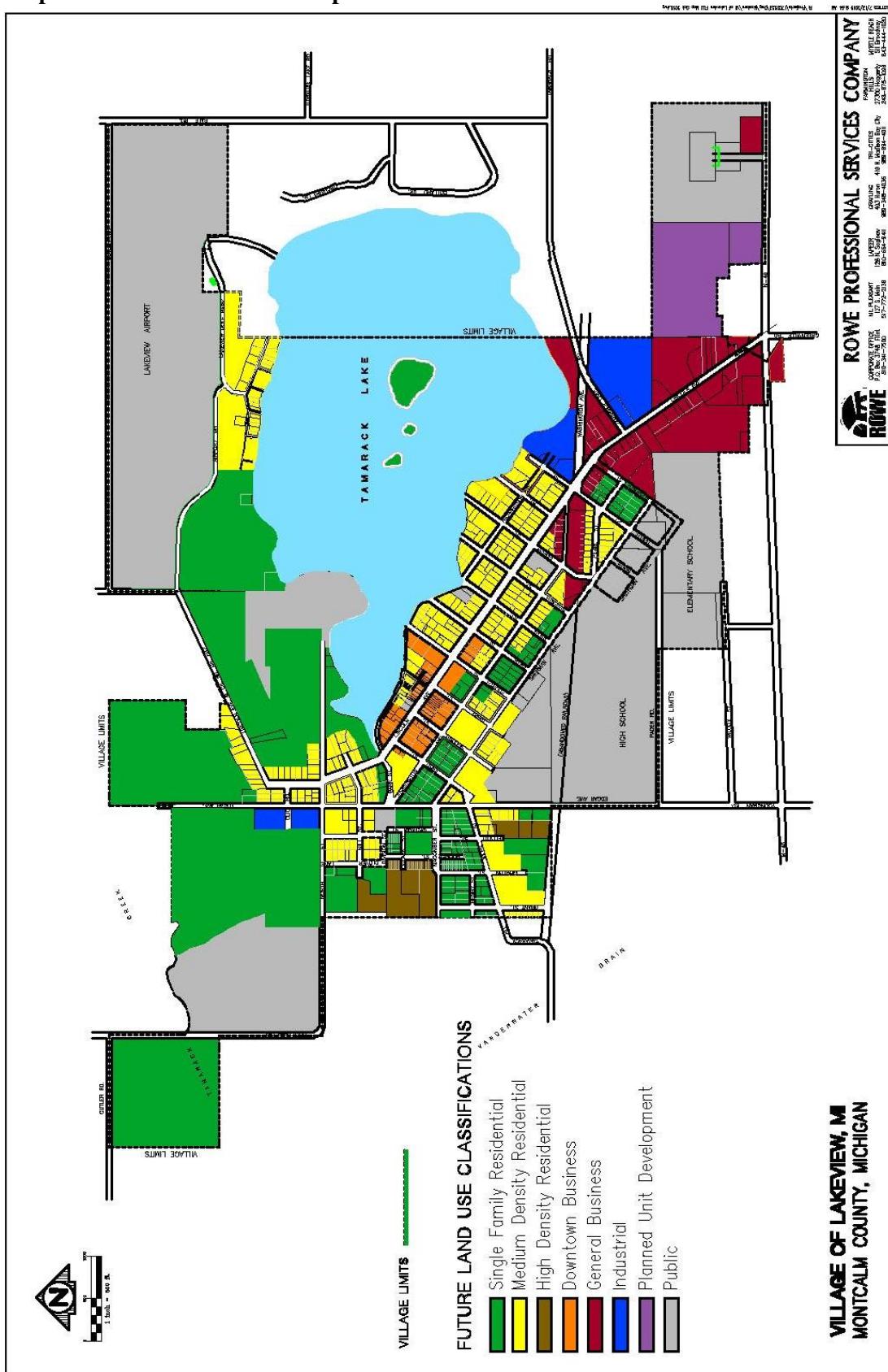
Public Facilities

The public facilities land use classification identifies properties where existing public facilities such as parks, public utilities, and village administration buildings exist.

FUTURE LAND USE



Map IX-1: Future Land Use Map





CHAPTER X

ZONING PLAN

The purpose of the zoning plan is to clarify the relationship between the zoning ordinance and future land use plan and identify proposed changes to the zoning ordinance necessary to implement the envisioned future depicted in the plan.

Future Land Use Classifications Comparison to Zoning Districts

In general, each of the future land use classifications should match a zoning district to better coordinate changes that are recommended to be made or assist in rezoning cases. The primary changes to the zoning districts illustrated is the addition of a general commercial zoning district to address commercial development outside the downtown. The general commercial zoning district will allow for a wider range of uses than the downtown commercial district with outdoor display and auto-oriented uses with off-street parking and increased setbacks in comparison with the downtown district.

Table X-1: Land Use/Zoning Comparison	
Future Land Use Classification	Zoning District
Single-Family Residential	R-1
Medium-Density Residential	R-2
High-Density Residential	R-3
Downtown Commercial	C-1
General Commercial	C-2 (new district)
Industrial	IND
Planned Unit Development	PUD
Public Facilities	No specific zoning district

The zoning ordinance will implement the Master Plan's vision by limiting the location of uses that are appropriate for the future development of the community.

Proposed Changes to the Zoning Ordinance

- Review buffering requirement to determine adequacy to protect residential areas from incompatible land use encroachments.
- Eliminate nonconformities within the downtown commercial and general commercial areas.
- Discourage strip development along M-46 or areas north of Park Street on Lincoln.
- Establish design criteria to encourage the aesthetic improvement of building facades and signage along Lincoln Avenue including consideration of establishing form-based codes.
- Incorporate Drain Commission review into site plan review process.
- Require condominiums to be reviewed as site plans.
- Allow mixed uses by right in downtown.
- Modify parking requirements in downtown area to allow for consideration of on-street parking requirements.
- Expand the range of uses allowed in the Industrial Zoning District to include “new-economy” type.



IMPLEMENTATION

CHAPTER XI 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.

The ZONING PLAN Chapter provides direction for changes to the ordinance necessary to implement the ordinance. In addition, the village should consider a comprehensive update of the ordinance to address technical changes necessary due to changes in zoning law and regulations as well as best practices.

Other Ordinances

In addition to zoning and subdivision control ordinances, the village can adopt or amend other ordinances to assist in implementation of the Master Plan.

- Adopt an ordinance and inspection program of existing owner-occupied and rental units.
- Create a regulation for vehicles parking on lawns.



IMPLEMENTATION

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 by the village including roads and street, water and sewer infrastructure, parks, and administrative buildings of the village. As required under the MPEA, once the Master Plan is adopted, the Planning Commission should initiate such a process. The 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 CIP.

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. Potential priorities for the CIP include:

- Upgrade street lighting system with more efficient units and maintain existing lighting.
- Expand water and sewer services into future annexation areas.
- Permit the use of green infrastructure to address storm water management issues.
- Develop and implement strategies for protecting drinking water well head sources for compliance with the Well Head Protection Program.

Other Plans

Development and update of plans related to the Master Plan can be critical to its implementation.

Update the DDA Development Plan to:

- Implement the Tamarack Shoreline Development Plan to enhance the visual linkages along Lincoln Avenue to Tamarack Lake.
- Establish a “complete streets” plan for the village streets.
- Develop a non-motorized plan for the village.

Implement the Lakeview Recreation Plan including:

- Preserving and expanding public access opportunities along the edge of the lake.
- Coordinating recreation program offerings with the school system.

Other Administrative Policies and Procedures

In addition to ordinances and plans, the Master Plan can be implemented by adoption of policies and procedures.

- Identify areas which could be utilized for new construction by maintaining an inventory of vacant lots and land uses.



IMPLEMENTATION

- Discuss with Cato Township officials the potential for boundary adjustments to add land contiguous with the village for additional residential development.
- Discuss with the Lakeview School District the potential for acquisition of school property for residential development.
- 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.
- Limit and define service roads and driveway permitting as a tool to address issues, especially along Lincoln Avenue and any new major streets.
- To work cooperatively with other governmental units to achieve regional planning and economic development objectives

Strategic Implementation Plan

Although a Master Plan is intended to take a long range look at the changes that might occur in a community; this long-range view can often interfere with attempts to identify short-term actions to implement the plan. A strategic plan is a short range, action-oriented plan. Below is a brief strategic plan that identifies actions to be taken over the next five years to implement the plan. The action is described, the time range that is intended to take to complete the task, and the person or organization that will be responsible for the activity are identified. These are prioritized from the proposed implementation strategies. The remaining strategies are included in the follow-up list with priorities and responsible parties.

The strategic plan should be consulted at least annually when the Village Planning Commission develops its annual report to the Village Council. The report, required under the MPEA, should include a report on the commission's activities the previous year and proposals for goals and projects for the upcoming year.

IMPLEMENTATION



Table XI-1: Strategic Implementation Table

Action	Responsible Person/ Organization	Time frame for completion
Prioritize Implementation Actions	Planning Commission	2020

Table XI-2 Remaining Implementation Strategies Table

Action	Responsible Person/ Organization	Priority
Zoning Ordinance update to address Zoning Plan recommendations	Planning Commission / Village Council	
Comprehensive Zoning Ordinance update	Planning Commission / Village Council	
Amend Zoning Ordinance to address review of condominiums	Planning Commission / Village Council	
Adopt an ordinance and inspection program of existing owner-occupied and rental units	Village Council / Village staff	
Create a regulation for vehicles parking on lawns		
Adopt and maintain Capital Improvement Plan	Planning Commission / Village Council/ Village Manager	
Update the DDA Development and Tax-Increment Finance Plans	DDA	
Develop and implement strategies for protecting drinking water well head sources for compliance with the Well Head Protection Program	Village Manager	
Implement the Lakeview Recreation Plan	Parks and Recreation Committee / Village Council / Village Manager	
Identify areas which could be utilized for new construction by maintaining an inventory of vacant lots and land uses	Village Manager	
Discuss with Cato Township officials the potential for boundary adjustments to add land contiguous with the village for additional residential development	Village Council / Village Manager	
Discuss with Lakeview School District the potential for acquisition of school property for residential development	Village Council / Village Manager	

**Table XI-2 Remaining Implementation Strategies Table**

Action	Responsible Person/ Organization	Priority
Promote community pride in the maintenance and improvement of dwelling units	Village Council / Village Manager	
Develop a small industry and business service center with easy access to M-46 and evaluate potential sites for future industrial use	Village Council / Village Manager	
Strengthen the relationship with Michigan Economic Development Corporation and their CAT Team and RRC representatives	Village Manager	
Maintain inventory on requested repairs for sidewalks and curbs	DPW	
Limit and define service roads and driveway permitting as tool to address issues, especially along Lincoln Avenue and any new major streets	DPW / Village Manager / Planning Commission	
Use permitting process as gauge of usage for water and sewer services	Village Manager/ DPW	

Plan Maintenance and Update

The Master Plan should not be considered a document that is not to be changed in the next 20 years. Changes occur all the time in communities and these changes may require that changes or updates be made to the plan. For example, if there is suddenly a large increase in demand for multi-family dwellings, then the plan should be updated to meet these needs. The MPEA requires master plans to be reviewed at least every five years to ensure that the plan remains relevant to the community. Below are steps that the village can use to undertake the five-year review.

Consideration of Plans Assumptions

The formation of this plan was made by certain assumptions concerning the growth of the village. These assumptions are contained in the plan's goals and objectives as well as the future land use plan. These assumptions should be explicitly listed in order for the Planning Commission to understand when future development patterns vary from these assumptions.

1. **Housing Growth and Mix** - The plan assumes that there will continue to be a demand for new single-family residential homes. The plan calls for making additional land available for residential development if needed through amending the village boundaries or acquiring property surplus land from the school district. Medium-density development is expected to occur within the existing areas zoned R-2. No additional property is planned for high-density residential development but rezoning property to R-3 may be appropriate if the proposed location complies with the locational criteria in the land use plan.
2. **Commercial Development** - The existing downtown area is expected to remain its current size and is expected to continue to serve as a location for general retail uses, offices, and public/semi-public uses. The general commercial uses are expected to continue to develop around the intersection of M-46 and Lincoln Street and consists of a wide range of commercial



IMPLEMENTATION

uses, particularly auto-oriented uses such as drive-thrus and gas stations. Strip commercial development between the downtown and the existing node at the M-46/Lincoln Street intersection is discouraged.

3. Adjacent Planning and Zoning - No dramatic changes in zoning of areas adjacent to the village is expected. Changes or proposed changes in the Master Plan or zoning map for Cato Township should be reviewed to consider their impact on the village's plan. If the village has an opportunity to be involved in the planning review process before the Cato Township makes a decision regarding the planning or zoning matter, the village should take it.
4. Transportation - The Village Plan assumes no significant change in traffic on M-46. Any such change can affect the demand for commercial development at the M-46/Lincoln Street intersection.
5. Utilities - The plan assumes no significant changes in the village's water or sewer system. Any significant expansion of either systems' capacity can impact the range of land uses and overall population capacity of the village.
6. Strategic Implementation Plan Elements - The plan assumes that the strategic implementation elements will be undertaken as proposed. If elements are not implemented due to a change in priorities, a lack of funds or other reasons, there is likely to be an impact on the Master Plan.

Reviewing the Plan Goals and Policies

After reviewing any inconsistencies with key plan assumptions, the village should review the goals and policies. Specifically, the village is looking for goals or policies that are no longer relevant due to changes in conditions or policies that have proven ineffective in addressing goals. The village should also attempt to gauge the attitude of the public and try to reflect those changes in attitude to the extent to which that is appropriate. Those items that are identified should be deleted or modified to better suit the current situation. The plan should be officially amended to incorporate the changes in the goals and/or policies and the basis for the changes should be reflected in a public hearing record.

Incorporating Plan Review into Rezoning Request Review

Rezonings and special use permit requests may present a situation in which it is clear that the current plan needs to be updated. It is important to incorporate review and amendment of the Master Plan as part of the village's consideration of such requests. This is covered in more detail in the subsection on using the Master Plan for zoning reviews.

Using the Master Plan for Zoning Review

As noted before, the primary method of enforcing a Master Plan is the zoning ordinance. In order for that to be done effectively, the community's rezoning review process should be structured so master goals and policies as well as future land use locational criteria are considered.

Rezoning Requests

In considering a rezoning request, the primary question to ask is: "Does this request conform to



IMPLEMENTATION

our Master Plan?” Three subsidiary questions follow; “Was there an error in the plan?”, “Have there been relevant changes in conditions since the plan was approved that affect the appropriateness of the proposed amendment?”, and “Have there been changes in the community’s attitude that impacts the goals and objectives of the plan and affect the appropriateness of the proposed amendment?”. Answering these questions should answer the question of whether or not the rezoning requested is appropriate and that should frame the evaluation of the rezoning request within the context of the plan.

This method of analyzing a request rests on the assumption that a request that complies with a valid plan should be approved and that one that does not comply with a valid plan should not be approved. Further, it assumes that the three circumstances that would invalidate a plan are a mistake in the plan, a change in condition that invalidates the assumptions upon which the plan was built on, or a change in the goals and policies that the village set for itself.

Consistency with the Master Plan

The proposed change is consistent with the Master Plan. This means, for rezoning changes, it should be consistent with the relevant goals and policies as well as the Future Land Use Plan. In the case of a proposed text amendment, consistency means it is consistent with most of the relevant goals and policies.

Mistakes

A mistake in the Master Plan can be an assumption made based on incorrect data, an area on the Future Land Use Map that is incorrectly labeled, or other factors that would have been corrected prior to adoption of the plan if the mistake had been identified.

Changes in Conditions

A plan assumes that certain conditions will exist during the planning period. If those conditions change, the goals, policies, and land use decisions that made sense when the plan was adopted may no longer be valid, and a rezoning that was not appropriate before the conditions changed may now be appropriate.

Change in Policy

In the end, a plan is based on the future vision of the community held by the Planning Commission/Village Council. When that vision changes, the plan should change to reflect the new vision. When a zoning issue results in a change in vision, a decision can be made that is contrary to the current plan, as long as that changed vision is explicitly incorporated into the plan.

Additional Considerations Related to Text Amendments

The changing of text of the zoning ordinance should be evaluated on the above standards, but also changes that may not have any impact on the goals and objectives of the Master Plan. These neutral changes are appropriate when:

- The text change is necessary to clarify a provision in the zoning ordinance.



IMPLEMENTATION

- The text change is necessary to correct a mistake in the ordinance.
- The text change is necessary to improve administration of the zoning ordinance or better serve the community.
- The text change is necessary to address a provision that is determined to be inconsistent with state or federal law.

Two points of caution should be made. First, the four factors used for consideration in rezonings (mistake, change in conditions, change in goals or policy) can work in reverse. They can make a proposal that otherwise seems appropriate, inappropriate. For example, a community may have set aside an area in their Master Plan for commercial development based on the assumption that utilities were being planned for extension into that area. If, at some later date, it turns out that utilities were not going to be extended into that area, the rezoning to commercial would not be appropriate.

Secondly, these factors should not be used to create excuses for justifying a decision to violate the Master Plan, or to change it so often that it loses its meaning. There are changes in conditions or mistakes that may occur that may not have a significant effect on whether or not a rezoning is suitable. These should not be latched on to as a “reason” to approve or disapprove a request. In addition, the Planning Commission should not modify policy without significant evidence that the policy is no longer appropriate or does not represent the best interest of the village.

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 Association of Planning (MAP) and the Michigan Municipal League (MML) 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*.

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.

R:\Projects\12C0141\Docs\Master Plan\Plan Drafts 2017\Master Plan - Adopted .docx