

# Chapter Four FUTURE LAND USE PLANS

## Introduction

This chapter presents the Future Land Use Plan (FLUP) for Cass County and the six Local Participating Municipalities – the villages of Edwardsburg and Vandalia and the townships of Pokagon, Silver Creek, Volinia and Wayne. Each of the seven FLUPs consists of policies regarding future land use and how growth, development and preservation can best be accommodated. The foundation on which each of the FLUPs is rooted is the goals and objectives in Chapter Three and an analysis of natural and cultural features such as roads and other public infrastructure; existing land use patterns; and soils, wetlands and other environmental conditions. The FLUPs present broad-based policies regarding the dominant land use(s) to be accommodated in each.

## CASS COUNTY Future Land Use Plan

### Urban Growth Areas

The Cass County FLUP directs growth and development of an urban and suburban character to the county's existing principal settlement areas. The Urban Growth Areas are considered most appropriate for the accommodation of the county's urban and suburban growth in recognition of:

- The heightened level of public services and infrastructure including emergency services.
- The cost-effectiveness of maximizing existing public services and infrastructure.
- The presence of existing suburban/urban development patterns including the principal population centers of the county.
- Improved access including intersecting state highways.

The seven areas classified as "Urban Growth Areas" are further classified as primary and secondary growth areas.

Primary Growth Areas: Primary Growth Areas include the areas of **Cassopolis, Dowagiac and Edwardsburg**. These locations are intended to be the principal growth areas of the county, providing a full range of housing options and densities. The expansion of commercial services in the county is to be focused in these locations, with priority being the redevelopment and infill development of existing commercial centers. Commercial expansion beyond the existing business centers should be limited and generally to provide convenience services to the immediately surrounding neighborhoods. The Primary Growth Areas are also to serve as the industrial centers of the county, with emphasis on maximizing existing industrial properties and facilities before expanding elsewhere.

Secondary Growth Areas: Secondary Growth Areas include the areas of **Barron Lake, Marcellus, Union and Vandalia**. The Secondary Growth Areas are intended to be important growth areas in the county but are to function more as satellite growth areas in association with the more significant Primary Growth Areas. The Secondary Growth Areas do not have the same levels of public services nor do they possess the population base to support substantial expansion. Residential growth is to primarily be of a more moderate and low density character and commercial expansion should generally be limited to the central village areas of these locations. Industrial expansion is not considered beneficial except in association with existing facilities.

### Highway Commercial Area

The Future Land Use Plan identifies four locations as Highway Commercial Areas, intended to accommodate primarily commercial development:

- The intersection area of M-152/M-51 and extending south to the Dowagiac River wetlands, in recognition of the existing mixed commercial and industrial character of much of this highway segment in Wayne and Silver Creek Townships.
- The intersection area of U.S.-12/M-205, in recognition of the existing mixed commercial and industrial character of the immediate area.
- The intersection area of M-40/M-60, in recognition of the commercial uses in the immediate area and the location's convenience for many residents and travelers in the regional area.

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- CR-217, from U.S.-12 south to the state line in Mason and Porter Townships.

### Lake-Neighborhood Residential Area

The Lake Residential Area is established in recognition of the existing lake-based residential neighborhoods that have been developed in the proximity of many of the lakes in the county, in addition to recognizing opportunities for additional similar development patterns. The defining feature of the Lake-Neighborhood Residential Area is the Plan's support for residential development of a more suburban/urban character than the lakes comprising portions of the Agricultural Preservation and Rural Residential Areas. This is due to the presence of, or anticipated provision of sewer and/or water services that accommodate increased densities and opportunities for lake residential living.

However, along with this increased opportunity for lakefront living comes the heightened importance of careful design and development practices. The county's lakes are one of its defining features and the county is interested in protecting the visual and environmental character of these resources and the environmental, recreational, and aesthetic role the lakes play. The lakes pose particular challenges due to their environmental fragility and their attractiveness for home sites and other shoreline development.

Past and future development will continue to place pressure on the lakes. It is widely recognized that development along the shores of a lake increase the potential for degradation of its character and water quality due to erosion, septic field leaching (where sanitary sewer is not available), sea wall construction, sediment discharge, and excess use of surface waters by water craft. While the Lake-Neighborhood Residential Area is largely built-out, the lakes are still vulnerable to redevelopment efforts and continued disturbances to its environmental character and integrity. Erosion and sedimentation discharge have been exacerbated as original small cottages have frequently been substantially enlarged, or otherwise razed and replaced by far more expansive homes, with increased impervious surface foot prints. The use of a waterfront lot as common open space for waterfront access for dwellings located away from the waterfront, commonly referred to as keyhole or funnel development, should be subject to comprehensive review and standards to minimize disturbances to neighboring uses and the overuse and environmental integrity of the lake.

The lakes designated as Lake-Neighborhood Residential Area are done so within the context that the development and redevelopment of lake-based neighborhoods incorporate effective measures to

protect the environmental integrity of the water resource and its shorelines including appropriate setbacks, preservation of native shoreline vegetation, proper yard waste disposal (leaves, grass cuttings, etc.), minimizing impervious surfaces, and effective management of storm water to minimize pollutants and debris entering the lake.

### Agricultural Preservation Area

The Agricultural Preservation Area comprises the majority of the county. The Agricultural Preservation Area is comprised primarily of farmland along with other open spaces including woodlands as well as limited density residential areas including dispersed residences. The purpose of the Agricultural Preservation Area is to provide opportunities for and encourage farming and the preservation of farmland resources. This Area is established in recognition of the importance of agriculture and the local farming industry, including their impact on local and regional economies, the food and related products upon which we rely for sustenance and their impact on defining the predominantly rural character of the county. Agriculture is intended to be the predominant land use in this Area.

The Agricultural Preservation Area is largely characterized by conditions that support its agricultural value including: 1) predominant minimum parcel sizes typically approaching 40 acres or more; 2) comparatively limited encroachment by non-agricultural land uses; 3) active farm operations; 4) supportive soil conditions; and 5) partial enrollment in the P.A. 116 Farmland and Open Space Protection Program. The Agricultural Area encourages the continuation of all current farming activities as well as the introduction of new farming activities. Still, care should be exercised in farming practices including specialized agricultural operations that may have heightened impacts (such as large concentrated livestock operations).

Further residential encroachment in the Agricultural Preservation Area is discouraged and, to the extent new residences are introduced, densities should be very low to minimize the loss of farmland and conflicts between farm operations and neighboring land uses, more effectively manage growth, provide cost effective public services, and limit growth to specific and compact portions of the county more appropriate for development.

Potential new residents in the Agricultural Preservation Area should recognize that the traditional noises and agricultural operations associated with responsible farm operations are a significant component of the Agricultural Preservation Area and will continue on a long term basis.

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### Rural Residential Area

The Rural Residential Area comprises the greatest portion of the township not otherwise included in the Agricultural Preservation Area. The Rural Residential Area is characterized predominantly by a lesser presence of farming activities and a considerably greater presence of residential development and land division patterns that substantially undermine long-term economically viable farming. The Rural Residential Area encourages the continuation of farming operations while, at the same time, is intended to provide opportunities for low-density residential development that encourages the preservation of the community's overall rural character, natural resources, and open spaces, and accommodates rural residential lifestyles.

Like the Agricultural Preservation Area, it is intended that development densities in the Rural Residential Area be comparatively low. Low densities are supported by a number of factors including:

- The lack (typically) of public sewer and water.
- The county's interest in managing growth, providing cost effective public services, and limiting urban development densities to specific and compact portions of the county.
- The county's commitment to protecting its natural resources and rural character.
- The presence of a market for low-density rural home sites.

The Rural Residential Area's support for low development densities is not intended to encourage large-lot zoning (such as five and ten-acre lots) but, rather, home sites of one to two acres in size in association with abundant dedicated open space through what is commonly referred to as "open space zoning" and "clustering."

### Resource Conservation Overlay Area

The Resource Conservation Overlay Area includes those portions of the county comprised of wetlands, river and stream corridors, lake shoreline areas, and woodlands. These resources provide important environmental benefits including habitats for wildlife, flood control, groundwater recharge and discharge, and surface water purification. In addition, they provide special opportunities for recreation and contribute to the county's overall rural character and desirability as a place of residence and business.

In light of the significance of these resources, the FLUP strongly supports their protection. Preservation should take precedence over the unnecessary disturbance and/or destruction of these resources. The presence of such resources in areas designated for development should be recognized in land use and development deliberations and decisions. Where a portion of a parcel contains environmentally sensitive areas, development should be directed elsewhere on the site. In addition, encouraging what is commonly referred to as "open space developments" or "clustering" is a preferred approach for accommodating development.

See conservation policies under "Lake-Neighborhood Residential Area" also.

### Pokagon Band of Potawatomi Indians (PBPI)

The Future Land Use Plan establishes a Pokagon Band of Potawatomi Indians Area, which includes those larger tracts owned or otherwise occupied by the PBPI. The PBPI are an important element of Cass County and its presence contributes to the county's diversity and history. The PBPI assists county agencies in providing important social and emergency services. The PBPI is committed to ensuring the welfare and prosperity of its members and the FLUP supports the use, development and preservation of the PBPI Areas in a manner compatible with the prevailing county and local land use policies applicable to surrounding parcels.

## LOCAL PARTICIPATING MUNICIPALITY FUTURE LAND USE PLANS

Village of Edwardsburg Village of Vandalia Pokagon Township  
Silver Creek Township Volinia Township Wayne Township

### Introduction

This portion of the Master Plan identifies the desired pattern of land use, development and preservation throughout each of the six Local Participating Municipalities. The Future Land Use Plans consist of policies regarding future land use and development in the respective community. Implementation of these policies rests with the regulatory tools of the Township – most importantly local zoning provisions. A zoning ordinance generally regulates the type, location, and intensity of land development. Tools to further the implement the policies of this Plan are discussed in Chapter Five.

The foundation of each of the Future Land Use Plans is rooted in the goals and objectives in this Plan's Chapter Two, in addition to an assessment of relevant trends and conditions including natural and cultural features such as community attitudes, road network, public infrastructure and services, and environmentally sensitive areas. Also considered are nearby conditions in neighboring municipalities.

Each of the six FLUPs divides the respective community into "planning areas" and identifies the predominant land use pattern planned for each. These areas collectively formulate the planned land use pattern. Each of the six FLUPS is presented separately in the balance of this chapter. However, there are a number of common elements of several or more of the individual FLUPs. These common elements are presented below and referenced later in this chapter:

### Boundaries

The approximate borders of planning areas of each FLUP are described in narrative form and illustrated on the Future Land Use Map. The map depicts the boundaries in more detail than the explanatory text. There is frequently room for discretion at the exact interface between the boundaries of two planning areas and appropriate uses at these points of interface. However, the approximate boundaries presented in this Chapter have been considered carefully. Significant departures are strongly discouraged except for unique circumstances and only when the public health, safety and welfare will not be undermined. Neither a FLUM nor the explanatory text is intended to

stand on its own. Both the policy discussions and map are inseparable and must be viewed as one.

### Densities

Each of the FLUPs includes residential policies regarding appropriate maximum development densities. Private "community sewer systems," established as part of and to only serve a new subdivision (or similar development), should not serve as a basis for development patterns and densities contrary to the policies presented.

### Scale and Character

A fundamental element of all FLUPs is that new development, both primary and secondary uses, be of appropriate scale and character with surrounding conditions. Site layout, principal buildings and accessory facilities should be of a character and design that encourages compatibility with adjacent and nearby land uses and the community as a whole.

### Farmland Preservation Areas

All of the township FLUPs include areas designated as "Farmland Preservation Areas." These Areas are established in recognition of the importance of agriculture and the local farming industry, and the presence of numerous factors that support its long-term agricultural value. These factors may include: 1) minimum parcel sizes typically approaching 40 acres or more; 2) limited encroachment by non-agricultural uses; 3) active farm operations; 4) considerable enrollment in the P.A. 116 Farmland and Open Space Protection Program; and 5) soil conditions.

### Residential Areas

All of the FLUPs include areas where the primary use is to be residential including neighborhoods. The appropriateness of the location of these residential areas is supported by several or more conditions including: 1) the presence of existing suburban/urban development patterns; 2) improved access via highways and other enhanced road infrastructure; 3) in the case of the township's, proximity to the City of Dowagiac and its urban character and services; 4) heightened proximity to fire protection services; 5) public sewer and/or water services; and/or 6) lesser long-term agricultural value.

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## Lake Development

Lakes are defining features of many of the Local Participating Municipalities. While they are magnets for residential development and the recreational, aesthetic, and investment benefits that come with lakefront living, the lakes have equally important environmental roles. All new development and redevelopment should incorporate measures that protect surface waters including lakes and streams. Such measures may include but not be limited to appropriate density restrictions, special setbacks, preservation of native shoreline vegetation, proper yard waste disposal (leaves, grass cuttings, etc.), effective and well maintained septic systems (where sanitary sewer is not present), and effective management of storm water to minimize pollutants and debris impacting these resources.

## General Policies

It is not the intent of the FLUPs to identify the specific uses that should be permitted in each area of the community. The FLUPs present broad-based policies regarding the dominant land use(s) to be accommodated in each in addition to secondary uses. Specific permitted land uses will be determined by the zoning provisions of the community, based upon considerations of compatibility. There may be certain existing land uses that do not "fit" with the planned future land use pattern. This should not be necessarily interpreted as a lack of support for the continuation of such uses. Zoning provisions will clarify this matter.

## Phased Zoning

This Plan recommends the rezoning of land to a more intensive zoning district in a phased or incremental manner only. For example, while the Plan may identify locations that are appropriate to accommodate suburban residential development, the Plan does not recommend "across the board" or immediate rezonings of such land from existing low density residential districts to high density districts. The Plan recommends that rezonings to more intensive districts occur incrementally over time to ensure the community is capable of:

- meeting the increased public service demands
- managing township-wide growth and development
- adequately reviewing rezoning requests as they apply to the specific subject property
- minimizing unnecessary hardships upon the landowner as a result of the unintended creation of nonconforming lots, uses and structures

## Zone Plans

Each of the FLUPs concludes with a "zone plan" to assist in implementing the FLUP's policies. The Planning Enabling Act requires that a local municipality that exercises its zoning authority have in its master plan a "zone plan" that correlates the planning areas designated on a Future Land Use Map with zoning districts intended to implement the map, and address such matters as building height, area, location and use of buildings and property.

Table 1 of each Zone Plan identifies the existing or suggested zoning districts to implement each of the planning areas presented in the respective FLUP, and the intended primary uses in each district in addition to example secondary uses.

Table 2 of each Zone Plan establishes guidelines for basic site development standards of the zoning districts intended to implement the Future Land Use Map. The guidelines are not intended to address all circumstances. Existing and/or future conditions may suggest variations from such standards to address such matters as, but not limited to:

- the presence or lack of sanitary sewer
- special building height provisions for towers and other special structures
- special lot area provisions for two-family versus single-family dwellings
- uses of a unique nature including "special land uses"
- special setback provisions for corner lots, unusually narrow or shallow lots, special environmental conditions, nonresidential uses adjacent to residences, and to more effectively encourage a "small-town" and pedestrian-friendly environment through lesser setbacks for street-side storefronts

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**VILLAGE OF VANDALIA**  
**Zoning Plan –Table 2**

**Village of Vandalia Zoning Districts / Site Development Guidelines**

Zoning District	Minimum Lot Area	Minimum Lot Width	Maximum Building Height	Maximum Lot Coverage	Minimum Yard Setback		
					Front	Side	Rear
<b>Agricultural-Rural Residential</b>	1 – 3 acres	200 ft.	35 ft.	15%	50 ft.	15 ft.	50 ft.
<b>Low Density Residential</b>	20,000 sq. ft.; 60,000 sq. ft. for TFDs	100 ft.; 165 ft. for TFDs	35 ft.	20%	50 ft.	15 ft.	50 ft.
<b>Medium Density Residential</b>	8,700 sq. ft.; 12,000 sq. ft. for TFDs	70 ft.; 90 ft. for TFDs	35 ft.	35%	30 ft.	10 ft.	25 ft.
<b>High Density Residential</b>	5,000 sq. ft.; 6,000 sq. ft. for TFDs	50 ft.; 70 ft. for TFDs	35 ft.	40%	20 ft.	5 ft.	20 ft.
<b>Multiple Family Residential</b>	4,000 sq. ft. per dwelling	80 ft.	35 ft.	35%	50 ft.	25 ft.	25 ft.
<b>Manufactured Housing Community</b>	Compliance with Mobile Home Commission Rules.						
<b>Local Commercial</b>	Flexible	Flexible	40 ft.	60%	5 ft.	5 ft.	20 ft.
<b>General Commercial</b>	1 acre	200 ft.	40 ft.	60%	40 ft.	20 ft.	20 ft.
<b>Light Industrial</b>	1 acre	200 ft.	40 ft.	70%	50 ft.	20 ft.	20 ft.

*TFD = Two family dwelling*

**POKAGON TOWNSHIP**  
**Future Land Use Plan**

**Agricultural Preservation Area**

The Agricultural Preservation Area comprises the vast majority of the township and is nearly entirely farmland along with other open spaces including parks, woodlands and some wetlands, and comparatively limited and dispersed residences. The intent of the Agricultural Preservation Area is to provide opportunities for and encourage long-term farming and the preservation of farmland resources. This Area is established in recognition of the importance of agriculture and the local farming industry, and the presence of numerous factors that support its long-term agricultural value.

Opportunities for new residences are to be very limited to minimize the loss of farmland and conflicts with farm operations, and advance the township's commitment to managing growth, providing cost effective public services, and limiting development to specific and compact portions of the community. Maximum

development densities should be based upon a sliding scale that coordinates a parcel's acreage with the maximum number of residential splits considered appropriate, recognizing the increased economic viability and importance of large acreage farming operations and the corresponding increased importance of limiting residential consumption of such acreage. Under such a program, a parcel of 160 acres would have disproportionately greater limitations on new home sites as compared to existing parcels of less than 40 acres. General guidelines for such a sliding scale should be one dwelling per approximately 5 to 20 acres for lower-end sized parcels, such as parcels of 40 acres or less, and one dwelling per 50 to 100 acres for higher-end sized parcels such as parcels of 160 acres or greater (with middle sized parcels falling between these two ranges). This sliding scale approach is not to suggest that large minimum parcel sizes for home sites should be instituted (such as 20 or 40-acre home sites), as such practices can undermine

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the township's rural character and the economic stability of farm operations, heighten the rate at which farmland is converted to alternative uses, encourage the destruction of ecosystems and natural resources, and encourage the inefficient use of the township's land resources.

### Residential Settlement Areas

The Residential Settlement Areas are comprised of the township's principal existing settlement areas including areas adjacent to Dowagiac and the Sumnerville and Pokagon settlements. The Residential Settlement Areas are established in recognition of the existing settlement areas of the township, including support for the protection of the desirability and stability of these neighborhoods, and to provide opportunities for additional residential development of a similar character than planned elsewhere in the township. The primary uses of land are to be limited to single family and two-family residences. Secondary uses are to be limited to alternative living arrangements such as townhouses, apartments, assisted living facilities, and similar housing options, and uses that directly support and enhance desirable residential areas such as schools and religious institutions.

Development densities of one dwelling per one acre are considered reasonable in the absence of sanitary sewer service. Development densities of three to four dwellings per acre are considered reasonable in the presence of such service. Greater densities including townhouses and apartments may be reasonable but only after special review to determine if such proposal is appropriate on the particular site, taking into consideration such factors as compatibility with surrounding conditions, likely environmental impacts, adequacy of infrastructure and services to serve the development, and available design measures to minimize impacts upon existing neighborhoods.

### M-51 Mixed Use Corridor

The M-51 Mixed Use Corridor extends along M-51 approximately one mile north and one-quarter mile south of Peavine St. This highway segment is characterized by farmland, uses of a commercial and industrial character, and numerous residences including extended segments of strip residential development. The Corridor is located principally along the west side of the highway where non-residential uses are most dominant. The M-51 Mixed Use Corridor is intended to accommodate primarily commercial uses and light industry and is established in recognition of the existing commercial and industrial uses along these highway segments and the excellent access and visibility available, and to provide opportunities for additional commercial services and industry. Commercial/industrial development may extend into the Agricultural Preservation Areas directly behind the Corridor where it is determined that the necessary

acreage is appropriate for desirable Corridor development, but such development should not extend more than approximately 1,000 feet from the highway.

Primary commercial uses are to be limited to uses that address day-to-day needs of the local population, seasonal visitors and highway travelers, including retail sales, offices, personal services, and eateries. Secondary commercial uses include those that provide additional benefits and which may cater to a more regional population and/or are of a size, scale or intensity that increases the potential for negative impacts. Such uses are to be subject to special review proceedings. Industrial uses are to be limited to those of a low intensive character such as assembly of pre-manufactured products and communication and information technologies. Site layout, principal buildings and accessory facilities along the Corridor should be of a character and design that encourages compatibility with adjacent and nearby land uses and the community as a whole, including highway access management; signage; building height, size, and bulk; and landscaping/screening.

In the absence of a market for commercial or industrial uses within this corridor, this corridor may be appropriate for farming and residential growth of a character described under "Residential Settlement Areas." However, prospective residents should be aware that neighboring parcels and other portions of this Corridor may transition into commercial and/or industrial uses.

While the Future Land Use Plan supports the continued presence of the scattered residences along portions of Mixed Use Corridor, to the extent desired by those residing within, the Plan also recognizes the past incremental commercialization of this segment of M-51 and the value of accommodating additional commercial and industrial uses in this Corridor. The Future Land Use Plan supports appropriate landscaping and screening as new non-residential uses are established to minimize negative impacts on existing residences. At the same time, the Plan also finds the incremental conversion of residences to non-residential uses to be reasonable provided measures are taken to minimize impacts upon nearby residences.

### Mixed Use Village Areas

The unincorporated villages of Sumnerville and Pokagon exhibit a mixed-use character dominated by comparatively higher density residential patterns along with several commercial and public uses. The villages are the township's original settlement areas. Both have witnessed decline in more recent years in population, care of properties, and loss of businesses. The Future Land Use Plan supports the improvement and redevelopment of these settlement areas. Their role as future growth areas is supported by their historical

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significance, the presence of M-51 and county primary roads, proximity to fire protection services, the existing population base and its potential to grow. The Plan recommends that these village areas continue to provide opportunities for a mixture of village uses with an emphasis on residential development and supporting commercial services, and the preservation of their existing small-town character.

Residential development is to be guided by the density policies presented under "Residential Settlement Areas." Commercial uses are to be located in a compact manner in an effort to establish clear business districts with their own identities and ones that encourage walkable and pedestrian-friendly environments. In Summerville, businesses are to be limited to the Pokagon Highway corridor. In Pokagon, businesses are to be limited to the Pokagon Highway corridor and along M-51. Special care is to be exercised to assure businesses do not undermine the essential residential character and quality of life of nearby residences and neighborhoods through appropriate site design and mitigating measures. Businesses are to be oriented toward the local population base and be of such design and scale to support the villages' small-town character.

### **Dowagiac Commercial Area**

The Dowagiac Commercial Area is comprised of approximately 1,500 feet of strip commercial development along the north side of M-51 adjacent to the City of Dowagiac and extending from the M-62 intersection to just west of Lyle Street. This segment of M-51 is a continuation of the commercialized M-51 and M-62 corridors through the city. The Dowagiac Commercial Area is established in recognition of the existing commercial development comprising this segment of M-51 and the greater business district of which it is part. The city has identified this commercial area for general business purposes and this Future Land Use Plan supports the same program for the Dowagiac Commercial Area.

### **Indian Lake Commercial Area**

The Indian Lake Commercial Area covers the immediate M-62/Indian Lake Road intersection area and extends east along both sides of M-62 for a distance of approximately 1,500'. This highway segment currently includes a discount business and a mini-storage facility. The Indian Lake Commercial Area is established in recognition of the partial commercialization of this highway segment, the presence of the Indian Lake population base and highway traffic that support the viability of additional but limited commercial services in the area, the value of the convenience of such services, and the excellent access and visibility afforded by this highway segment. Uses are to address the day-to-day needs of the local population, seasonal visitors and highway travelers,

including retail sales, offices, personal services, and eateries. Larger-scale uses that cater to a more regional population base are discouraged. Site layout, principal buildings and accessory facilities should be of a character and design that recognizes and supports the dominant rural and residential character of the immediate surrounding area including the lakefront development to the north.

### **Park Place Mixed Use Area**

The Park Place Mixed Use Area includes both sides of Park Place between Edwards and Peavine Streets and extends west approximately one-quarter mile. It also extends south of Edwards Street to encompass the Four Winds Casino Dowagiac. This area is characterized principally by industry, the casino, and farmland. A small office complex is present on the east side of Park Place near Peavine Street. The Park Place Mixed Use Area is intended to function as a mixed-use area comprising the township's principal industrial center and the casino including limited secondary commercial uses addressing the needs of casino visitors. Industrial activities should be of a comparatively "light" character. In the absence of a market for industry and as a means to minimize impacts upon residences further east along M-51, the accommodation of additional office and locally oriented commercial services on the east side of Park Place is considered reasonable.

### **Resource Conservation Area**

The Resource Conservation Area is comprised of the township's wetland resources and its river and stream corridors. The Resource Conservation Area provides for the protection of the township's wetlands, in recognition of the vital role these resources play including flood control, wildlife habitats, recreation, ground water recharge, and their contribution to the valued rural character of the community, and the extreme obstacles wetlands present for development. The protection measures are to be principally through limitations on the use of and disturbance to such resources.

Primary uses are to generally be limited to natural and conservation areas, wildlife protection areas, outdoor recreation, agriculture, and very limited residential encroachment. Maximum development densities along river and stream corridors where wetlands are limited or otherwise absent should not exceed those of the most dominant surrounding Planning Area as delineated on the Future Land Use Map. Maximum development densities in wetland areas are to be restricted according to a scale similar to that as described for the Agricultural Preservation Area. All development within the Resource Conservation Area is to be subject to design measures to minimize negative environmental impacts including measures to address



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erosion and sedimentation, clearing, vegetative buffers, and filling.

**POKAGON TOWNSHIP  
Zoning Plan – Table 1**

**Overview of Recommended Zoning District Structure and Relation to Future Land Use Map**

<b>Zoning District (example names)</b>	<b>Primary Relationship to Future Land Use Map</b>	<b>Primary Intended District Uses</b>	<b>Examples of Secondary District Uses</b>
<b>OSP: Open Space Preservation</b>	Resource Conservation Area	Open space, nature areas, wildlife areas, and resource-based recreation such as hunting	Single family dwellings
<b>AG: Agricultural</b>	Agricultural Preservation Area	Agriculture and limited single family dwellings	Veterinary clinics, kennels, and bed and breakfasts
<b>R-1: Low Density Residential</b>	Residential Settlement Areas	Single family dwellings	Golf courses, schools, religious institutions, and parks
<b>R-2: Medium Density Residential</b>	Residential Settlement Areas	Single and two-family dwellings	Golf courses, schools, religious institutions, and parks
<b>R-3: High Density Residential</b>	Residential Settlement Areas	Single and two-family dwellings	Schools, religious institutions, and parks
<b>R-MHC: Manufactured Housing Community</b>	Residential Settlement Areas	Manufactured housing communities	Day care facilities
<b>R-MF: Multiple Family</b>	Residential Settlement Areas	Apartments, townhouses, and similar living arrangements.	Assisted living facilities, golf courses, and parks
<b>C-1: Local Commercial</b>	M-51 Mixed Use Corridor, Indian Lake Commercial Area, Dowagiac Commercial Area, and Mixed Use Village Areas	Retail, office and personal service uses catering to local needs	Kennels, taverns, and fast-food restaurants
<b>C-2: General Commercial</b>	M-51 Mixed Use Corridor, Indian Lake Commercial Area, and Dowagiac Commercial Area	Uses that serve a more regional population or require facilities of greater size/scale, including retail, offices, personal services, trade showrooms, and health clubs	Hotels, vehicle sales, taverns, fast-food restaurants, funeral homes, building materials sales, and mini-storage
<b>I-1: Light Industrial</b>	M-51 Mixed Use Corridor and Park Place Industrial Area	Industrial uses of a "light" character such as small parts assembly, equipment repair, and information technologies	Somewhat higher impact uses such as lumber mills, metal plating, light manufacturing, and commercial warehousing