

## I. PREFACE

### A. STATEMENT OF ORGANIZATION OF THE TOWNSHIP PLANNING COMMISSION

The Kinderhook Township Board, by Resolution, created a Township Planning Commission in accordance with Michigan Public Act 168 of 1959, as amended. The Kinderhook Township Planning Commission was charged with the task of preparing a general development plan and zoning ordinance for Kinderhook Township.

Kinderhook Township enacted an interim zoning ordinance while the Planning Commission developed a 'permanent' zoning ordinance based upon the goals, objectives and policies set forth in this general development plan.

A public hearing on the Kinderhook Township General Development Plan and Zoning Ordinance was held on August 25, 1990.

### B. PURPOSE OF THIS DOCUMENT

This document provides for the recording of existing Township conditions, past trends and future projections of land use variables for Kinderhook Township, identification of community goals, objectives and desires of the Township's residents in one place. This document serves as a guide for decision-makers of the Township and for private development interests in the Township and in outlying areas. The process which was followed in developing this document is called the planning process and is outlined in the following section. This document can be the basis for further studies and future change in the Township.

### C. OUTLINE OF THE PLANNING PROCESS

Planning anticipates probable changes in a community. A general development plan attempts to prepare for such changes. Therefore, when changes do occur, township decision-makers and it's residents do not have to react to changing situations. Reacting often times does not give a community an opportunity to think through the consequences of all of their decisions. When a community has a guide for decision-making, it can use or reject this guide. However, if the guide reflects the views of the township's residents then the decision-makers need not wonder what the feeling of the community is in regard to a particular change issue.

The planning process which is described below is intended to produce a decision-making guide which reflects the views of a township resident.

#### 1. Organize for Planning

This step includes setting up a group to do the planning, establishing the purpose for which we want to plan and deciding on the steps to follow in the planning. The PREFACE Section of this document explains how

- the Township was organized for planning.
2. Review Community History

Before we can understand why things are the way they are today, or will be tomorrow, we need to look at the history of our community. The Township History Section of this document serves this purpose.

3. Review Existing Conditions and Past Trends

With an understanding of the history of the Township, the next step in the planning process is to review the existing conditions and past trends in such areas as - regional setting, natural conditions, population and household characteristics, economy, land use characteristics, public and quasi-public facilities, open space and recreation resources, and transportation facilities. Once we have reviewed existing conditions and past trends we can turn our attention to the future.

4. Assess Future Conditions

Future conditions can be assessed with sufficient accuracy for general planning purposes through the use of projection techniques. Basic to all projection techniques is an understanding of the present conditions and past trends. Projections give us a “best guess” concerning future conditions. As more refined information is made available we can adjust our estimates of future conditions.

5. Determine Problems, Advantages and Opportunities

A listing of the community’s problems, advantages and opportunities is possible once the preceding steps are completed. This list will be a valuable aid in comparing the present conditions, and expected future conditions, of the community with the goals and objectives of the community which will be developed in the next step of the planning process. Such comparison permits a community to begin thinking of ways to achieve the goals and objectives which they have established. The implementation techniques which are included in this document are a reflection of the results of this thinking process.

6. Establish Goals and Objectives

Once the planning process is complete up to this point a community will have a good basis on which to either initially formulate goals and objectives for development or revise pre-existing ones. As stated in the introductory paragraphs to this OUTLINE OF THE PLANNING PROCESS Section, the purpose of Planning is to achieve community goals and objectives. Community goals and objectives should be reflected in the product of the planning process - the GENERAL DEVELOPMENT PLAN.

7. Develop the Generalized Land Use Plan

In this step of the planning process the most appropriate, adequate and acceptable range of development standards, based on previous development goals for improving present and future development, are determined for use in developing the general development plan.

As a product of planning research, national standards have been developed for land development to ensure adequate community health and safety. Such standards must be reviewed locally to determine whether each standard reflects the unique qualities of the community to which they, once modified, (if necessary) will be applied. Each of these standards must be acceptable to the community and be consistent with the previously established community goals and objectives.

The General Development Plan will show the cumulative results of the planning process which include the determination of the best land use patterns as expressed by the desires of the community and as reflected in the goal and objective statements.

Each of these land use categories will be shown on the General Development Plan: agricultural, residential, commercial, open space/ recreation and transportation.

The General Development Plan is intended to serve as a general guide for policy decisions pertaining to community development. As stated in the PREFACE to this document, the plan requires periodic review as community attitudes change and as development trends become more apparent than projections could indicate.

8. Develop Recommendations for Implementation

Once the General Development Plan is complete, the community should decide how to get from here (existing development conditions), to there (the general land use development pattern as shown on the General Development Plan). For that reason, a list of recommendations on how to implement the provisions of the development plan are usually developed as part of the planning process.

Typical recommendations often include the development of township ordinances and programs to achieve township goals and objectives as reflected in the General Development Plan. The recommendations of the Kinderhook Township Planning Commission are shown in the RECOMMENDATIONS FOR IMPLEMENTATION Section of this document.

## II. KINDERHOOK TOWNSHIP HISTORY

The first settlers came into Kinderhook by way of Gilead along a trail which Bishop Philander Chase used in 1832. The trail led from a point where the Prairie River crossed the Chicago trail (US-12), in a southeasterly direction.

Surveyors notes tell us the land between Coldwater and Kinderhook for six miles was a timberbelt running east and west. South of this belt was heavy forest broken occasionally by small prairies.

An early settler wrote to her husband in 1835, "How many thousands are flocking to this new land of promise. The Indian village of Episcopiscon (California Corners), six miles east of here had not a single white inhabitant when you left here this May. There are now more than forty families." Another early settler wrote that in 1835 he came by trail to Coldwater and then south by trail and otherwise as best they could to a place later to be called Waterhouse Corners (Kinderhook). This would indicate that there were no roads at that time. It was also reported that stretches of timberland greeted the eye everywhere and there were only Indian trails and a few log cabins so far a part that little contact could be made with each other. Settlements adjacent to old Indian villages were favored.

The first town meeting was in April 1842 with George Tripp as Clerk and W. Case, Treasurer. Included also were commissioners of highways, directors of the poor and constables, justices of the peace and inspectors of schools. A resolution at that meeting stated that "all boars that run at large shall pay a fine of one dollar to the Township Treasurer." Seventy-five dollars was voted to defray the expenses for the year. In 1843 a \$3.00 bounty was placed on wolves killed within the Township. In 1849 the Township Board was instructed to procure ground for burying the dead. The result was the purchase of the Withington Burying Grounds. Another one, Lawrence Cemetery, is now known as the Waterhouse Cemetery. In 1867 monies were allotted to improve the burying grounds that is now known as the Knauss Cemetery. In 1879 Kinderhook boasted of two churches, a school, two doctors, a store and a post office, a blacksmith shop, a wagon maker, a shoemaker, a machine shop and a cider mill.

The first roads followed Indian trails, avoiding the swamps, skirting the lakes and crossing the rivers at the best places. There were of course many roads that no longer exist. Very few of the roads at that time were built on section lines because of the many area lakes. Roads were maintained by residents working off their taxes. The first improved road which was built in the Township from the corners north to the Township line and was called State Aid Road. The name was a result of a State payment of \$500.00 per mile if the road passed state inspection. Progress continued and in about 1911, \$2,000.00 was voted toward road work. In 1927 concrete pavement was laid to improve US-27 from the State line to Coldwater. A four lane highway (I-69) was completed in 1969 with an exit located on Copeland Road just east of the corners. I-69 was repaved in

the summer of 2000.

The Congregational Church, east of the corners and on the south side of the road, was built in the early 1900's. The building was later used as a grange hall. The Township purchased the building in 1926 from the Harmony Grange for a sum of \$900.00. The Township hall was located there until 1998, when the Township purchased the building across from the Kinderhook Kwik Stop, north of the corners on the east side of the road and moved the Township offices there. The old hall was sold with the buyer intending to install a doctor's office there. Just east of the old hall stands the brick schoolhouse now used as a residence. The first schoolhouse was built of logs in 1836. It's location was near the present site of the Congregational Church west of the corners.

While Kinderhook has not changed greatly from being a small quiet community, there have been many changes in the type of commercial activity over the years. Kinderhook has had several mills over the years, located at several places around the Township. Many of them were located at the spot where the stream from Silver Lake to Lake George crosses Old US-27. There was also a feed mill in later years located just south of the present Smith's Hardware store. That mill burned in 1964. For many years, at the southwest corner, there was a general store/post office with doctor's offices above. That store burned in the 1920's. The present building was moved from the east side of the road north of the corners where it had been used as a store. At the present location it served as Demeritt's Meat Market for many years. There was a service station located for many years on the northwest corner where Advanced Auto is now located. Just north of the service station was the Methodist Church where the Kinderhook Kountry Store was located until moving one lot north in 1990. Kinderhook has also had several bait shops, a tractor dealership, a furniture store and a barbershop all located in various spots just north of the four corners.

Probably the most drastic form of change came to Kinderhook on Palm Sunday 1965 when two tornadoes tore through the Township just minutes apart. Several establishments in Kinderhook were lost on that day. The furniture store located where the Township hall now stands was totally demolished along with the Masonic Lodge. The new Masonic Lodge was erected just a few feet north of the old location. Many farmhouses and barns were destroyed along with much destruction to cottages on Coldwater Lake.

The largest residential development in the Township has been located along the shores of the seven lakes that are either all or partially located within the Township. The most extensive of these developments has been the Shawnee Shores and Shawnee Shoals developments on Coldwater Lake. These developments started in the 1960's and have been growing ever since, their biggest asset being a sewer system that began operation in the mid 1980's. New development and replacement of existing cottages has increased around Lake George due to the installation of a sewer system around that lake in the 1990's. The largest undeveloped portion of lake frontage left in the Township is located

on the south shore of Coldwater Lake in Section 2. This parcel was purchased in 1988 by the State of Michigan for a proposed State Park. There has been no progress toward the building of a State Park in the last 12 years.

Concerned citizens contacted the Township Board in 1988 about the establishment of a development plan and possible zoning of the Township to help manage the future growth of Kinderhook Township.

In 1990 the Township contained many businesses that included a bank branch, hardware store, grocery store, meat market, bingo hall, ski shop, hair dresser, mobile home sales, truck repair, laundry, two restaurants, plumbing and heating contractor, septic pumping, landscape nursery, several general contractors, four campgrounds, fire station, and small empty mall.

In 2001 there is a bank branch, hardware store, convenience store, ski shop, mobile home sales, truck repair, plumbing and heating contractor, septic pumping, landscape nursery, several general contractors, four campgrounds, fire station, several commercial storage buildings, gift shop, reception hall and a day care facility.

### III. EXISTING CONDITIONS/PAST TRENDS

#### A. REGIONAL SETTING

Kinderhook Township is a land survey township that was shortened by the State line. It measures 6 miles east to west by 3 1/2 miles north to south. Kinderhook is located in the middle of the southern edge of Branch County, Michigan, six miles west of the point where Michigan, Indiana and Ohio come together. Kinderhook is bordered by Gilead Township to the west, Ovid Township to the north, California Township to the east and Steuben County, Indiana to the south.

#### B. NATURAL CONDITIONS

1. Climate

Temperature ranges in Kinderhook Township are from a low of -15 degrees Fahrenheit to a high of 100 degrees Fahrenheit. Precipitation averages 36 inches per year, snowfall averages around 50 inches per year, and the growing season averages between 150 and 160 days.

2. Water Resources

There are eight lakes which are wholly located in Kinderhook Township: Dragon, Pleasant, Lavine, Silver, Huyck, Anderson, Withington and Bricker. All but the last three have residential developments. Two large lakes are partially in Kinderhook Township: Coldwater Lake, which is partially in Ovid Township and Lake George, which is partially in Indiana.

3. Woodlands/Wetlands

Woodlands and wetlands which remain in the Township are those which have not been removed by preparation of land for agricultural uses. Woodlands/wetlands are identified as part of the Branch County Soil Survey and Michigan Department of Natural Resources land use cover inventory.

4. Topography

Kinderhook Township is a nearly flat to gently rolling glacial outwash plain pockmarked by kettle and ice-block lakes. Elevations range from a low of 973 feet above sea level in the northwest corner of the Township to 1070 feet above sea level in the eastcentral and southcentral portions.

Lake George, Huyck and Silver Lakes are part of a continuous depression but they are cut off from Coldwater Lake by a moraine that reaches 1050 feet of elevation.

5. Soils \*

Three major soil types comprise the soil association in Kinderhook Township. The tree soil associations are:

- a. Fox-Oshtemo-Ormas Association: nearly level to moderately steep, well drained, loamy and sandy soils on outwash plains and moraines. This association is found in the area from the center of the Township stretching to north and to the southeast corner.
- b. Matherton-Sebewa-Branch Association: level to gently sloping, moderately well drained to poorly drained, loamy and sandy soils on outwash plains and moraines. This association is found along the west edge of the Township, around the northeast corner to about the center of the Township on the north side.
- c. Locke-Barry-Hillsdale Association: level to moderately sloping, somewhat poorly drained, poorly drained and well drained, loamy soils on till plains and moraines.

Steep slopes are a limiting factor in land development, often requiring special precautions in the construction of buildings and septic drain fields. When vegetative cover is removed from areas of steep slopes, they are more prone to erosion, which often results in siltation somewhere downstream. Needless stripping or development on steep slope areas would tend to cause increased removal of nutrient materials from the exposed soils which would ultimately reach streams and lakes.

Slopes having a 12 percent grade or more have not been identified in Kinderhook Township. Some slopes approaching that grade, and possibly exceeding it on individual lots, can be found on the north side of Huyck Lake and scattered between there and Coldwater Lake.

\* Specific detail and mapped locations for major soil types can be reviewed in the Branch County Soil Survey.

### C. POPULATION TRENDS

Past and present population figures are given below for Kinderhook Township. An understanding of likely future population trends is essential as a basic ingredient in assessing the character of Kinderhook Township's future population to determine the impact of such population changes on the Township's public facilities and land uses.

**TABLE I**

**POPULATION TRENDS**

| Year | Population | Average Annual<br>Population Change:<br>Persons | 10 Year<br>Percent<br>Change |
|------|------------|---|------------------------------|
| 1960 | 600        | ----  | ----                         |
| 1970 | 655        | +5.5  | +9.0%                        |
| 1980 | 1024       | +36.9   | +56.3%                       |
| 1990 | 1292       | +26.8   | +26.1%                       |
| 2000 | 1614       | +32.2   | +24.9%                       |

SOURCE: U.S. Census Bureau

A general breakdown of population and housing information as of 1980 and 1990 for Kinderhook Township is given in Table II and III respectively. In addition the following information is of particular importance to this plan. Of the 748 residential buildings in the Township in 1980, 623 were single family, 6 were duplexes, 3 were three or more unit apartments and 116 were mobile homes. Included in these totals were 300 dwellings that were seasonal use. There were 987 housing units total of which 130 were defined as farms. In 1982, the Branch County Planning Commission made population projections for each township to the year 2002. The projection was 1131 inhabitants for Kinderhook Township. Projection by the U.S. Census for Branch County, when projected for Kinderhook gives somewhat lower figures, the highest estimate being 1060 and the lowest being 998.

The 2000 population figure shows that the projections from the last 20 years

were not adequate. The amount of population growth above projections emphasizes the importance of continuing to update this plan.

**TABLE II**

**DETAILED SUMMARY OF 1980 CENSUS FOR KINDERHOOK TOWNSHIP**

| <b>Area Description</b> |                    | <b>Population</b>       |                    |      |  |
|-------------------------|--------------------|-------------------------|--------------------|------|--|
| -----                   |                    | -----                   |                    |      |  |
| MCD:                    | Kinderhook         | Total 1980 Population:  | 1024               |      |  |
| State:                  | 26                 | Group Quarters:         | 0                  |      |  |
| County:                 | 023                | Housing Units:          | 987                |      |  |
| % Used:                 | 100                | Average Household Size: | 2.68               |      |  |
| Update:                 | 01/01/80           |                         |                    |      |  |
| <br>                    |                    |                         |                    |      |  |
| <b>HH Income</b>        | <b>---Total---</b> | <b>Race</b>             | <b>---Total---</b> |      |  |
| -----                   | Count Pct          | -----                   | Count              | Pct  |  |
| \$ 0- 4,999             | 40 4.1             | White                   | 1020               | 99.6 |  |
| \$ 5,000- 9,999         | 69 7.0             | Black                   | 0                  | 0.0  |  |
| \$10,000-17,499         | 116 11.8           | Other                   | 4                  | 0.4  |  |
| \$17,500-24,999         | 85 8.6             | Hispanic                | 9                  | 0.9  |  |
| \$25,000-34,999         | 65 6.6             |                         |                    |      |  |
| \$35,000-49,999         | 5 0.5              | <b>Age</b>              | <b>---Total---</b> |      |  |
| \$50,000+               | 4 0.4              | -----                   | Count              | Pct  |  |
| Median                  | \$14,539           | 0-17                    | 294                | 28.7 |  |
|                         |                    | 18-24                   | 96                 | 9.4  |  |
|                         |                    | 25-34                   | 126                | 12.5 |  |
|                         |                    | 35-44                   | 126                | 12.3 |  |
|                         |                    | 45-54                   | 108                | 10.5 |  |
|                         |                    | 55-64                   | 95                 | 9.3  |  |
|                         |                    | 65+                     | 177                | 17.3 |  |
|                         |                    | Median                  | 34.5               |      |  |
| <b>Housing Value</b>    | <b>---Total---</b> | <b>Education</b>        | <b>---Total---</b> |      |  |
| -----                   | Count Pct          | -----                   | Count              | Pct  |  |
| \$ 0-14,999             | 14 7.0             | Grade 0-11              | 203                | 32.0 |  |
| \$15,000-29,999         | 48 23.9            | Grade 12                | 335                | 52.8 |  |
| \$30,000-49,999         | 70 34.8            | College 1-3             | 70                 | 11.0 |  |
| \$50,000-99,000         | 67 33.3            | College 4+              | 26                 | 4.1  |  |
| \$100,000+              | 2 1.0              | Median                  | 12.3               |      |  |
| <b>HH Size</b>          | <b>---Total---</b> | <b>Occupation</b>       | <b>---Total---</b> |      |  |
| -----                   | Count Pct          | -----                   | Count              | Pct  |  |
| 1 Person                | 64 6.5             |                         |                    |      |  |
| 2 Person                | 158 16.0           |                         |                    |      |  |
| 3 Person                | 60 6.1             |                         |                    |      |  |
| 4 Person+               | 102 10.3           |                         |                    |      |  |
| Average                 | 1.04               |                         |                    |      |  |

| Housing Units     | ---Total--- |      |                    | Count | Pct  |
|-------------------|-------------|------|--------------------|-------|------|
|                   | Count       | Pct  |                    |       |      |
| Occupied Yr-Round | 382         | 38.7 | Managerial         | 48    | 12.9 |
| Vacant Yr-Round   | 366         | 37.1 | Technical          | 49    | 13.1 |
| Seasonal          | <u>239</u>  | 24.2 | Service            | 76    | 20.4 |
| Total             | 987         |      | Farm/Fish/Forestry | 39    | 10.5 |
|                   |             |      | Other              | 161   | 43.2 |

Source: 1980 Census of Population and Housing smpc Demographic Profiles - Branch County by MCD

**TABLE III**  
**DETAILED SUMMARY OF 1990 CENSUS FOR KINDERHOOK TOWNSHIP**

| Area Description   |             |          | Population              |             |      |
|--------------------|-------------|----------|-------------------------|-------------|------|
| MCD:               | Kinderhook  |          | Total 1990 Population:  | 1292        |      |
| State:             | 26          |          | Group Quarters:         | 0           |      |
| County:            | 023         |          | Housing Units:          | 1087        |      |
| % Used:            | 100         |          | Average Household Size: | 2.86        |      |
| Update:            | 01/01/90    |          |                         |             |      |
| HH Income          |             |          | Race                    |             |      |
|                    | ---Total--- |          |                         | ---Total--- |      |
|                    | Count       | Pct      |                         | Count       | Pct  |
| \$ 0- 4,999        | 16          |          | White                   | 1277        | 98.8 |
| \$ 5,000- 9,999    | 46          |          | Black                   | 3           | 0.2  |
| \$10,000-14,999    | 62          |          | Amer. Indian, Eskimo    | 7           | 0.5  |
| \$14,999-24,999    | 115         |          | Asian, Pacific Islander | 2           | 0.2  |
| \$25,000-34,999    | 88          |          | Other                   | 3           | 0.2  |
| \$35,000-49,999    | 83          |          |                         |             |      |
| \$50,000+          | 92          |          | Age                     |             |      |
| Median             |             | \$26,250 |                         | ---Total--- |      |
|                    |             |          |                         | Count       | Pct  |
|                    |             |          | 0-17                    | 326         | 25.2 |
|                    |             |          | 18-24                   | 96          | 7.4  |
|                    |             |          | 25-44                   | 373         | 28.9 |
|                    |             |          | 45-54                   | 147         | 11.4 |
|                    |             |          | 55-64                   | 162         | 12.5 |
|                    |             |          | 65+                     | 188         | 14.6 |
| Housing Value      |             |          | Education               |             |      |
|                    | ---Total--- |          |                         | ---Total--- |      |
|                    | Count       | Pct      |                         | Count       | Pct  |
| 263 Reported       |             |          |                         |             |      |
| \$ 0- 49,999       | 89          | 33.8     | Grade 0-11              | 224         | 25.8 |
| \$ 50,000- 99,999  | 95          | 36.1     | Grade 12                | 385         | 44.3 |
| \$100,000-149,999  | 44          | 16.7     | College 1-3             | 181         | 20.8 |
| \$150,000-199,999  | 25          | 9.5      | College 4+              | 80          | 9.2  |
| \$200,000-299,999  | 10          | 3.8      |                         |             |      |
| \$300,000+         | 0           |          | Occupation              |             |      |
| Median             |             | \$68,300 |                         | ---Total--- |      |
|                    |             |          |                         | Count       | Pct  |
|                    |             |          | Managerial              | 68          | 11.5 |
|                    |             |          | Technical               | 4           | 0.7  |
| HH Type            |             |          |                         |             |      |
|                    | ---Total--- |          |                         |             |      |
|                    | Count       | Pct      |                         |             |      |
| Family-Married     | 339         | 68.5     |                         |             |      |
| Family-Male Head   | 11          | 2.2      |                         |             |      |
| Family-Female Head | 39          | 7.9      |                         |             |      |

|                      |                      |      |                        |    |      |
|----------------------|----------------------|------|------------------------|----|------|
| Non-Family-Single    | 91                   | 18.4 | Service                | 71 | 12.0 |
| Non-Family-Other     | 15                   | 3.0  | Farm/Fish/Forestry     | 35 | 5.9  |
| Total Households     | 495                  |      | Professional Specialty | 53 | 9.0  |
|                      |                      |      | Sales                  | 52 | 8.8  |
| <b>Housing Units</b> | <b>----Total----</b> |      | Clerical               | 69 | 11.7 |
| -----                | Count                | Pct  | Production/Repair      | 82 | 13.9 |
| Occupied Yr-Round    | 495                  | 45.5 | Mach. Op/Assembly      | 88 | 14.9 |
| Vacant Yr-Round      | 54                   | 5.0  | Other                  | 68 | 11.5 |
| Seasonal             | 538                  | 49.5 |                        |    |      |
| Total                | 1087                 |      |                        |    |      |

Source: 1990 General Population and Housing, Social, Employment, Income Characteristics: U.S. Census Bureau

#### D. DEMOGRAPHIC AND ECONOMIC CONDITIONS AND TRENDS

Table II and III contain detailed summaries of the 1980 and 1990 Census results for Kinderhook Township. The following observations can be drawn from available statistics:

1. township population is increasingly comprised of individuals of retirement age (55+)
2. education levels of Township residents continues to rise
3. average household size remains steady
4. housing values continue to rise and conversion from seasonal to year round use is increasing
5. a shift in occupations toward service jobs continues
6. average household income continues to rise

#### E. LAND USE CHARACTERISTICS

##### 1. Agriculture and Open Space

Agricultural activity occurs on only about half the area of the Township, with most of the large tracts of agricultural land being located in the western half of the Township. Uses are a mixture of grain production and animal husbandry. There are large areas of wetlands in the southern half and in the northeast corner of the Township.

##### 2. Residential

Seven of the ten lakes have housing along their shores. Many of these were seasonal housing dating back to the early 1900's, but most of the structures have been updated or replaced with year round dwellings.

During the last 30 years, numerous plats of year round residential housing have been constructed, many with access to Coldwater Lake. Most of

these plats have been developed within a mile and a half of I-69. Many seasonal dwellings have been converted to year round use because of the availability of sewers on Coldwater Lake and Lake George.

3. Commercial

Commercial uses in Kinderhook Township are mainly concentrated near the intersection of Copeland Road and Old U.S. 27 (S. Angola Road).

4. Industrial

There is no industrial development in Kinderhook Township.

5. Public Recreation

A State recreational area may be planned on the south side of Coldwater Lake in Section 2 of Kinderhook Township on land owned by the State of Michigan. There are 3 additional public access sites in the Township; these are on Lake George, Lake Lavine and Silver Lake. There are no county or Township parks located in the Township.

6. Transportation

The Township is bisected north to south by I-69, a four lane limited access highway with one interchange at Copeland Road. I-69 is paralleled by Old U.S. 27 (S. Angola Road), which is now a two lane county primary, one-half mile to the west of I-69. Other county primary roads include: Iyopawa Island Road from Old U.S. 27 to the island, Copeland Road from Old U.S. 27 to the east, Southern Road, Flint Road and Quimby Road from Copeland Road north.

The Branch County Airport is located eight miles north of the Township, to the west of Coldwater. This is a general aviation airport and has no regularly scheduled flights.

There is no railroad service in the Township.

Public transit service is provided by the Branch Area Transit Authority on a county-wide “dial-a-ride” basis.

7. Public Facilities and Services

a. Schools: Kinderhook Township is in the Coldwater Community School District, with Coldwater High School and Legg Middle School located in Coldwater and Lakeland Elementary School located on Otis Road in Ovid Township to the north. Alternative school options are available with out of district transfer agreements being in place between Coldwater, Quincy and Bronson School Districts and with the location of Pansophia

Academy, a K-12 Michigan Charter School and St. Charles, a private elementary school, in Coldwater.

b. Police: Police protection is provided by the Branch County Sheriff Department and the Michigan State Police, both located in Coldwater.

c. Fire: Fire Protection is provided by the Lakeland Volunteer Fire Department. This department serves both Kinderhook and Ovid Townships and is located at 716 S. Angola Road (Old U.S. 27), which is near the boundary line between the two Townships.

d. Healthcare: The Township is served by the Lifecare Ambulance Service and the nearest hospital is the Community Health Center in Coldwater.

All emergency services are accessed through the county-wide 911 service.

e. Utilities: Electric is supplied by Consumers Energy. Some areas of the Township are able to access natural gas through Michigan Gas Utilities, with the remainder using local propane gas suppliers. The majority of the Township obtains telephone service through Verizon.

The residences around Coldwater Lake and Lake George have sanitary sewer available through a special assessment district. The sewer system is administered by the Branch County Board of Public Works.

Some portions of the Township have cable television service available.

f. Administrative Services/Public Works: Kinderhook Township provides building and zoning inspection; property assessing for the Township, school district and county; and planning and zoning administration. The Township joins with Ovid Township to provide fire protection

The Branch County Road Commission administers the local road maintenance program. All other public services are administered at the school district or county level from Coldwater.

#### **IV. PRESENT LAND USE TRENDS (FUTURE PROJECTIONS)**

##### **A. AGRICULTURE AND OPEN SPACE LAND USE**

Agriculture is not expanding in the Township but it is changing in character. The availability of more irrigation has prompted a move towards more specialty crops. The number of livestock operations seems to remain stable. In the lake areas, some agricultural land is still being absorbed by residential plat developments. There seems to be much demand for large rural residential lots.

##### **B. RESIDENTIAL LAND USE**

It is expected that the lake front properties will gradually be filled in with increasingly more expensive residences. With the rise in construction costs expected to continue, there will be an increasing demand for low cost housing away from the lakes. This may take the form of manufactured housing. The existence of the public sewer will continue to accelerate the trend to replace smaller lake homes with larger homes.

##### **C. COMMERCIAL LAND USE**

At present, commercial activity is centered at the Copeland/S. Angola Roads intersection.

With increases in population and/or tourism, there will be increased demand for commercial services. Copeland Road from S. Angola Road to I-69 as well as S. Angola Road (Old U.S. 27) for its entire length may also attract commercial developers.

##### **D. INDUSTRIAL LAND USE**

No site in Kinderhook Township is believed to be suitable for the needs of heavy industry.

## **E. RECREATIONAL LAND USE**

The State land and public access sites should provide sufficient recreational opportunities for the population of the Township.

## **F. PUBLIC FACILITIES AND SERVICES**

With the exception of sanitary sewer and public water supply, all other public utilities should be adequately provided for. If sewers are provided in a timely manner, there should be no need for public water supplies in the near future. Any unforeseen major growth in population would stretch fire, police and school services.

## **V. PROBLEMS, ADVANTAGES AND OPPORTUNITIES**

This Section of the Kinderhook Township General Development Plan highlights problems, present land use practices in the Township, advantages of living in Kinderhook Township and the opportunities which lie ahead in Kinderhook Township.

### **A. PROBLEMS OF TOWNSHIP LAND USE**

The problems of past land use practices are not unique to Kinderhook Township. The following list of such problems represents a lack of proper land use planning in the past:

1. development on poorly drained soil
2. overcrowded lakeshore development
3. damage to fragile environmental areas
4. development of isolated pockets of residential development which are difficult to serve with public utilities which are needed for the health and safety of Township residents
5. loss of productive farmland
6. lack of availability of commercial property
7. concern about the quality of surface and groundwater
8. continued conflicts between controlled growth and maintaining the rural character of the Township

### **B. ADVANTAGES TO KINDERHOOK TOWNSHIP LIFE**

A few of Kinderhook Township's many advantages are listed below:

1. an abundance of natural resources which include lakes, streams and scenic beauty
2. existence of a pleasant rural and recreational atmosphere for the residents of the Township
3. existence of a good highway infrastructure allowing for the movement of people and materials
4. a citizenry committed to preserving Kinderhook Township's character and dedicated to proper land use planning

### **C. OPPORTUNITIES FOR THE FUTURE OF KINDERHOOK TOWNSHIP**

The opportunities which lie ahead for the Township stem from the fact that it's citizens recognize existing problems, are dedicated to the solution of those problems, and are further dedicated to a community planning process which will permit the Township to look ahead to anticipate problems before they develop. The Township General Development Plan records in one place the existing conditions, past trends and future projections of land use variables for the Township. Also, the Plan records the community's goals, objectives and desires with regard to the future development of the community. In this way both policy-makers and development interests, both within and outside the community, are able to work together to maintain the Township in the future as a pleasant place to live while recognizing future development pressures, the desires of future Township residents, and future population demands. With a citizenry dedicated to the proper use of the Township's resources and with a General Development Plan as a guide for present and future policy-makers, the future of the Township can be a positive one as the community works together to overcome problems, to capitalize on it's advantages, and to develop it's resources in a responsible manner for it's future generations.

## VI. KINDERHOOK TOWNSHIP GOALS AND OBJECTIVES

The following set of general development goals and objectives were developed as part of the Township Planning Commission's general development planning process. These goals and objectives were reviewed at the Township Planning Commission's public meetings and at the final public hearing prior to the Planning Commission's approval of the General Development Plan. These goals and objectives shall serve as a guide for Township decision-makers with regard to future land use development decisions. Further, these goals and objectives serve as a guide for the development of the recommended future land use plans for the Township.

### A. RESIDENTIAL DEVELOPMENT

1. Goal: To provide a choice of housing types, location, and environments to accommodate individual capabilities and preferences of current and future population.
2. Objectives:
  - a. Encourage residential development of a variety of neighborhoods to provide for different housing needs, locational preferences, age groups and income groups.
  - b. Encourage the majority of residential development to take place within areas of the Township adjacent to developed residential areas or where necessary public services can be adequately provided in the developmental stages (rural sub-divisions).
  - c. Encourage residential developers to consider health, safety, convenience and environmental compatibility factors.

- d. Discourage residential strip development (proliferation of driveway access) along major transportation arteries.
- e. Discourage extensive single lot residential development in areas of high agricultural activity.
- f. Prohibit residential development in floodprone areas and regulate residential development in natural areas which would be severely damaged by uncontrolled development.
- g. Encourage the preservation, renovation and maintenance of existing housing stock and protect existing and future areas from conflicting land uses which would decrease their desirability as residential areas.

## **B. AGRICULTURAL DEVELOPMENT**

- 1. Goal: To preserve to the maximum extent possible the most productive agricultural lands of the Township.
- 2. Objectives:
  - a. Develop definite criteria for the designation of the most productive farmlands in the Township and take steps to encourage long-term commitments to agricultural activities in the identified areas.
  - b. Discourage land development activities in agricultural areas which would lead to land use conflicts or adversely affect farming operations and the economic viability of agricultural activity.
  - c. Designate agricultural security areas within the General Development Plan map where future residential development is severely restricted.
  - d. Consider cluster development as a way to allow some development in agricultural areas adjacent to existing residential development.
  - e. Encourage purchase of development rights when available.

## **C. COMMERCIAL DEVELOPMENT**

- 1. Goal: To provide for a variety of commercial developments and service activities appropriately located to serve the needs of the projected population.
- 2. Objectives:
  - a. Encourage major commercial and service facilities to locate in cluster developments where essential public services can

be economically provided and traffic can be accommodated without increasing traffic congestion.

- b. Discourage lengthy strip commercial development along major transportation arteries.

#### **D. INDUSTRIAL DEVELOPMENT**

1. Goal: To provide some suitable areas for the orderly development of light industry without degrading the environment.
2. Objectives:
  - a. Encourage and provide for light industry in areas where essential public services can be provided, operating efficiency maximized and congestion and public hazard minimized.
  - b. Control industrial development so as to assure compatibility with residential or other land uses in the area.

#### **E. OPEN SPACE AND RECREATION**

1. Goal: To provide adequate year-round recreation opportunities and preserve and enhance the Township's natural features.
2. Objectives:
  - a. Control lakeshore and stream bank development to assure that development does not directly or indirectly destroy these areas.
  - b. Encourage conservation and protection of natural, scenic, and wooded areas for public enjoyment.
  - c. Encourage the provision of adequate open space and recreational facilities in any major residential development proposal.
  - d. Prohibit floodplain development.

#### **F. TRANSPORTATION**

1. Goal: To provide for an efficient, safe and convenient transportation network.
2. Objectives:
  - a. Encourage improvement of the road network to accommodate present and future vehicular traffic in an efficient manner.

- b. Classify the existing road system to determine the primary function of each road (access to property, collection of traffic, or major movement of traffic).
- c. Regulate land development to minimize congestion and assure that the road system serves as designed.
- d. Require proper road design in major residential developments.
- e. Encourage the development of transportation routes which discourage nonresidential traffic from residential areas.

## **G. UTILITIES**

- 1. Goals: To provide for the timely development of necessary services - sewer, storm drains, water lines, in accordance with present and planned future needs of the Township.
- 2. Objectives:
  - a. Carefully assess future needs.
  - b. Require all development to connect to utility services in a timely manner.
  - c. Require all new apartments, mobile home parks and similar medium to high density developments to provide a central sewage disposal system until such time that sanitary sewers are available.
  - d. Permit single-family residential development in areas not serviced by sanitary sewer provided lot sizes are consistent with public health requirements for septic systems and Township residential and environmental policies.

## **VII. RECOMMENDED FUTURE LAND USE POLICIES**

Following an inventory of existing land uses, soil conditions, availability of public utilities, environmental conditions and public roadways, a series of policies have been established to achieve the goals and objectives recommended for the Township (see Township Goals and Objectives Section).

### **A. RESIDENTIAL LAND USE**

1. Density (dwelling units per acre) of development shall be based on factors including environmental impact such as:
  - a. Lake frontage and off lake areas should not be fully developed in order to minimize nutrient loading from septic systems and to provide for wildlife habitat and access to water/wetlands and woodland.
  - b. Lower density will be required where there is an abundance of natural resources to be preserved or where there will be significant public benefit from natural scenery.
2. Creative and flexible design of development will be encourage, through the use of development controls, in order to preserve natural features of parcels.
3. Proliferation of driveway access to major roadways will be discouraged in favor of access to public/private residential roads in order to preserve

the function of major roadways.

4. Higher density development may occur where serviced by sanitary sewer services and when such development meets all other development policies.
5. Development should occur in a manner with access to major roadways. Development isolated from existing roadways should be discouraged.
6. Residential densities should not be mixed (high density with low density) without adequate transitional areas (e.g. medium density or buffer areas).
7. Compatibility of residential design, construction and appearance should be encouraged.
8. Township regulations should be established which are flexible and non-discriminatory, but will provide for the public health and welfare.

## **B. COMMERCIAL LAND USE**

1. Commercial development should occur in a manner which provides for direct access to major roadways without relying on residential access streets.
2. Locations for commercial development should provide for safe access which minimizes possible vehicular or pedestrian safety hazards.
3. Commercial development should be located to minimize negative impacts on nearby residential development.

## **C. INDUSTRIAL LAND USE**

1. Industrial development should occur in a manner which provides for direct access to major roadways without relying on residential access streets.
2. Industrial development should occur at locations and in a manner to assure compatibility with adjacent land uses.
3. Industrial development should be located to minimize negative impacts on nearby living environments.
4. Industrial development should occur in a manner which does not degrade the natural environment.

## **D. AGRICULTURAL LAND USE**

1. Land designated as agricultural shall serve the following purposes:
  - a. preservation of large tracts of land presently utilized for agricultural purposes
  - b. protection of wildlife habitat
  - c. protection of wetland and woodland areas from development or destruction
  - d. maintenance of scenic beauty
  - e. protection of groundwater recharge areas
  - f. preservation of rural community character
  - g. protection of lakes, lakeshore and offlake areas from over intensification of residential development
2. Agricultural activities should be protected from encroachment by non-agricultural activities.
3. Location of non-agricultural development shall minimize impacts on agricultural activities.
4. Conventionally accepted management practices should be employed to assure maximum compatibility between agricultural and non-agricultural land uses.