

# Acknowledgments

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The 2022 Fredonia Township Master Plan revision involved significant effort from citizens, staff, consultants, and members of the Planning Commission and Township Board. Without this support, completion of this plan would not have been possible.

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The formulation of this plan was undertaken by the Fredonia Township Planning Commission. A public hearing on the plan was held **August 9, 1999**. Revisions to the draft were completed based upon the public input received from the hearing. A presentation of the revised plan was presented to the Fredonia Township Board on **October 18, 1999**. This was followed by adoption of the Master Plan on **October 25, 1999**.

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# Chapter 1 – Introduction

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Change in Fredonia Township and the City of Marshall has been significant over the past few years. Economic development efforts have landed some significant industrial, commercial, and agricultural operations. What was once a small, consolidated municipality neighborhood by rural township is changing. Utilities and infrastructure are expanding. Land that was once agricultural is now ripe for development.

Balanced with economic development efforts and growth is the Fredonia Township’s identity as an agricultural community with a distinct rural character. Further, the rivers and lakes within the Township are cherished amenities to residents and a draw for Lakefront living. Along with growth is the need for protection of the Township’s resources and preservation of rural character outside of areas targeted for growth. Considering the balance, this plan seeks to identify the most appropriate areas for major commercial and industrial growth outside of the City’s limits for an agreed upon future general development framework.

## Master Planning

The Fredonia Township Master Plan is intended to be a guide for the Township’s development over the next 15 to 20 years. The Master Plan is a product of the planning process. Through text and maps, it explains the philosophy and desires of citizens concerning the future. The Master Plan seeks to express an ideal and achievable community in terms of growth potential and preservation. However, the plan is flexible enough so that changing conditions will allow the Township to adapt as necessary to accomplish the general goals of the plan. The Master Plan was developed under the authority of the Michigan Planning Enabling Act, PA 33 of 2008. The Master Plan is the basis for the Zoning Ordinance, which regulates the use of land, and serves as the framework for decision-making concerning future growth, development, preservation, and community services.

## 2022 Amendments to the Master Plan

The Master Plan was amended in 2022. As part of the required five-year review of the Plan, the Township initiated the plan amendment process to reflect changes in conditions, perspectives, and priorities. The new vision of the Township is reflected by the goals of the Master Plan. Over the following chapters you will find an overview of physical and social features, community facilities, existing land use, public involvement, future land use planning, and implementation of the recommendations of the plan.

# Chapter 2 – Our Township

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## Historical Profile

The process of developing a plan for the future development of Fredonia Township begins with a review of its past. The locational characteristics of a community often play a substantial role in defining the potential for development, whether it be 150 years ago, today or tomorrow. Fredonia Township's central location within Calhoun County and within southern Michigan creates an historical perspective from which to begin this planning process.

Early pioneers began to make their way from the east coast of the United States to southern Michigan by the early 1830's. Congress was anxious to open up this new frontier and in 1826 authorized the survey and construction of a territorial road that would run from Detroit to the west, to Marshall and beyond. The lure of fertile ground, abundant timber and wild game brought settlers along this old Indian trail, with some ending up in what is today Fredonia Township.

The very first settler in Fredonia Township was Thomas Burland. Born and reared in Yorkshire, England, he brought his wife and three daughters in 1831 by sleigh to the newly organized Calhoun County. The next year they began building a log cabin on ground they had settled in Section 24, near the present-day Township Hall at F Drive South and Old 27. Mr. Burland had been a farmer in England, and it is said that he chose a beautiful spot for his home and farm. He owned the first team of horses and the first cattle brought into the township.

John Huston, from Rochester, New York, was the second settler in the township, arriving with his wife and three children by covered wagon in 1833. He planted the first orchard in the township and that same year sowed his first wheat on a 240-acre farmstead. His daughter Sarah was born on September 28, 1834 and was the first female child born in the township.

Fredonia Township was organized in 1838. The first town meeting was held at the home of Ebby Hyde on April 2, 1838. The first officers chosen by the Township were John Huston as Supervisor and Putnam Root as Clerk.

Population growth within Fredonia Township has followed that of the City of Marshall over the years. The location along the original US 27, connecting the Marshall area to Lansing (northeast) and Coldwater (south), brought increased exposure to the township. It also provided access to amenities such as Lyon Lake, for summer residence and recreational opportunities.

While agriculture has played a dominant role in the business of the township, transition to residential development and some supporting commercial development has occurred over the years. With improved access from I-69, primarily around its interchange at F Drive South going east to Old 27 and north along 15 ½ Mile Road, the township is well positioned for future growth (See Map 1).

The introduction of a public sewer system in the early 1990's, which was extended from the City of Marshall to serve Lyon Lake, brought increased urbanization to the Old 27 Corridor. An update to the Master Plan, which focused solely on a study of this corridor, was completed in 1992. This new master plan for Fredonia Township is directed at the next 20 years beginning in the year 2020.

# DEMOGRAPHIC ANALYSIS

Fredonia Township would not be where they are at today without its communities most valuable asset, the people. In order to assess future growth potential, a review of past demographic trends provides much of this direction. While much of the statistical analysis reflects a comparison between 1980 and 2020 Census data, and the 2020 American Community Survey 5-Year Estimates, the Census Bureau provided 2020 estimates of population which have been used in this plan update.

**Table 1: Population**

Community	2020	2010	2000	1990	1980
Fredonia Township	1585	1,626	1,723	1,741	1,755
City of Marshall	6822	7,088	7,459	6,891	7,201
Calhoun County	134,310	136,146	137,985	135,982	141,557

*Source: 2020 to 1980 Census Data*

In 2010, the population of Fredonia Township was 1,626 persons. As of the 2020 census reported the population at 1,585 persons. Over a 50 - year period the township has maintained a population loss of 42.5 people every ten years.

**TABLE 2: TOTAL HOUSING UNITS**

Community	2020	2010	2000	1990	1980	1970
Fredonia Township	757	733	727	687	645	517
City of Marshall	3363	3394	3353	2894	2870	2442
Calhoun County	59518	60924	58691	55619	54234	46856

*Source: 2020 Census Data*

As characterized by the housing statistics, the number of housing units can be increasing while the overall population declines. This is primarily due to the reduction in the number of persons per household. Smaller family sizes due to reduction in birth rates, increasing divorce rates or higher elderly populations all influence this trend.

**TABLE 3: HOUSEHOLDS**

Community	Total Occupied housing units	Owner Occupied	Renter occupied	Vacant
Fredonia Township	677	614	63	82
City of Marshall	3391	2097	1294	151
Calhoun County	54124	37636	16488	6765

*Source: 2020 American Community Survey 5-year estimates, 2020 Census Data*

Households are defined as occupied housing units, with the 2010 Census indicating 82 vacant units or only 12% of the total units. Of those occupied, almost 90.6% of those are owner occupied, well above the county rate of 69.5%. As townships become more urbanized, more duplex, and multiple-family rental units are constructed to serve this growing demand, resulting in a decline in owner occupancy and usually higher vacancy rates (such as the 12.5% vacancy rate for the county as a whole).

<b>TABLE 4: HOUSING VALUATION/ RENTAL RATE/ PERCENTAGE CHANGE</b>				
<b>Community</b>	<b>2020 Median Value</b>	<b>2010 Median Value</b>	<b>2020 Median Contract Rent</b>	<b>2010 Median Contract Rent</b>
Fredonia Township	153,600	140,200	842	788
<b>Percentage of Change</b>	9.6%		6.9%	
City of Marshall	137,200	122,400	748	650
	12.1%		15.1%	
Calhoun County	115,500	102,600	776	642
	12.6%		20.9%	
<i>Source: 2020 American Community Survey 5-year estimates</i>				

The overall housing market can best be defined by looking at housing valuation based upon standard appraisal techniques. Within the census data, two statistics are available which provide some assistance: the median value and percentage change (appreciation-market comparison approach) and the median contract rent and change (income approach).

While the overall valuation of housing is higher where new development is occurring, the percentage change in valuation may also indicate up-and-coming markets. In terms of the 2020/2010 census comparison, Fredonia Township experienced change in median value consistent but slightly lower than with that in the City of Marshall to the north. The median contract rent also indicates strength in the market for rental units, with the City of Marshall and Calhoun County both experiencing higher rates and increases than Fredonia Township over the same period.

<b>TABLE 5: HOUSEHOLD INCOME 2020</b>		
<b>Community</b>	<b>Total Households</b>	<b>Median Income</b>
Fredonia Township	677	66,458
City of Marshall	3,391	58,175
Calhoun County	54,124	50,219
<i>Source: 2020 American Community Survey 5-year estimates</i>		

The relationship between the median household income and the median valuation often provides some opportunity to determine the affordability of housing in a given area. Table 5 identifies the median household income in 2020 and can be compared with Table 4 in terms of the relationship between income and valuation. In Fredonia Township, the median household, with an annual income of \$66,458, lives in a median value home of \$153,600 or 2.3 times their income level. When compared with the City of Marshall, whose rate is 2.3 times, and Calhoun County at 2.2 times, the income/ valuation analysis supports a fairly stable and affordable market.

<b>TABLE 6: AGE BREAKDOWN</b>				
<b>Community</b>	<b>Under 18 years</b>	<b>18 to 64</b>	<b>65+</b>	<b>2020 Median Age</b>
Fredonia Township	20.7%	54.3%	25 %	48.9
City of Marshall	19.1%	56.5	24.4	46.6
Calhoun County	22.9	59.4	17.7 %	40.1
<i>Source: 2020 American Community Survey 5-year estimates</i>				

The 2020 census established the median age in Fredonia Township at 48.9 years old in 2010 compared to 45.6 years old in 2020. As the age of the population continues to increase (as the average life span increases) the trend is for higher numbers of people in the 65 and over category.

<b>TABLE 7: INCOME &amp; POVERTY</b>		
<b>Community</b>	<b>2020 Median Income</b>	<b>% Poverty Level</b>
Fredonia Township	66,458	9.7%
City of Marshall	58,175	11.4%
Calhoun County	50,219	16.7%

*Source: 2020 American Community Survey 5-year estimates*

As can be seen in Table 7, less than 10 % of residents live in the poverty in Fredonia Township. In some cases, these are elderly residents living on fixed incomes while others may be young families with lower incomes and increased dependent responsibility. In most instances, higher rates of poverty are found in very rural areas and within urban areas, while areas such as Fredonia Township experience lower than average rates and higher prosperity.

<b>TABLE 8-A: 2020 EMPLOYMENT RATE (16 Years and Over)</b>	
<b>Community</b>	<b>Employment Rate</b>
Fredonia Township	54.1%
City of Marshall	58.6%
Calhoun County	55.9%

*Source: 2020 American Community Survey 5-year estimates*

As can be seen in table 6, 54.3% of residents in Fredonia Township are in the working-class age range which follows closely with the employment rate at 54.1%. setting the unemployment rate .2% or approximately 32 persons unemployed between the age of 18 and 65.

<b>Table 8-B Class of Worker in Fredonia</b>	
<b>Job Class</b>	<b>Percentage</b>
Employee of private company workers	73.8%
Self-employed in own incorporated business workers	3%
Private not-for-profit wage and salary workers	4%
Local, state, and federal government workers	13.2%
Self-employed in own not incorporated business workers and unpaid family workers	6%

*Source: Chart Survey/Program: 2020 ACS 5-Year Estimates Subject Tables*

The type of employment also reflects the stability of the population. With almost 73.8% of those employed living in the Township working for private employers. The general strength in the economy will naturally reflect on the continued growth and prosperity in the Township. As communities experience higher levels of unemployment or wage levels are not adequate to maintain household needs, support within the community may increase in terms of providing areas for more intensive commercial and industrial development.

<b>TABLE 9: POPULATION PROJECTIONS</b>				
<b>Year</b>	<b>2010</b>	<b>2020</b>	<b>2030</b>	<b>2040</b>
Fredonia Township	1626	1585 (-2.5%)	1,545	1506

*Source 2020 Census Data*



These projections were based on utilizing the estimated 2020 population change of roughly -2.5 % from 2010, and then establishing that as a base over the next twenty years (2020 to 2040). This would result in an estimated population for Fredonia Township of 1,506 by 2040.

## GEOGRAPHIC PROFILE

This geographic profile of Fredonia Township is presented in order to better define areas of the township that should be preserved and protected as new development occurs. These areas also provide natural drainage and filtration in order to minimize the impact of development. General data is available on topography, soils and other natural features that define these development areas through preservation of more sensitive environmental areas in Fredonia Township.

### Topography

Fredonia Township is characterized by level to gently rolling topography, with elevations primarily between 900 to 1,000 feet above sea level. Some of the highest elevations are found in the southeastern portion of the township and some of the lowest elevations along the northern township boundary, south of Marshall Township.

### Soils

A new soil survey for Calhoun County was completed in the early 1990's and provides much of the data base for defining conditions suitable or unsuitable for certain land uses. Soils that are typically found in lower elevations and are least suitable for housing development include the Houghton series and the Sebewa series of soils. These are found throughout the township and often in close proximity to one another. "The Houghton series consists of very deep, very poorly drained, moderately slowly permeable to moderately rapid permeable soils in swales and depressions on till plains, outwash plains and lake plains. The Sebewa series consists of very deep, poorly drained soils on outwash plains and terraces." These two series are prevalent in areas around the smaller lakes, including areas north of Nottawa Lake, southwest of Cedar Lake and around Long Lake, Pine Lake and southwest of Upper Brace Lake.

The balance of soils within the township are more closely linked to the Oshtemo-Kalamazoo series, with the Oshtemo providing only slight limitation for installation of private septic systems. Overall this soil series provides slight to moderate limitation for building site development and should be considered more suitable areas supportive of development.

### Natural Features

Other natural features that should be considered in the planning process include preservation of both surface water quality and ground water quality. A series of smaller lakes are served or connected to natural creeks or man-made drainage areas. Many of these areas support wetland plants and wildlife, as well as hardwood tree stands at slightly higher elevations.

The Nottawa Creek traverses the southwestern portion of the township, with this ultimately draining into the St. Joseph River Basin. The Squaw Lake Drain and the Talmedge Creek drain the northeastern portion of the township. The ability to drain much of the township has preserved the opportunity for agriculture to coexist in these same areas on level to gently sloping terrain. Such areas should be limited in their use for expanded residential development beyond the natural divisions which may occur. Map 2 provides some historical perspective and topography of the township.

Map 2: Fredonia Township Quadrants



## EXISTING LAND USE & ZONING

A review of existing land use and present zoning within the township is coordinated with the demographic analysis and geographic profile to form the basis for future planning efforts. In some instances, the present use of land will support an expansion of that use in the same general area of the community, while in other cases, this use will not be recommended as part of the future plan for that area. This review will focus on three tiers of sections running from east to west through the township.

**Section 1 through Section 12:** This northern tier of the township is characterized by both an urban and rural development pattern along the primary county roads. Urban development includes single family residences along Old 27 just south of the City of Marshall, with one commercial use (The Moonraker Restaurant) just south of the Talmedge Creek. An additional residential strip exists along Old 27 just north of B Drive So., and then extending out B Drive So. to the west. On the west side of I-69, there is residential development along A Drive South and along 15 and 15 1/2 Mile Roads. The location of this single-family development is influenced by two pipelines running east and west, as well as natural low-lying areas, limiting much of this development area. An expansion of the low-density residential areas, consistent with existing land use and zoning, must be coordinated with preservation of these open space areas.

**Section 13 through Section 24:** This central or middle tier of the township is probably the most intensively developed area, especially that east of I-69. The F Drive interchange with I-69 and its intersection with Old 27 provide for more intensive commercial and medium density residential use (Mobile Home Park). In addition, the east side of Cedar Lake has residential development, as does the area surrounding Lyon Lake and south of Long Lake in Section 23, and more along D Drive South (Hickory Lane) leading to Maynard Lake. This area presents the most intensive existing use of land and the corresponding zoning includes Low Density Residential, Medium Density Residential and Highway Service Commercial zones. Preserving open space along the east side of I-69 follows the natural features of the Squaw Lake Drain and then extending south to the Tri-Lake area south of Drive South. As more intensive development continues in this area, such preservation of natural drainage areas should be a priority in the plan.

**Section 25 through Section 36:** This southern tier of the township includes the balance of Lyon Lake with the only intensive land use and zoning falling within Sections 25 and 26. A small commercial area just south of H Drive South should not be planned for commercial use due to the capacity for commercial development along F Drive South. The more intensive residential use along Lyon Lake is balanced with open space areas, including a golf course (Marshall Country Club) and a campground (Tri-Lake Campground). Limited access to Fish Lake from both the golf course and campground preserves this lake for passive recreation. Areas west of I-69 include Ellis Corners at the intersection of H Drive South and 13 Mile Road. The long history of this area, with some corresponding commercial use (including a church) should be noted, although its more remote location does not support increased commercial development and is not recommended for inclusion in the plan. Preservation of the Nottawa Creek tributary, connecting with the north and east side of Nottawa Lake, serves as a natural drainage area for this tier of the township. There presently exist two zones, one commercial and one multiple family, which are not recommended for

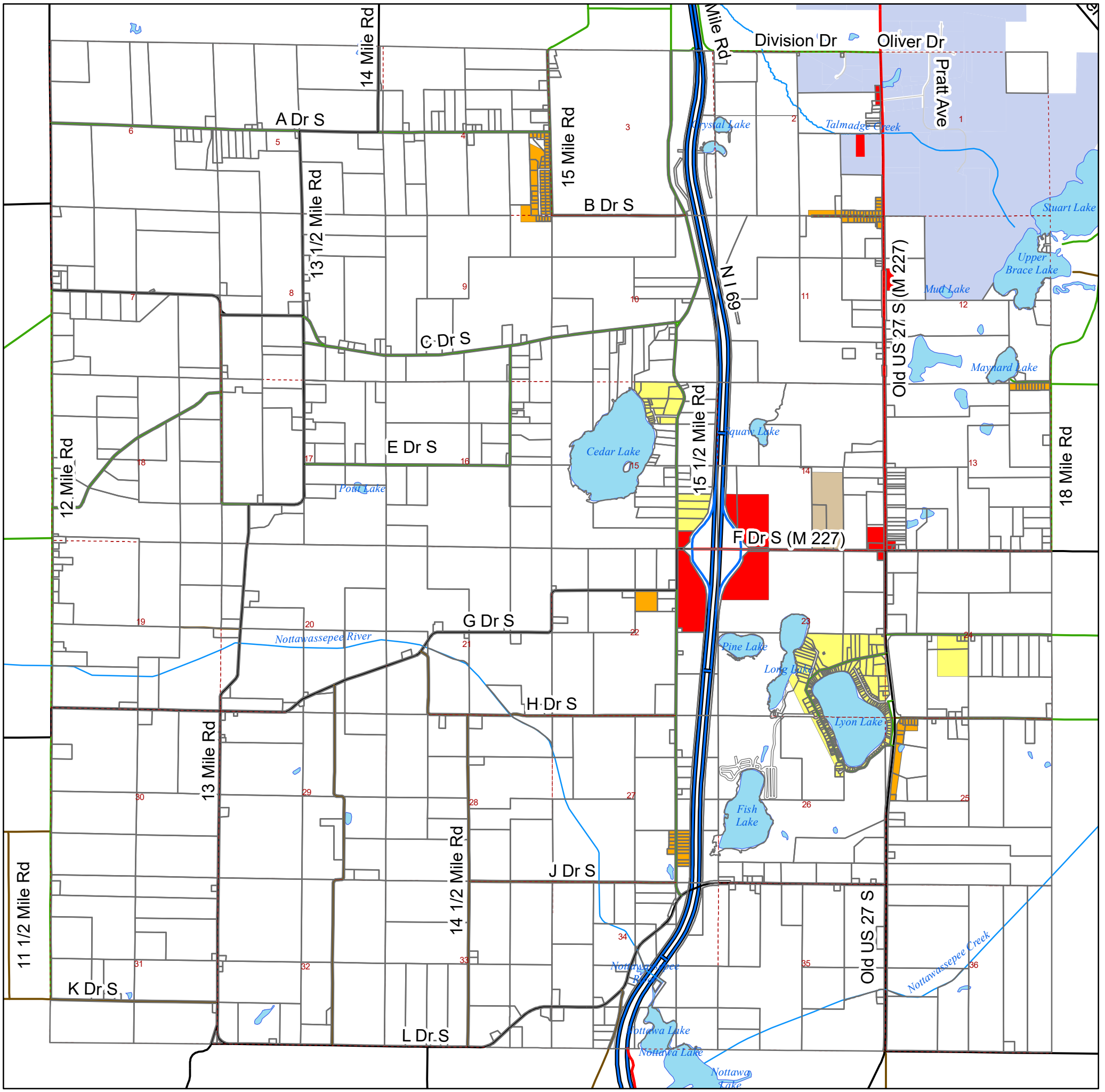
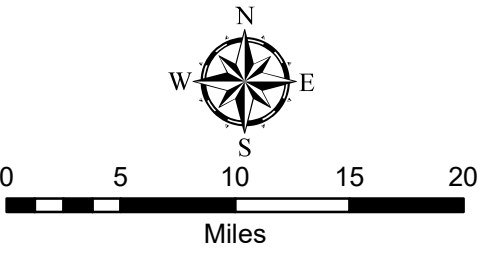
corresponding planned areas due to the improved potential to support more intensive development along the F Drive South corridor.

Despite several noted zoning districts, the pattern of existing land use in the township is quite traditional in terms of larger lot single family residences dotting the landscape. More intensive residential development around Lyon Lake, and less intensive development on portions of other lakes, provides an opportunity to preserve the open space areas that naturally link these bodies of water. The Old 27 corridor, especially just south of the Marshall City limits, and the F Drive South corridor between I-69 and F Drive South, provide the foundation for more intensive zoning and land use. Access and connection to public sewer, which runs from the City of Marshall to Lyon Lake, may support this pattern of development into the future. Protection and preservation of these natural open space and water body areas prevalent throughout the township should be supported within the plan.

# Fredonia Township

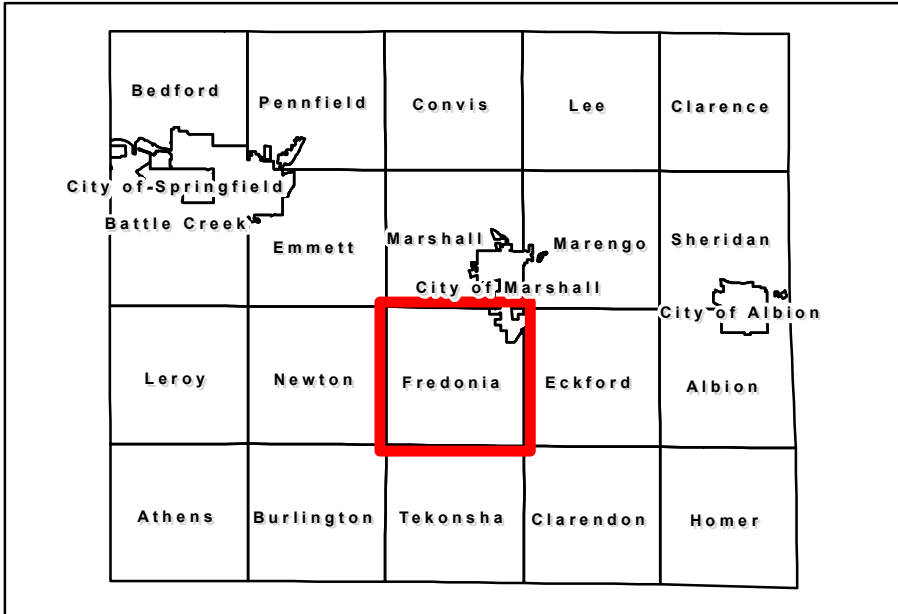
Calhoun County, Mi

## Zoning



- AA-Agricultural
- HS - Highway Service Commercial
- MHP - Manufactured/Mobile Home Park
- RA - Low Density Residential
- RB - Medium Density Residential
- 2021 Tax Parcels
- City of Marshall
- Section Lines
- Interstate Highway
- Interstate Highway Ramp
- State Highway
- County Primary
- County Local Paved
- County Local Gravel
- City Street

Map Created By: Calhoun County GIS (01/06/2020)  
 315 W Green St, Marshall MI 49068 | 269-781-0749



# ANALYSIS OF SURVEY RESULTS

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## INTRODUCTION

In order for the comprehensive planning process to be effective, the plan must adequately reflect the needs and perspectives of the Township’s residents and community leaders. To facilitate community involvement, the Township created a community survey mailing which gathered 107 responses.

The results, described in the following paragraphs, helped form the basis for the development of a Master Plan update that meets the needs of the Township residents. A complete set of the results of this survey can be found in a separate report.

## BACKGROUND

Respondents of the survey live primarily in the Southern half of the Township in a single-family dwelling which they own. Nearly 65 percent of respondents have lived in the Township for 21 years or more. The majority of respondents also indicated that they were 45 years or older and had no children 18 years of age or younger living at home.

## SUMMARY

The survey results suggest that Fredonia Township residents are content with many of the conditions of the Township. They seem generally positive about the future and appear to favor the existing rate of growth in the Township. The survey respondents rank protecting lake and stream water quality, preserving natural areas, farmland preservation, and housing and neighborhoods as key issues for the Township.

### Land Use for Future Development

(1 is most Desirable, 7 is least desirable)

Use	Score
1- Open Space	1.5
2- Single-family Residential	1.72
3- Multi-Family Residential	4.64
4- Retail	4.95
5 - Light Industry	5.1
6- Office Complexes	5.52
7- Heavy Manufacturing	6.82

# FUTURE LAND USE PLAN

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The Future Land Use Plan is the coordination of the past (Historical Profile), statistical data reflecting the past, the present and the projected future (Demographic Analysis), the natural features impacting development (Geographic Profile), the present pattern of development (Existing Land Use & Zoning) and the desires of the residents in terms of future development (Analysis of Survey Results). This element of the plan integrates the findings and recommendations into a Master Plan, with the intent to guide the future pattern of development over the next 20 years.

The findings within this plan began with an overview of the rich history of Fredonia Township, dating back over 160 years and patterned upon its close proximity to the City of Marshall. New transportation (I-69) and infrastructure (public sewer) improvements over the years has resulted in a more urbanized look to the township. The population, after stagnating in the 1980's, has returned to a growth mode, with new residential and commercial development occurring at a modest rate in the 1990's.

The population of the township is very stable, with low vacancy rates and a high percentage (85%) of owner-occupied housing. Property valuations are higher than the overall county averages, with the median value of housing closely following that with the City of Marshall. It is anticipated that growth will continue at current levels, with the township's population exceeding 2,200 people by the year 2015.

The township is clearly blessed with an abundance of natural open space, with small lakes, creeks and natural and man-made drains promoting the community landscape and preserving agriculture as resource. Soil conditions limit the potential for residential development in many areas, while changes in topography provide opportunity for residential activity to co-exist with agricultural uses in many areas.

Past development and more intensive zoning have been concentrated mostly on land east of I-69. Some spots of commercial and multi-family zoning are inconsistent with the pattern of future land use supported by the 1992 Corridor Study/Master Plan Update.

Preservation of agriculture and natural open space areas throughout the township should be given high priority within this plan, based upon the comments and answers received through a citizen survey. Almost half of the respondents have lived in the township over 20 years, providing for stability and supportive of the desire for preservation of the status quo. As population growth occurs, the natural process for splitting of 1-2-acre parcels for larger lot residential development was supported as the most desirable.

Thus, the creation of a new master plan for the township is based upon future land use closely following with past development practices. New industrial and commercial development can be supported in certain locations of the township, yet these land uses should be secondary to the main purpose of preservation of agricultural and open space lands.

## Open Space

This land use designation is directed at the preservation of natural resources and open space/recreation areas in the township. Many small lakes and streams have natural low-lying wetland areas that should be preserved within this category. These areas can also serve as natural buffers between land uses, including agricultural and residential areas. The topography and presence of many natural and man-made drainage areas link much of this open space land. Some residential development may be allowed in these areas

depending upon presentation of suitable building sites at elevations above the floodplain. Yet, the intent will be to restrict such development to no less than one unit per every 5 acres. It is anticipated that specific land use will follow those uses identified within the Open Space and Waterbody Conservation District of the Zoning Ordinance. This designation includes approximately 6,734 acres of land or approximately 30% of the total land area of the township.

## Agriculture

This land use designation includes the highest percentage of land devoted to any category. This determination is consistent with the survey results in supporting the preservation of agriculture in the township. Residential development will be allowed with the intent to restrict split activity, with a minimum of one acre to preserve as much agricultural land as possible. It is anticipated that specific land use will follow those uses identified within the Agricultural District of the Zoning Ordinance. This designation includes approximately 12,041 acres of land or roughly 53% of the total land area of the township.

## Low Density Residential

This land use designation is directed at supporting residential development on larger lots with a density range of 1-2 units per acre. This shall be the primary area within the township where new single-family development can occur within a planned development (plat or site condominium). It is anticipated that specific land use will follow those uses identified within the Low Density

Residential District of the Zoning Ordinance. This designation includes approximately 2,128 acres of land or just over 9% of the total land area of the township.

## Medium Density Residential

This land use designation is directed at providing areas of the township where more intensive smaller lot residential development can occur. These areas are typically served by public sewer and/or public water and may be in closer proximity to commercial services and primary road systems. The density range for such residential purposes is typically 3-5 units per acre and may include single family or two-family housing units developed in a consistent manner, such as within a planned development or mobile home park. It is anticipated that specific land use will follow those uses with the Medium Density Residential District of the Zoning Ordinance (or a Mobile Home Park District if one exists). This designation includes approximately 822 acres of land or 4% of the total land area in the township.

## Transitional

This land use designation is intended to provide some flexibility in its application, with the intent to provide some transition in land use between commercial and industrial areas and low to medium density residential use. While land constraints and existing development may limit the opportunity for such transition to occur, the desire is to provide a buffer from incompatible land use. Compatible land use may include higher density residential development or office/non-retail uses that can co-exist with adjoining residences and as well as more intensive commercial development. It is anticipated that specific land uses will follow those uses within the Multiple Family Residential District or the Office/Business District of the Zoning Ordinance. This designation includes approximately 218 acres of land or 1% of the total land area of the township. Two primary areas have been designated: 1) surrounding the corner of Drive South and Old 27 and 2) the area directly south of the Marshall City limits.



## Commercial

This land use designation is directed at providing suitable locations in the township for retail and business development. Close proximity to more intensive residential development and improved accessibility to serve the motoring public is typical criteria for success. It is anticipated that specific land uses will follow those uses within the Highway Service Commercial District of the Zoning Ordinance. This designation includes approximately 115 acres of land or .5% of the total land area of the township. Two primary areas have been designated: 1) the corner of Old 27 and F Drive South and 2) the interchange of Drive South and I-69.

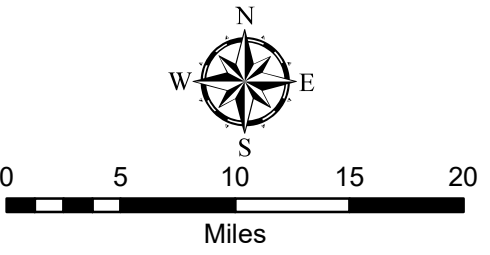
## Industrial

This land use designation is directed at providing areas within the township where employment opportunities exist for township residents, while still seeking to protect and preserve the natural environment. The intent will be to support industrial development on larger lots within a park-like setting, similar to that found with a certified industrial park. It is anticipated that specific land uses will follow those uses within the Industrial District. This designation includes approximately 85 acres of land or .4% of the total land area of the township. One primary area has been designated along Division Drive, providing some consistency with the expansion of the L. Alta Brooks Industrial Park in the City of Marshall.

# Fredonia Township

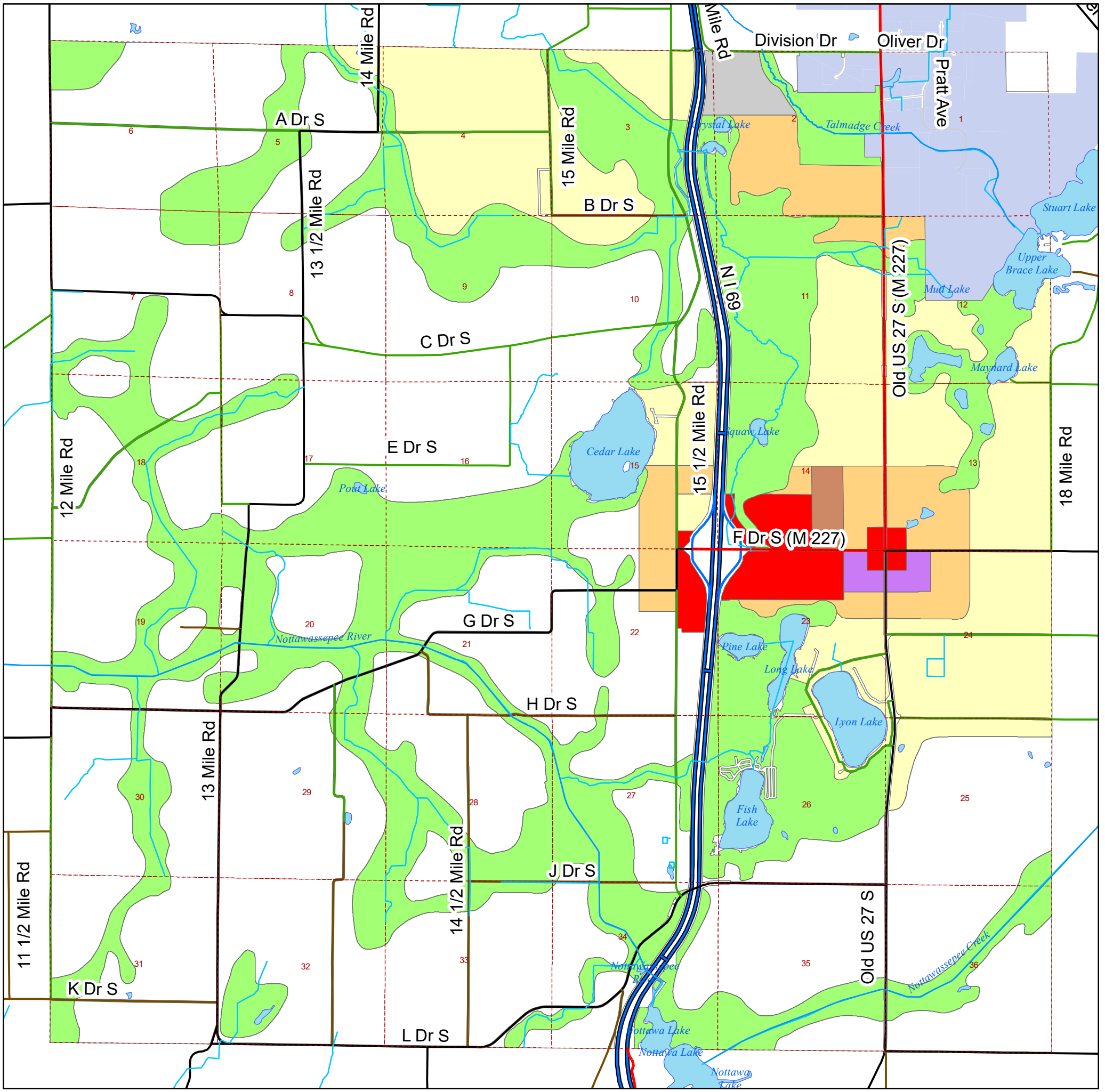
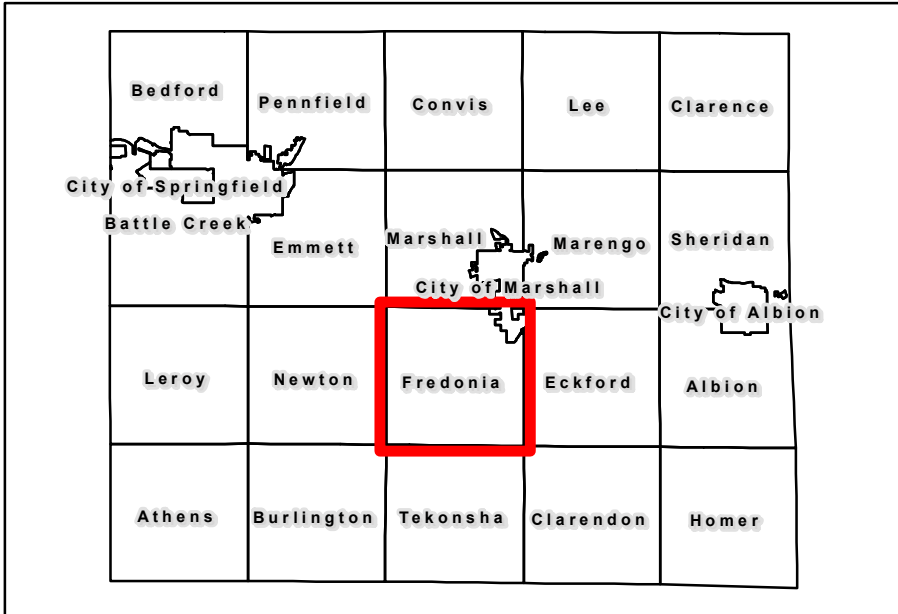
## Calhoun County, Mi

### *Future Land Use*



- AG - Agricultural
- City of Marshall
- HS - Highway Service Commercial
- Interstate Highway
- I - Industrial
- Interstate Highway Ramp
- LDR - Low Density Residential
- State Highway
- MDR - Medium Density Residential
- County Primary
- MHP - Mobile Home Park
- County Local Paved
- OB - Office Business
- County Local Gravel
- OS - Open Space
- City Street
- Section Lines

Map Created By: Calhoun County GIS (01/06/2020)  
 315 W Green St, Marshall MI 49068 | 269-781-0749



# Master Plan/Implementation

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The Fredonia Township Master Plan is intended to provide a guideline for the future development of the township over the next 20 years. It is intended to be general in nature and not specific to individual parcel boundaries as may occur within the zoning ordinance. As a primary tool of the Planning Commission, it is concerned with the orderly development of the community and the ability to reduce conflicts on planning and zoning matters between residents, the township administration and the development community.

The implementation of the plan is most closely linked to the decisions of the Planning Commission and Township Board as they relate to the Zoning Ordinance Text and Map. While not every zoning decision can rest solely with the Master Plan, it should provide an important tool in establishing a consistent framework for such decisions. The need to review, update and amend the master plan will depend on the level of development pressure and/or the introduction of new land uses. A general guideline would be to update the plan every five years and develop a new plan every ten years corresponding to the availability of new data (Census) and changing conditions.

The acreage and percentage breakdown for each of the individual land use designations is as follows:

Land Use Designation	Acreage % of Total	
Open Space	6,734	30%
Agriculture	12,041	53%
Low Density Residential	2,128	9%
Medium Density Residential	822	4%
Transitional	218	1%
Commercial	115	0.5%
Industrial	85	0.5%
Lakes/Other	480	2%
Total:	22,623	100%

# APPENDIX

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## Age & Time in Twp.

	25	26-44	45-64	65+	0-5	5-10	10-20	20+
Zone 1	1	0	9	10	4	1	4	11
Zone2	0	0	3	13	2	0	1	13
Zone3	0	6	4	9	5	0	2	12
Zone4	1	0	20	31	2	2	13	33
Total	2	6	36	63	13	3	20	69

## Likes

Township residents like rule an open space, quiet and peaceful location, proximity to Marshall in Battle Creek, proximity to highways, farming, friendly people in neighbors, lakes and streams, fire Department and 1st responders, low crime, low taxes, helpful Township members, Township Hall use, privacy, election workers, low cost, no marijuana facilities, no light pollution and some improved roads.

## Dislike

Townships residents feel that there are Poor Roads, high taxes, truck traffic, trucks on US 27 instead of Interstate 69, no Internet, no zoning enforcement, would like slower speeds, land splits, no tax base industry, Marshall industrial park expanding into the township, no shopping, nowhere to compost yard waste, fencerows disappearing, lack of growth, Township board, Lyon Lake Texas are too high compared to rest of Township, want to drive golf carts on roads, trailer park, water line from the Township Hall to lion Lake, flood zones and survey needs to be reviewed, Cemetery restrictions, nonprogressive, poor communication of Township meetings.