

COOPER CHARTER TOWNSHIP

MASTER PLAN

ADOPTED BY PLANNING COMMISSION MARCH 13, 2018

ADOPTED BY TOWNSHIP BOARD APRIL 9, 2018

PREPARED BY:
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TABLE OF CONTENTS

Introduction/History I-1 to I-4
Demographic Analysis	...II-1 to II-5
Geographic Profile	..III-1 to III-1
Existing Land Use/Zoning	..IV-1 to IV-4
Development Trends	...V-1 to V-4
Public Participation/Goals	VI-1 to VI-8
Future Land Use/Zoning Plan	VII-1 to VII-3
Implementation/Appendix	
Historic Plat Maps	
Community Survey Questionnaire	

SECTION 1

INTRODUCTION/HISTORY

This initial element is intended to provide background about the Township and its location, followed by an understanding of the process that takes place leading to final review and adoption. This begins with a review of the Planning Process, which includes conformance with state law and a determination of the elements of the master plan. Due to the unique history of Cooper Township, an overview of the original settlement of the State, County and Township has also been included within this section of the Plan. A review of current and prior plans provides some additional foundation. The Township's most recent effort to gain public input through a community survey supports the goals and objectives leading to future development scenarios and process for implementation.

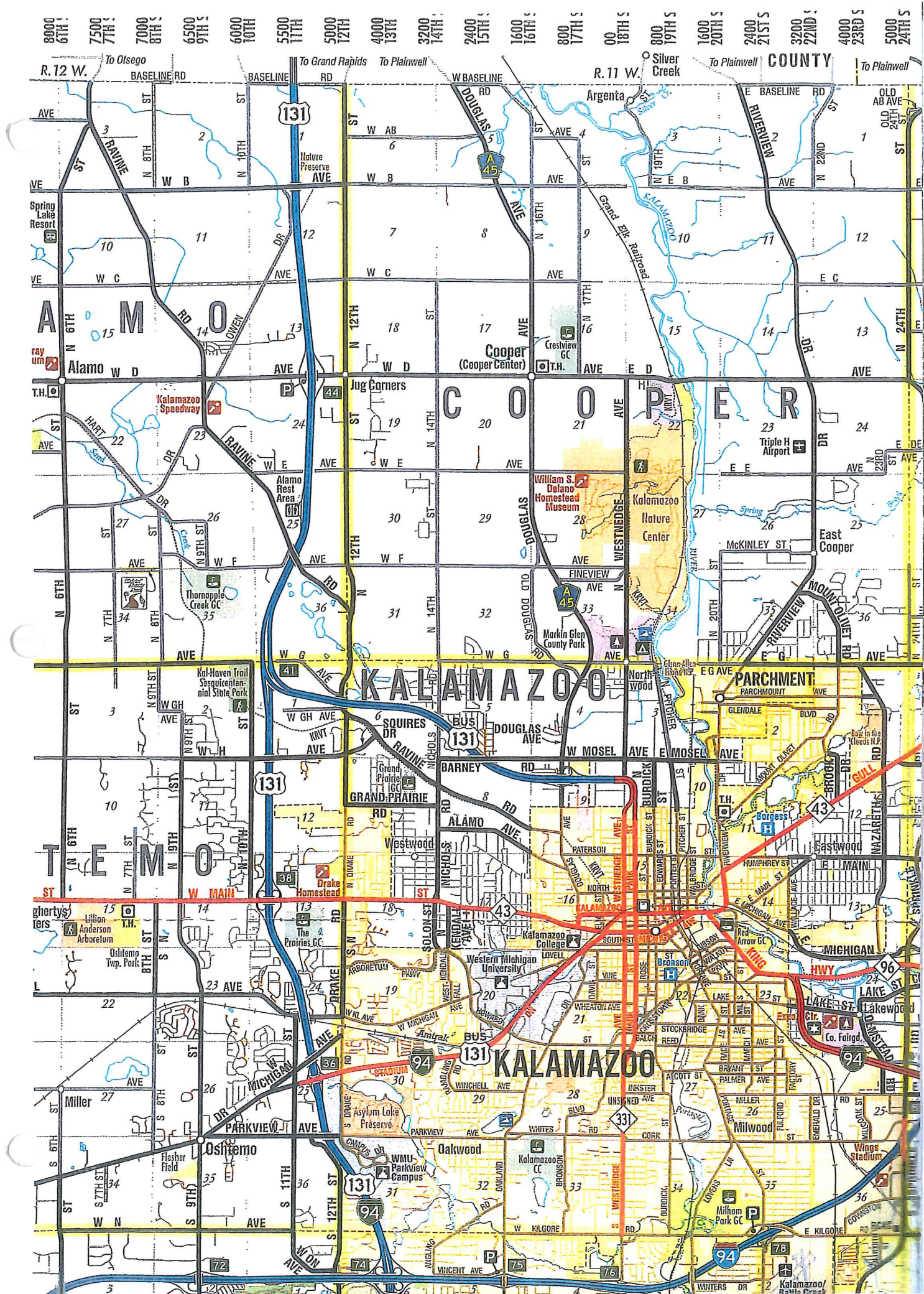
Location

Cooper Charter Township is located in southwest Michigan along the northern tier of Townships within Kalamazoo County (Map 1). With location just north of the City of Kalamazoo, its close proximity allows Township residents easy access to employment and commercial services. The US-131 interchange at D Avenue (just to the west of the Township), provides further ease of access south (I-94) and north to Grand Rapids (I-96). On a more local level, it shares a boundary with the City of Parchment and is located just south of the City of Plainwell.

Planning Process

The Michigan Planning Enabling Act, PA 33 of 2008, as amended, provides the outline for developing the plan and the process for review and adoption. Generally, all plans are now deemed as "master plans", replacing the current "land use plan", which was intended to serve as the foundation for the zoning ordinance. This new plan is based upon seven (7) elements, which serve as building blocks leading up to the Future Land Use Map, followed by Implementation. Once the Planning Commission is comfortable with the draft plan, it is forwarded on to the Township Board, which then authorizes its distribution to all surrounding units of government (including the County). Following a 63-day review period, the Planning Commission will hold a public hearing. Following this additional public comment, the Planning Commission makes any modifications and then adopts the new plan. It is also recommended (and required in some communities) that the Township Board adopt the master plan, in this way creating a consistent Township support for any future decisions that rely on the plan, such as requests for rezoning.

Implementation of the Plan is often through proposed amendments to the Cooper Township Zoning Ordinance. The process for amendment and to define other responsibilities of the Planning Commission (and Zoning Board of Appeals), the Michigan Zoning Enabling Act, PA 110 of 2006, as amended, provides such guidance. The initial Zoning Ordinance was adopted

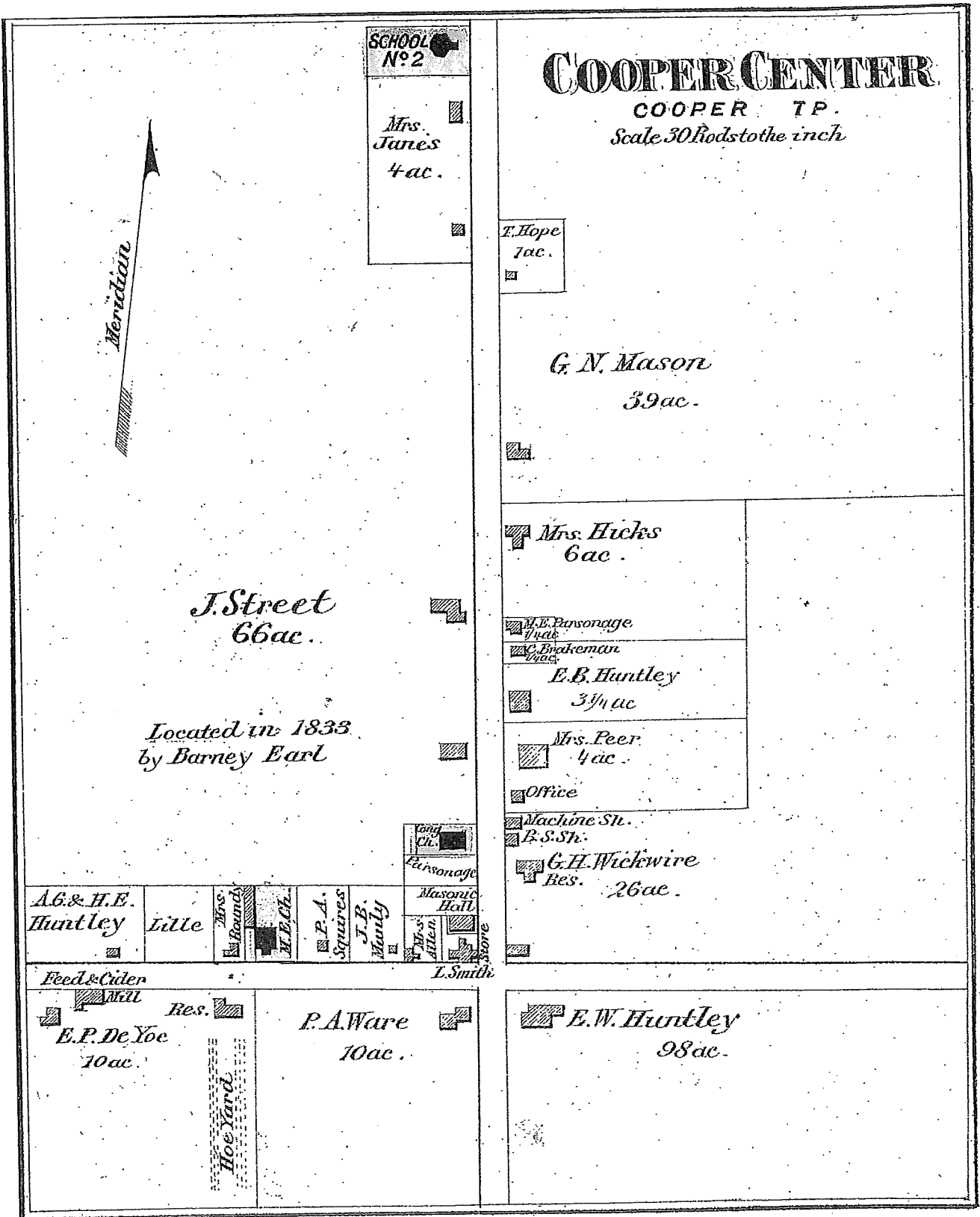


on November 25, 1947 and the Zoning Map provided for the direction of future development prior to adoption of any overall plan. The first Master Land Use Plan was adopted in 1973, utilizing data from the release of the 1970 Census (in around 1972). In 1993, the Township adopted a new Master Land Use Plan (Titled the 2002 Plan), followed by another new Plan in 2002, that was known as the 2012 Plan. In 2011, amendments were adopted that provided for a revised map, utilizing enhanced wetland and floodplain data to expand open space areas and for a new commercial designation in the original Cooper Center. This was followed by amendments to the Zoning Ordinance to establish the new “CBD” Cooper Business District.

Community History

The history of Cooper Township closely follows the history of the State of Michigan, first beginning when Michigan was a territory and then growing into a structured government as Michigan became a state. In 1810 there were 4,762 people living in the Michigan Territory, growing to 8,096 by 1820. The boom in the 1830’s (so-called *Michigan Fever*) brought substantial growth, with land surveys and governmental boundaries established as Michigan became a state. The first local government in Kalamazoo County was Arcadia Township, with its first recorded meeting on April 3, 1832 at the home of Titus Bronson. Later that same year, the Michigan Territorial Legislative Council divided Arcadia Township into what would become the four Townships of Alamo, Cooper, Oshtemo and Kalamazoo. Cooper Township became self governing in 1836 (with Alamo split out in 1838) and soon after the Village of Bronson became the Village of Kalamazoo, which became self governing in 1843.

The first Cooper Township resident was Dr. David Deming, who settled in 1834. He assisted in organizing the Township and was its first Supervisor. The Township was named by Horace Comstock, who was a member of the Territorial legislature. His wife’s maiden name was Cooper and she was related to the novelist James Fennimore Cooper. A scene from one of his novels “Oak Openings” was based upon the Kalamazoo Valley. Cooper Centre (Center) was established in 1835 when Barney Earl purchased land and built a store (he also served as the Township’s first postmaster). A plat map from 1873 (Map 2) depicts “downtown” Cooper with both large and small parcels, including a School (#2), the Cooper Congregational Church, several parsonages, an office, a machine shop, a Masonic hall, a feed and cider mill and the store. Other notable residents in the area were Joseph Skinner and Ephriam DeLano (who served as the first Township Clerk). Other early settlers, such as George Hart and Anson Huntley, supported the development of the Masonic Hall (United Lodge No. T49 of the Ancient, Free and Accepted Masons). Many small schools were built (Cooper Center, Delano, Deming, Gardner, Jug Corners, McGregor and Schau) in the mid to late 1800’s in support of this growing population. Other businesses/land along what is now Douglas included a Methodist Church, a tavern, a blacksmith shop and a wagon shop. It should also be noted that the profession of “cooper”, or barrel maker, was listed by many of the early settlers.



Downtown Cooper as depicted in the 1873 Kalamazoo County atlas.

The first State Census took place in 1834, with a total estimated population of the new state of 60,000 people. There were only 14 organized counties, with six in the southwestern portion of the State (Berrien, Cass, St. Joseph, Branch, Calhoun and Kalamazoo). By 1840 the state's population had grown to over 200,000 people. Kalamazoo County's population jumped from 7,380 persons in 1840, to 13,179 in 1850 and 24,663 in 1860. It was estimated that in 1850, more than a third of state residents had immigrated from New York State. The State growth was fueled by a copper and iron ore boom and the lumber industry, with mills springing up in support of building and the furniture industry in Grand Rapids. "In 1847, Governor Epaphroditus Ransom, a former Kalamazoo judge, was the catalyst for the building of Plank Roads". One such route extended from Kalamazoo to Grand Rapids, with a stop in Cooper Centre. While the oak and elm planks were intended to last and provide for a smoother surface, they fell into disrepair and were eventually removed or replaced with the advent of rail. The last stage coach trip along this route was in 1869, with Cooper Centre having a population of 232 persons. Eli Hart's Hotel may be one casualty of the decline in use of the old plank road.

Much of the local history of names and places was documented in the 2000 book by W. Ward Christlieb entitled "If Only Walls Could Talk: The Architectural Heritage of Cooper, Michigan". It is organized by date of residential construction, beginning with the Federal style (up to 1830), Greek Revival (1830-1860), Gothic Revival (1840-1860), Octagon (1850-1860), Italian Revival (1860-1880), Mansard (1865-1875), Queen Anne/Victorian (1880-1900) and then Craftsman (1905-1940's). Much of the business history follows the original road layout running north and south along Riverview (River Road) and Douglas (Plank Road), with farm houses along the east/west avenues.

While the history of Cooper Township and Kalamazoo County was connected to the development of the State of Michigan in the 1800's, what followed in the 1900's more closely aligned with national trends. Industrialization in the early 1900's slowly evolved the area from a rural-agricultural setting to more of an urban-rural mix, with new business and residential development occurring in a more densely populated configuration. Housing development was traditionally on larger parcels through land division. Township plat maps depicted over 20 parcels of more than 160 acres (1/4 section) in 1913, with this dropping to approximately 15 parcels by 1925. As the depression and World War II gripped the country in the 1930's to 1945, what followed was a transformation of how development occurred with a new "suburban" model. The expansion of transportation systems and the growth of the automobile industry led to new development patterns in what were previously rural communities outside city boundaries. New development was in the form of "subdivisions" of land through platting, introducing layouts that were larger than city lots but smaller than parcels through land division.

A review of plats within Cooper Township showed less than 5 plats that were built in the pre-war years, mostly abutting G Avenue and Riverview near Parchment. This was followed by a large surge in new plats (approximately 30) over the next 15 years (1946-1960). These plats were located throughout the Township (with the exception of the northeast quadrant) and the lot sizes

increased from the city standard (50' to 66' lot width) to more suburban lot widths of 90'-100'. As the number of parcels increased through land division, non-platted lots were typically 132' wide or greater. While zoning regulation directed these land division (non-platted) sizes, separate subdivision control regulations defined lot sizes within plats. This difference remains today and is highlighted by whether such new plats are served by public sewer and/or public water supply systems. Much of the most recent development is in a new form, commonly known as "site condominiums", which may look like traditional plats but do not require formal state approval (but must follow condominium laws requiring a recorded master deed). In the far southeast corner of the Township a large apartment complex (Cooper Landing) is continuing to expand, bringing new residents into the Township (a part of the increase in population between 2000 and 2010 Census).

Government

With Cooper Township first organized in 1836, Township government has remained quite consistent, with leadership through a Supervisor, Clerk and Treasurer. In December of 1990, Cooper became a Charter Township. The original unincorporated Cooper Center (at the intersection of Douglas and D Avenue,) serves as the location of the Township Hall and primary fire station. The Township operates a fire department (in coordination with surrounding units of government) and police services are provided through the Kalamazoo County Sheriff. The Township has two cemeteries, the East Cooper Cemetery (at D Avenue and Riverview) with some 3,014 graves and the West Cooper/Evergreen Cemetery just south of Cooper Center with some 4,438 graves (totals as of 2015). Just to the south of the Township is the City of Parchment, originally chartered as a Village in 1932 and then as a City in 1939. The Township has four different school districts within its boundaries, mostly Plainwell to the north and Parchment Public Schools to the south, with small areas in Otsego (west) and Gull Lake Public Schools (to the east). It has five different voting precincts and roughly 6,000 parcels of land.

Recreation

The Township does not operate any parks but is blessed to have one of the Kalamazoo County's parks (Markin Glen), the non-profit Nature Center and a segment of the Kalamazoo River Valley Trail (KRVT). These properties abut the west side of the Kalamazoo River, which splits the Township into two fairly equal east and west halves. Further direction for providing such trail linkage and possible expansion is presented in the "Development Trends" element of this plan.

SECTION 2

DEMOGRAPHIC PROFILE

This element of the Plan provides the background data related to population, housing and the potential for future development. It is based upon the United States Census, which allows for some interpretation based upon the nature of the survey and other national and state trends that influence the results. From the perspective of the Plan, population and housing growth may lead to further expansion of areas for new residential development. If "growth management" is the focus or if limited growth is anticipated over time, there may not be the need for increased capacity in residential land use designations.

Population

Table 1 provides a breakdown of population change for Cooper Township over the last 20 years. While the intent of the master plan is a 20-year look into the future, the past plays an important role in the overall direction for the community.

Table 1 - Population

1990	2000	% Change 1990-2000	2010	% Change 2000-2010	% Change 1990-2010
8,442	8,754	+3.7%	10,111	+15.5%	19.8%

The Township's population growth between 1990 and 2000 (312 persons) was followed by a much larger increase between 2000 and 2010 (1,357 persons), and the percentage increase jumped from roughly 4% to 16%, with a total increase over the 20 year period of approximately 20%. When compared to the population change for the surrounding townships (Table 2) and the County as whole, Cooper Township remains in the middle to upper range of population growth. It should also be noted that the City of Parchment had its population decline by 6.8% during the 2000 to 2010 period (from 1,936 to 1,804).

Table 2-Population Comparison

	2000	% Change 1990-2000	2010	% Change 2000-2010	% Change 1990-2010
Alamo	3,820	16.6%	3,762	-1.5%	14.8%
Gun Plain	5,637	18.6%	5,895	4.5%	24.0 %
Kalamazoo	21,675	3.3%	21,918	1.1%	4.5%
Richland	6,491	27.3%	7,580	16.8%	48.7%

For land use planning purposes, the comparison in Table 2 provides an indication of the direction of where population growth may occur. Given that Kalamazoo Township and the City of Parchment are older urban communities, it is not likely that new single family development would be occurring along this southern boundary, although a large multiple family development (Cooper Landing) has resulted in substantial population growth

within the southeast corner of the Township. With Richland Township's growth more centralized in that Township (to the east) and both Alamo and Gun Plain residential development (west and north) limited in nature, most of the growth that is anticipated is based upon the central location of the Township just north of Kalamazoo and within close proximity for access to US-131.

Sex/Age Breakdown

Of the 2010 population of 10,111 persons, there were 4,961 males and 5,150 females, a roughly 49/51 split. The number of persons age 65 & over (1,373 or almost 14% of the population) was higher than that for the county as a whole (12%). The lower number of males (614) to females (759) age 65 & over reflects national trends toward a longer life expectancy for the female population. The overall aging population opens up possible opportunities for more senior housing options, especially for those living alone.

Generational Profile

Much of what is now presented for age breakdown is linked to generational categories. These categories are an attempt to somewhat define people, despite a broad mix of varying personal characteristics. From the perspective of marketing for housing, services or other economic needs, these five categories, shown in Table 3, provide the opportunity to determine where a community may wish to target growth in population through a mix of housing choice.

Table 3

GENERATION	BIRTH RANGE	AGE RANGE *	CENSUS GROUP*
Silent Generation	(1925-1945)	(65-85)	(65 & Over)
Baby Boom	(1946-1964)	(46-64)	(50-64)
Gen X	(1965-1976)	(34-45)	(35-49)
Gen Y	(1977-1987)	(23-33)	(25-34)
New Millennial	(1988-)	(00-22)	(0-24)

* These age ranges are based on the Census year of 2010. The Census grouping is how the age breakdowns can best be combined to most closely match the categories.

Initially, it should be noted, that no one person fits this exact generational profile in terms of target marketing. Within the *Silent Generation* there are many people living active lives in their own homes, while many are now residents of active retirement communities, and still others are living in assisted living facilities and nursing homes. With housing choices limited in some communities, this population may need to "retire" elsewhere to find needed services, such as medical care, or simply choose to relocate to be closer to family or for a warmer climate.

The *Baby Boomers* are probably the most profiled category, likely because of their size but also because of the post World War II growth in the media and marketing directed at this generation. As with their parents generation, they have varying types of housing

expectations, although most continue to live in single family homes, whether in subdivisions or on larger parcels. In most instances, they make up a large percentage of people who own homes in rural areas. They are also the population that will support retirement communities, often as second homes, and increased demand for medical services. Their existing and future reliance on much needed services, as well as personal wants, may influence community makeup for many years to come.

The *Generation X* population is more difficult to define, although they now encompass those in their prime working and parenting years. They are also the population expected to take up the demand for housing that may be shed by the *Silent Generation*. In a more robust economy, it is this group that may have more options as to housing, yet their lower population numbers may reduce their ability to support the services needed by the large Baby Boom cohort.

The *Generation Y* population, also known as the *Baby "Boomlet"*, brings forth a young generation that enjoys much of the trappings of being raised by the baby boomers. This includes educational pursuits and expectations in life, that may not always follow those same steps of their parents. In many instances, they are either not having children or deferring marriage and/or childbirth until later in life. This group is in their early working years and they are most often associated with the desire for a more urban existence. It is this group that will shape community development in the years ahead, through housing decisions and lifestyle choices.

The *New Millennials* are, as of yet, not a target of housing demand and supply, but it is anticipated that this category will follow their older *Generation Y* counterparts and seek a more urban existence. Whether a community can attract this group, which is primarily in their educational years, will be dependent upon the housing type (apartments) available, as well as commercial services and activities.

Table 4

GENERATION	CENSUS GROUP	2010 COOPER	% OF TOT. (10,111)
Silent Generation	(65 & Over)	1,373	14%
Baby Boom	(50-64)	2,271	22%
Gen X	(35-49)	2,103	21%
Gen Y	(25-34)	1,234	12%
New Millennial	(0-24)	3,130	31%

As can be seen from Table 4, the Township has a very mixed population, with the median age established at 40.5 years and the potential for continued growth. An additional key will be to provide housing options which allow the older generations (those 50 & Over) to "age in place", whether downsizing to condominium units or other housing options.

Housing

While population statistics reflect the total increase or decrease occurring in a community, the analysis of housing statistics is often the key to land use planning for new residential development. Table 5 provides a breakdown between housing units and households, which are defined as "occupied" housing units. It also lists the number of vacant units, with a 5% vacancy rate at the time of the Census survey, as well as a breakdown of owner and renter occupied units.

Table 5 - Housing

	Housing Units	Households	Vacant Units	% Vacant
2010	4,156	3,950	206	5%
	Owner-Occ.	% Household	Renter Occ.	% Household
2010	3,153	80%	797	20%

The nature of housing, in relation to population change, is often linked to population per household. Based upon a population of 10,111, there are 2.56 persons per household, with this at 2.61 persons per household for owner-occupied units (8,217 residents) and 2.25 for renter occupied units (1,795 residents). It should also be noted that the average household size is in decline, with this at 2.71 persons per household in 2000 and 2.92 persons per household in 1990.

Population Projections

There are numerous methods of conducting population projections but they can be categorized in primarily three ways. One category focuses on the natural increase in population associated with the number of births exceeding the number of deaths. An often used method is the "cohort-survival" method, using the age/sex breakdown for that community and projecting: a) the number of potential births from the base of females in the 15 to 44 "fertility" age range; and b) the number of anticipated deaths based upon average life expectancy. This method is most often based on the current census of population.

A second category relates to the net population increase associated with the immigration (or in-migration) of people into the community minus the out-migration that may occur. This becomes much more difficult to calculate. Adding this projection to the natural increase, sometimes referred to as the "cohort-component" method, provides for both categories to be utilized in one projection.

A third approach is simply to use the pattern over the past to project the future population. This "trend" or "growth rate" method to project future population tends to remove the fluctuations from economic related cycles that may influence a single 5-10 year period. Based upon the increase in population between 1990 and 2010 (1,669 persons or approximately 20%), it may be possible to use this growth rate over the next 20 years, with this based upon the following assumption:

- A. The Township will continue to experience modest growth based upon its central location within the greater Kalamazoo area. This is also influenced by ease of access south and north via US-131. Some additional development opportunity will be based upon the potential for extension of public utilities, which currently exist primarily along the Township's southern boundary.

Table 6 - Population Projections

2010 Census	2015 Projection	2020 Projection	2025 Projection	2030 Projection
10,111	10,617	11,148	11,705	12,290

This projection would lead to roughly 2,179 new residents, with this equating to approximately 872 new housing units (at 2.5 persons per unit) over the 20-year period.

SECTION 3

GEOGRAPHIC PROFILE

The Geographic Profile is simply the foundation of using those characteristics unique to Cooper Township related to the natural environment as well as man-made alterations in support of protecting the environment. This would include determination of how and where floodplains and wetlands restrict development, yet are in support of natural topography and drainage patterns. The starting point of this profile is the combination of these floodplain and wetland areas into mapping as open space preservation. The vast majority of these areas are related to the Kalamazoo River Basin, which is centrally located in the Township. From this area it is then possible to look at tributary creeks or streams that also influence drainage. Most of these areas require some sort of man-made improvements and become drainage districts under the responsibility of the Kalamazoo County Drain Commission. These include two drains west of the river (Richards Drain and Wiersma Drain) and three drains east of the river (Travis Drain, East Cooper Drain and the Spring Brook Drain). In many instances, these county drains also support needed drainage for agricultural operations.

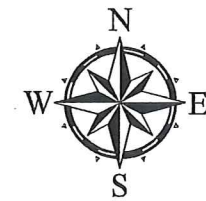
In addition to these natural features (including soils and topography), there are areas where preservation of open space has occurred in the form of woodlots or where such land is utilized for recreational purposes. These include management by other groups, such as county parks (Markin Glen), non-profit organizations (Nature Center) or for-profit entities (Crestview Golf Course). These land holdings have been merged with the natural open space areas to form an open space/recreation designation on the master plan.

Soils: The Kalamazoo County Soil Survey provides descriptions of the soil conditions, with these classifications useful for planning purposes, primarily devoted to a breakdown that references hydric soils and those other soils with severe limitations for development. The most problematic soils (hydric) are those with poor infiltration leading to a high runoff potential, with high water tables resulting in an increased potential for flooding. The remaining soils could be considered in support of septic system installation and/or building foundations. In Cooper Township, such hydric soil conditions generally follow the Kalamazoo River Basin, encompassing both the floodplain and wetland areas. In other instances, the tributaries have seen some modifications for drain alignment, with most of these in support of agricultural use areas. One exception would be for the Spring Brook area, which has residential development along its northern boundary.

Cooper Charter Township

Kalamazoo County, Michigan

Drainage District

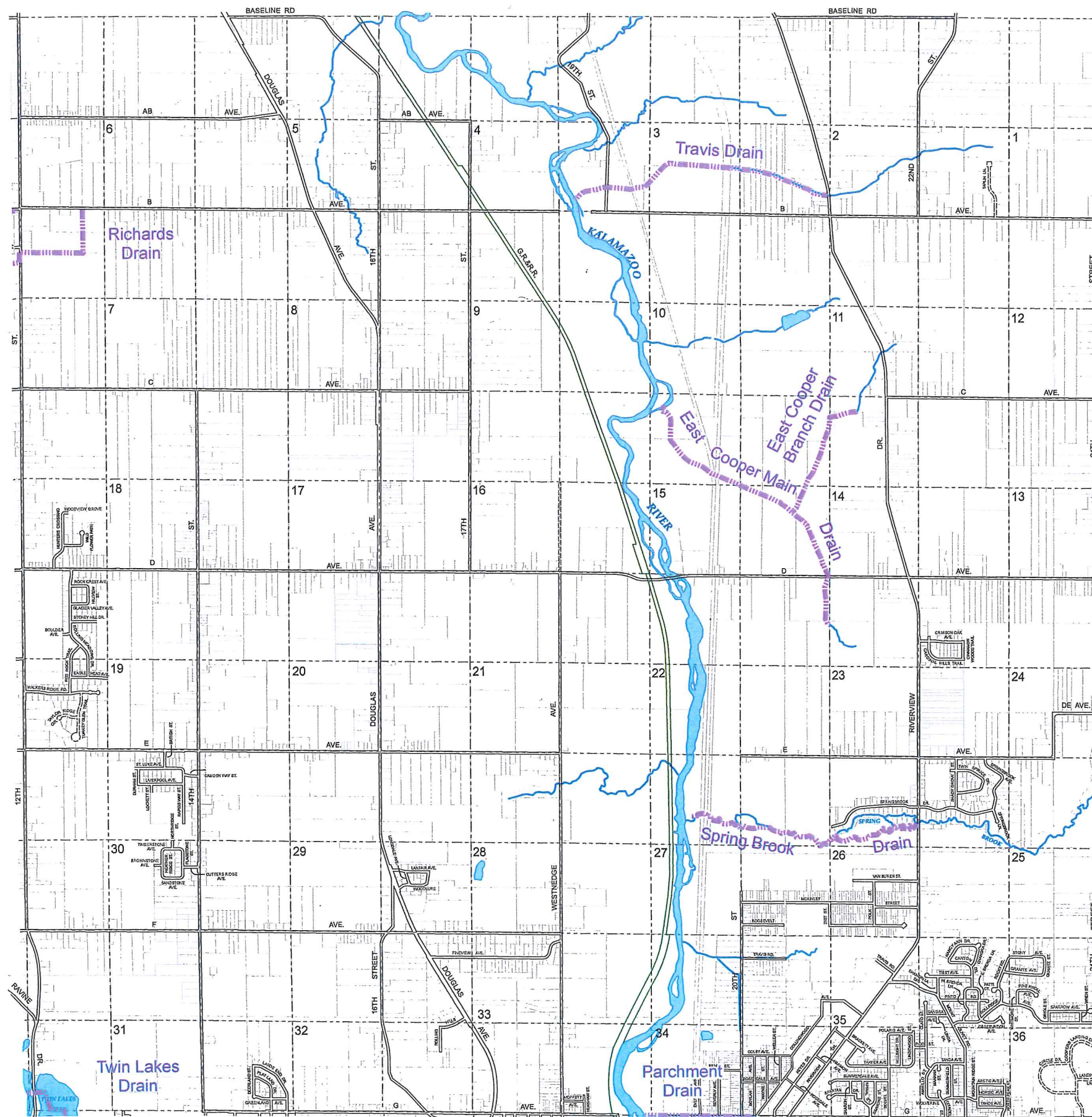


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Scale: 1" = 3,500'

LEGEND

- Drain
- Railroad
- Private
- Public



SECTION 4

EXISTING LAND USE & ZONING

The Existing Land Use & Zoning element is intended to provide some foundation for future land use in terms of the built environment. Existing land use may or may not be consistent with zoning, resulting in some uses that are deemed legal nonconforming within the Ordinance. In addition, the existing use may be permitted under zoning but may have characteristics inconsistent with the current requirements, such as for lot size or setbacks. These are considered legal nonconforming lots or buildings. The intent of the master plan is to direct future development, but the desire is to also reflect that the past plays a role in the future in terms of the pattern of development.

Prior master plans have done a section-by-section analysis of the existing land use and zoning. Generally, this past review is still viable today, with minimal changes in either use or zoning. For purposes of better linkage to the master plan designations (Section 7 Future Land Use & Zoning Plan), an initial inventory of parcels was conducted by section to gain a sense of parcel size in relation to zoning, better defining what may be agricultural in nature. Where larger parcels were contiguous, it lead to a portrayal that these areas should be zoned and/or planned for agricultural use.

Parcel Inventory: The results of the inventory identified the percentage of acreage by section made up of parcels 40 or more acres in size, with the predominant zoning of these areas either “A” Agricultural or “R-1” Rural Residential. These areas were further differentiated by sections with a higher number of residential plats (or more recent site condominium projects), with these forming the basis for future designation as Low Density Residential. Historically, before the requirement of long range planning under the law, zoning was the approach to planning. So many areas were “pre-zoned” by local government to reflect what they perceived as the type of preferred development in a given location. While this may have allowed for more intense or a higher density of residential development (without the property owner initiating changes in zoning), the result was an inconsistent pattern of development. This inconsistency lead to greater conflict between large parcel agriculture and abutting small lot plats, and current difficulty in planning for extensions of public utilities. Many of these older subdivisions (plats) in the Township are on such small lots that they would no longer be approved for septic systems, due to limited area for drain fields or required separation from their own private wells. Should their septic systems fail, extension of public utilities is not an option due to the distance from existing facilities.

Thus, the goal of this process is to not only consider existing land use and zoning as the foundation for planning, but use planning as the basis as to whether these areas should support more residential development on smaller lots. Currently, the Township’s zoning ordinance standard for either “A” or “R-1” Districts is lot area of 22,275 sq. ft. (approximately ½ of an acre) and lot width of 132 feet. If development occurs within a site condominium project (of comparable single family residences), this width shrinks down to 100-foot, but retains a 22,000 square foot minimum area without public utilities. Variation of size and width requirements occurs if served by both public water and public sewer (10,560 sq. ft. and 80-foot width) or with

only one utility (15,000 sq. ft. and 100-foot width). Realistically, this has led to virtually no differentiation between what is agricultural or low density residential in the Township. In order to improve on this differentiation, this planning effort may need to more clearly define what is agricultural, with this directed at parcel size and whether contiguous sections of land can be grouped as more similar in nature.

Agriculture: This land use would be best characterized by parcel size, even though many large parcels in the Township are not actively farmed but serve as open space (or large parcel residential). In order to create the foundation moving forward, a determination, generally by section, could work as follows: Section 1 is made up of larger parcels and has “A” Agricultural zoning. Section 2 has fewer large parcels and has “R-1” Rural Residential zoning. Section 3 has larger parcels and has “A” Agricultural zoning. Without the presence of many plats (or site condominium development) Section 2 is naturally more compatible with the intent of agriculture in this area of the Township, consistent with the abutting Sections 1 and 3. To the south, Section 11 has a split makeup of larger parcels but more “R-1” zoning, thus, it too would trend toward agriculture due to the low number of plats and the abutting Sections 10 and 12, which again have larger parcels and “A” zoning parcels. A move in the direction of designating these 6 sections as *Agriculture* would be supported in the Master Plan.

Low Density Residential: This land use would be characterized by areas with fewer large parcels and more residential development on smaller parcels, including greater influence by plats. In the northwest section of the Township, a similar pattern exists in reverse of what was presented in the northeast portion of the Township. Here, the influence is on smaller parcels and “R-1” zoning, as well as more “R-3” zoning. The “R-3” Single Family and Two-Family District was historically the preferred zoning for a plat, with many plats (in the post-war 46-59 era) located in this area of the Township. Sections 5, 6 and 8 have fewer large parcels and more plat activity. Section 7 has a few more large parcels and no plat activity, yet it is abutting these other residentially dominated Sections, resulting in an acceptance that this area of the Township is more directed at *Low Density Residential* land use and zoning.

Medium/High Density Residential: These higher density residential areas are primarily found along the southern tier of the Township. The underlying zoning in these areas includes “R-3”, “R-4” and “R-5” zoning classifications and also has the highest number of plats within the Township, some dating as far back as the 1920’s. Proximity to the City of Parchment and to the availability of public sewer and public water supports this pattern of development. Where greater residential density exists, there is naturally more demand for commercial services. These same areas typically include more primary road development, based upon traffic counts, and these areas are also more likely to have increased public services, such as public water or sewer systems.

The largest area zoned for a higher density of residential development (“R-5” zoning) is in the far southeast corner of the Township. The Cooper Landing apartment complex off of G Avenue continues to expand and serve a target market that is based on proximity to both Kalamazoo (City and Township) and Comstock areas. This proximity to both Sprinkle Road and the Gull Road commercial corridor provides for both expanded shopping and employment opportunities. This area also may further be defined by increased public services such as utilities and bus

service.

Commercial: There are primarily two commercial development areas within the Township, again coordinated with higher levels of residential development and improved infrastructure. Most commercial development exists along a traditional road corridor, with these primarily based upon three roads: the north/south primary roads of Riverview and Douglas and the east/west primary road of D Avenue. Where D Avenue intersects Douglas the historic Cooper Center development (See Section 1 History) includes a mix of uses, including single family development on very small lots and even some industrial zoning. But the primary intent is to follow the direction of redevelopment into a central business district (CBD). This area is not currently served by public utilities so the development or redevelopment will be more restricted in nature based upon reliance on private well and septic systems. The second commercial corridor is Riverview north of the City of Parchment. This area also includes a mix of uses, with single family development, commercial development and some industrial use. Increased influence of public utility improvements may lead to increased commercial development along this corridor in the future.

Industrial: While there are some scattered industrial uses in the commercial areas discussed above, the largest area for such existing and potential use is found along D Avenue, generally where it intersects with Westnedge Avenue. It is this other north/south corridor that presents the influence of the Kalamazoo River basin, with this area including open space preservation in the form of a county park (Markin Glen) and the Kalamazoo Nature Center. Again, while this industrial area does not have public utilities in place, its long-term identification has led to smaller uses that do not have high levels of employment but may serve as startup locations.

Recreation/Open Space: The “RD” Recreation District is used to support both public and private recreational areas in the Township, with these primarily located in the center of the Township in close proximity to the River. Schools and parks are traditionally located near residential areas, unless such recreational areas are more oriented toward regional attraction. It is this latter type of regional demand that serves the Township, with the Nature Center and the County Park bringing people from the greater Kalamazoo community and beyond. In addition, a golf course (Crestview) and access to US-131 makes D Avenue a connection to a much greater area north to the Grand Rapids market.

Thus, from a Township location perspective, existing land use and zoning is somewhat divided into four quadrants east and west of the Kalamazoo River and north and south of D Avenue. In the northeast quadrant, the focus is on large parcels and “A” Agricultural zoning. In the northwest quadrant, it is more large lot single family residential with the influence of plats and subdivisions. In the southwest quadrant, it is more residential in nature, with newer plats and zoning that could lead to a higher density of residential development. Public water extension has provided further support for this direction. In the southeast quadrant, the highest density of residential development, single family development and scattered commercial and industrial development fits with the most urban character closely aligned with the City of Parchment. Lastly, the unique central location of recreation along the Kalamazoo River combines with the history of the Township (Cooper Center) to make D Avenue an important regional asset, with access to Sprinkle Road and to US-131. Generally using this perspective can support a

foundation for future land use and development that is consistent with past and current conditions within the Township.

SECTION 5

DEVELOPMENT TRENDS

This section of the master plan is intended to outline the characteristics of the community in terms of its infrastructure and supporting facilities and services. These have been divided into the following four categories: (1) Transportation; (2) Public Utilities; (3) Community Facilities and Services; and (4) Parks and Recreation. In some instances, there may be an overlapping focus, such as non-motorized transportation facilities also fitting into parks and recreation. While many of these facilities and services are not directly linked to Township government, they are provided indirectly to the residents of the community through other agencies and/or jurisdictions, such as the county.

Transportation: These services are typically first defined by the mode of transportation. For motorized options, these include: *Air*, through the Kalamazoo/Battle Creek International Airport; *Rail*, through a Grand Elk line running along the west side of the Kalamazoo River; *Bus* (Mass Transit) through Kalamazoo Metro Transit/Central County Transit Authority; and *Auto*, through a primary and secondary road system under the jurisdiction of the Road Commission of Kalamazoo County (RCKC). While other small public or private systems exist, those listed above are the dominant influences of how businesses and residents transport products or themselves within the Township and to other locations in the county or the region as a whole. There is a regional transportation planning agency, Kalamazoo Area Transportation Study (KATS), which provides recommendations related to prioritizing projects for federal and state funding, with coordination at the local level through both policy and technical committees. It should also be noted that while there is close proximity to state trunklines or highways (M-43 and M-89 or US-131), none of these roads are within the boundaries of Cooper Township.

Roads: As stated, public roads within Cooper Township are under the jurisdiction of the Road Commission of Kalamazoo County. These are further defined as *Primary* and *Secondary* Roads, with differing focus as to funding levels for maintenance or replacement. Generally, the RCKC takes full responsibility for the primary road system, with determination of priority based upon their own rating system for maintenance and improvements. Within Cooper Township, there are six segments that make up this primary road system: 12th Street from Baseline to where G Avenue would extend, Douglas Avenue from G Avenue to Baseline Road; D Avenue from 12th Street to 24th Street; 24th Street from roughly M-89 to D Avenue; Riverview from G Avenue to Baseline; and G Avenue from Riverview to 24th Street. Thus, the Township is served by four north/south and two east/west primary roads that connect to other local units of government in every direction.

Secondary roads are those non-primary roads which make up the balance of the road network, with these typically running along Section lines or within residential developments that have approved public roads. There are several areas of the Township where private roads exist, yet these are typically limited to those developments that are site condominium projects where an association exists to cover the cost of maintaining these roads for the limited benefit of those residents. These secondary roads pose the biggest problem for the County and the Township as funding for improvements is based upon a shared contribution, leaving many with deferred

maintenance. Coordination between the two jurisdictions is ongoing as to how best to pay for these improvements, with likely contributions from the Township becoming a greater budgetary concern over time.

Public Utilities: This category is based upon the provision of services including public water, public sewer, electricity, natural gas or other systems that support more intensive land development. In most cases, there must first be sufficient demand for such services in order to support cost efficiencies of extending such services through the community. Public sewer and public water serves a quite limited area in the Township. Public sewer is available along G Avenue and then north and public water is available along G Avenue and then north along 14th Street to D Avenue (Northport Subdivision). In most instances, land use may dictate whether public utilities are extended to those locations. Historically, private well and private septic systems were used for all types of land use. The majority of agricultural and the lowest density of residential development continue to use these private systems. But as industrial, commercial and higher densities of residential development occur, there is the need for evaluation of whether these uses can be served by public utility extension. Cooper Township utilizes the services of a Township Engineer (consultant) and is part of the Gull Lake Sewer and Water Authority, with these entities reviewing whether such public utilities are needed or can be extended to serve areas of the Township. Final determination is made by the Township Board based upon these recommendations and long term cost/benefit analysis. The most recent discussions related to public utility extension have related to a possible sewer line extension on Riverview Drive that could serve smaller lot residential areas, industrial uses and proposed new commercial development

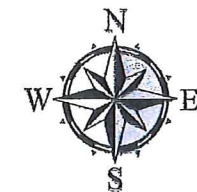
Private Systems: The Kalamazoo County Health Department also makes a determination of the ability for such private systems (well and septic) to be installed in support of the land use. For industrial and commercial areas this often results in limited utilization by land uses that do not require public sewer and water based upon lack of need for business process or based upon low employment or patron activity to the site. Several areas fit into this low use category, including the industrial area north of D Avenue. With other development, such as residential land use, soil conditions and lot sizes may be the deciding factor as to whether private systems can be utilized. Concerns always exists for continued use of private systems in zoned areas that would otherwise need public utilities if they were to be developed today, such as the CBD (Cooper Business District) or R-6 Mobile Home Park District.

Community Facilities and Services: This category includes a wide range of facilities and services, starting with public or governmental (Schools, Township) and extending to those of either a religious or non-profit structure. Cooper Township has four school districts that operate within the boundaries of the Township. The two primary districts are the Parchment District (serving the southerly and southeastern areas of the Township) and the Plainwell District (serving the northern and western portion of the Township). Each District operates an elementary school within the Township, with one just off Riverview (Parchment) and one along 14th Street (Plainwell). In addition, two very small areas along a Township boundary include Gull Lake Public Schools (east line) and Otsego Public Schools (southwest lines).

Cooper Charter Township Kalamazoo County, Michigan

Sanitary System

Printed: February 2015

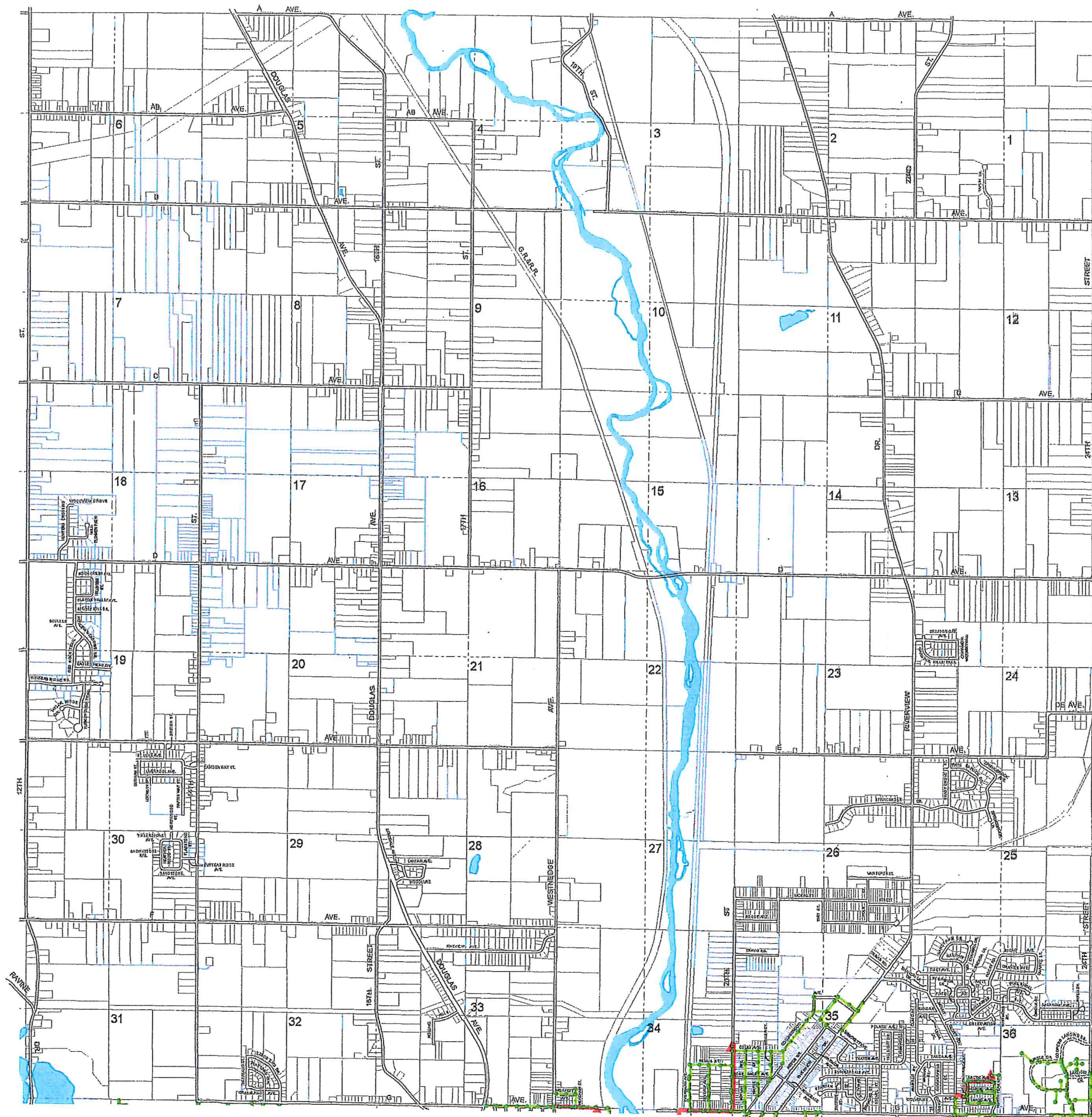


0 300 600 1,200 Feet

Scale: 1" = 3500'

LEGEND

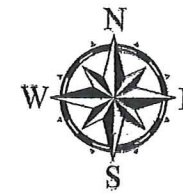
- Sanitary Manhole
- ▲ Sanitary Pump Station
- Sanitary Gravity Main
- Sanitary Force Main



Cooper Charter Township Kalamazoo County, Michigan

Water Distribution System

Printed: February 2015

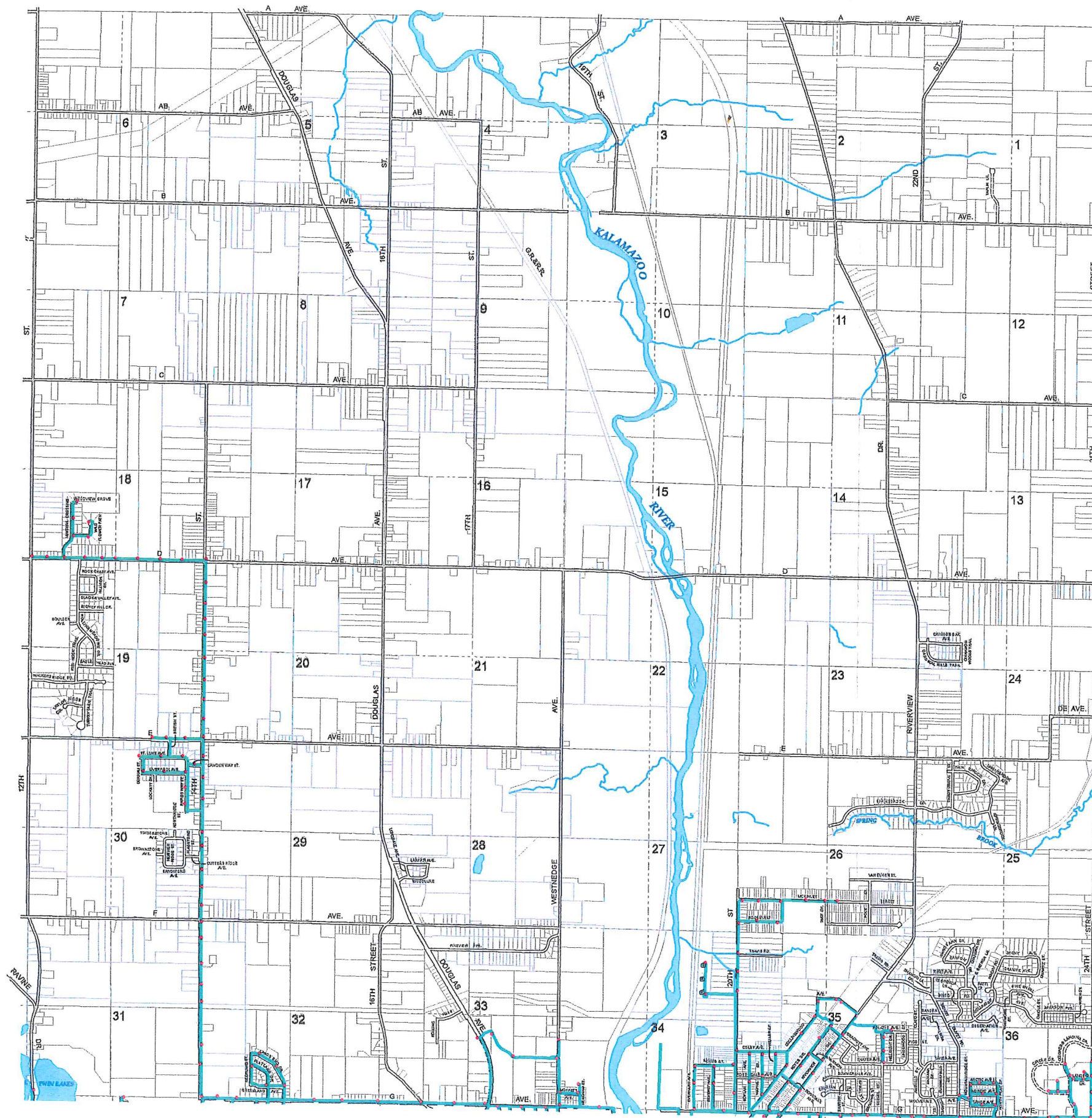


0 1,750 3,500 7,000
Feet

Scale 1" = 3500'

LEGEND

- Water Main
- Hydrant
- Production Well



Township Services: The Cooper Township Hall is located at 1590 West D Avenue, just east of the intersection of Douglas. It is at this location that daily operations are coordinated by the Township's elected officials and staff. It is also at this location where community meetings are held (Township Board on the second Monday of the month and the Planning Commission on the second Tuesday of the month), with this meeting room also available for use by Township residents. The Township operates two Fire Stations, one at the Township Hall location (in the CBD) and one just off Riverview on McKinley. It also operates two cemeteries, one just south of the CBD and one at the corner of D Avenue and Riverview. In addition to general services, several other programs exist for Township residents, including a recycling program and coordination with two District libraries. As with many communities, there are very overlapping internal boundaries within the Township, including five voting precincts in addition to the four school district boundaries.

Non-Profit and Churches: Cooper Township is blessed to have other community facilities, such as several churches, that contribute to the sense of community character while supporting other needs of Township residents. Several non-profit organizations include Shalom, with facilities along Riverview in support of disabled and disadvantaged children and adults, and the Kalamazoo Nature Center, with substantial land holdings along Westnedge Avenue. Recent coordination with the Planning Commission has resulted in the operations of the Nature Center to be more clearly defined into categories in support of their mission of public education and community involvement.

Parks and Recreation: This category, as previously stated, may cross over into other categories or jurisdictions. As previously presented, the Township is blessed to have both the County's Markin Glen Park and the Kalamazoo Valley River Trail, both under the purview of Kalamazoo County Parks and Recreation. Both facilities, primarily along Westnedge Avenue, combined with the Nature Center property, provide a virtually continuous open space and recreation corridor west and along the Kalamazoo River, a regional and statewide destination for a range of recreation activities. This Westnedge trail connection, with trailhead along D Avenue, connects to the much larger KalHaven Trail, which extends all the way to Lake Michigan. Given that these facilities exist, the Township focus on parks and recreation is simply in support of their use, which also includes future extension of bike path and trails serving residents with connection to these areas as well as areas outside the Township. The prior master plan update in 2011 added potential future connections along the primary roads of G Avenue to Parchment, Riverview to D Avenue and then D Avenue to this trailhead and Westnedge, with further connection to the west along D Avenue (to Alamo Township and US-131) and also possibly north along the Consumers Energy right-of-way (to Plainwell and M-89).

Future Development: Development trends are often based upon policy and funding from the federal and state level, with "Complete Streets" being one such focus. This policy, which was federally initiated and adopted by the State of Michigan, basically states that the funding of any road project shall be based upon a review of how that project addresses any and all modes of transportation, including not just automobiles but mass transit and non-motorized improvements. This has led to further focus on the basic types of non-motorized systems that may be within or abutting the road right-of-way: bike paths, bike lanes and sidewalks. In addition, off-road trails have been endorsed throughout the country with many linked to abandoned railroad right-of-way

(rails to trails initiatives). Public utility lines, such as the Consumers Energy right-of-way, have also served as a means of extending trails that don't conflict with their access or use.

SECTION 6

PUBLIC PARTICIPATION/GOALS

This element of the plan is directed at the process for including the public input into plan development, with this mostly intended to provide support for the overall goals and objectives. These goals and objectives relate to the big picture (goals), primarily by land use categories, followed by the more specific tasks (objectives) that can lead to implementation of the plan. In the fall of 2015, the Township undertook a community survey (See Appendix) that initiated this planning process. While the response rate was less than hoped for, the results did reinforce that most residents are on the same page: they like the community for its proximity to services while enjoying the benefits of a more rural character. These results were analyzed in 2016 and then compared to a draft demographic analysis, with this intended to define the differences in the makeup of the survey respondents compared with Township residents as a whole. The survey conclusions then helped shape the goals and objectives as presented. The Planning Commission, with the assistance of the Township Board, at a joint meeting on January 10, 2017, outlined the scope of this master plan, ultimately leading to its adoption and implementation.

Analysis of Survey Results

The Cooper Township Planning Commission and Board of Trustees worked together to develop a community survey of residents and business owners. The questions were posted on the Township website and cards were mailed or distributed informing the public of the need for input as part of developing a new or updated Township Master Plan. Respondents could either go online to fill out the survey or request a survey through the mail. There were a total of 477 surveys returned, with 426 completed online and 51 return mailed (or dropped off). This reflected a roughly 10% return based upon 4000+ cards that were mailed out or distributed. While a 10% return is not typically deemed sufficient for in-depth analysis, the results were very consistent and it is unlikely a greater return would have altered the opinions derived from an increased rate of response.

The totals were calculated (a complete printout of results by Survey Monkey is found in the appendix) and the total responses varied in number based upon the question, with some respondents choosing to not answer certain questions. In most instances, there were typically 450+ answers, although fewer responses were received concerning Township funding of potential services or website upgrades (with only 114 responses related to the need for website improvements).

The first five questions were intended to gain an understanding of whether the respondents themselves provided a proper mix related to location, age, duration of residency or type of dwelling unit. This information, when compared to overall statistical data (US Census of population and housing), presents whether the responses are to be weighted evenly or whether, as

typically found, that older long-term residents are more interested in future planning within Township government.

Question 1 related to determining where in the township a respondent lived, with this a valid outcome consistent with population concentrations. The southeast quadrant, south of D Avenue and east of the Kalamazoo River, made up 39% of the respondents, with this area characterized by many older residential dwellings just north of Parchment. The southwest quadrant, west of the river and south of D Avenue, had 24% of the respondents. The northwest quadrant, north of D Avenue and west of the river, had the next highest percentage (21%), followed by the northeast (13%) quadrant, which has the fewest number of plats and Township residents overall. It should also be noted that the remaining 3% of respondents were not Township residents, but likely business owners or other people living in close proximity to the Township.

Question 2 asked for the respondents age, with this placed in categories consistent with totals that could be compared from US Census data. In this instance, the respondents reflected a much older population average than what exists within the overall Township population. As stated earlier, this a natural outcome within most surveys as younger populations are typically less interested in the workings of Township government. The highest percentage of respondents (47%) were in the 45 to 64 age group, with the next highest (33%) in the 65 and over category. The next highest (19%) were in the 26 to 44 age group, with only 1% in the 25 and under category. It should be noted that the decision about the method for obtaining responses (online versus direct mail) was intended to try and capture a younger population more oriented to being on the internet.

Question 3 asked about where the respondent worked. This was beneficial for determining commuting patterns and provided a valid outcome for this purpose, although a high percentage of respondents (39%) were retired. In terms of work location, 27% worked in either the City of Kalamazoo or Portage, 16% worked in some other Kalamazoo County location, and 13% worked in Cooper Township. Only 4% indicated working in Plainwell, Otsego or the Allegan area, and only 1% identified Battle Creek. Thus, it is likely that most commuting patterns are directed to the south of the Township, with Riverview, Westnedge and Douglas serving internal north/south commuting or D Avenue access to the east or US 131 to the west.

Question 4 asked about the duration of residency or ownership within Cooper Township. This was an open ended question and would have been easier to tabulate if categories were used. Generally, it again reflected the longer term residency of the respondents. When totaled into a simple breakdown of 5 or more years to less than 5 years, the percentage of those living in the Township less than 5 years was only 12%. With many of the respondents living in the Township for 20 years or more (one respondent stated 86 years), it is likely that the respondent knowledge of the Township was very high.

Question 5 asked about the type of home the respondent lived in, with this dominated by single family residence at 95%. Only 2% of respondents lived in a duplex or multiple family unit and 3% indicated none of the above. This latter percentage may reflect someone's perception of a different type of dwelling (mobile home or condominium), but is likely corresponding to the same percentage indicated as non-resident responders. It is likely that the ability to gain input from residents living in rental units, given the large number of multiple family dwelling units, was the weakest outcome of the survey methodology or response.

Thus, the first five questions, defining the responders, provides a clear definition with that being of an older population, many of whom are retired, having lived in the Township a considerable length of time in single family dwellings that they own. The next series of three questions (6-8) related to land use and the type of community in which the respondent preferred to live in.

Question 6 asked about the highest priority of land use within the community. These were divided into 6 land use categories and for purposes of calculation, the highest combined the 1 + 2 priorities and the lowest combined the 5 + 6 priorities for evaluation. The highest priority for responders was *Recreation and Open Space*, with 58% in support as either a 1 or 2 top response. The next highest was *Single Family Residential* development at 56% and the third priority was *Agricultural* land use at 51%. In terms of the lowest priority (5 + 6), 73% of responders stated *Industrial* land use, followed by 60% for *Multiple Family Residential* development. *Commercial* development was the third lowest priority at 33%, with this generally having most responses in the middle range (3 + 4 priorities). This question and response is very important for purposes of the master plan, as the goals for future development can be weighted according to this direction. In this case, responders desire a community with abundant recreational opportunity and general open space preservation, with residential growth in the form of single family (detached) dwellings and support for agricultural land use. While many cited the need for some additional commercial services, most were not supportive of new industrial development or for additional multiple family (apartment) development.

Question 7 asked respondents their opinion of what should be an agricultural lot size. The highest percentage response was 10 acres (25%), followed by the current ½ acre zoning at 21% and a minimum of 40 acres at 20%. While this may be deemed as inconsistent, the median for where responses fell was somewhere between 5 to 10 acres. While this question may need some further analysis as part of potential zoning amendment, the intent is to define how to balance out the potential incompatibility of agricultural use in such close proximity to single family residential development.

Question 8 asked about prioritizing business development, with this divided into four types of business use and a "none of the above" option. The calculation of this response was in the form of an averaged score, with *Retail (Shops)* gaining the highest at 4.03, followed by *Professional Offices* at 3.90 and none of the above at 3.86. The lowest priority was given to *Shopping Centers* (2.79) and *Industrial* use (2.51). This is generally consistent with the responses

from Question 6, with commercial development of a less intensive nature (retail or office) balanced out by those that preferred no new business development of any kind.

Thus, the responses specific to land use resulted in a clear direction that people are in support of the current use of land (recreation/open space, single family residential development and agricultural preservation) and not supportive of new business development, with those in favor of expanded commercial services limiting this to less intensive retail and office development. The next series of questions focused on the provision of public services and the desire of residents to have additional services and their support for paying for such services.

Question 9 asked about whether respondents were in favor of expanded services through special assessment. There were four listed items, with a lower level of overall response (385) likely reduced by those that don't support any special assessments. The greatest support was given to road maintenance (66%), followed by dead tree removal (43%), expanded public sewer (31%) and expanded public water (26%). It should be noted that the percentages reflect multiple responses of those in favor of more than one service. In developing this question, the conflict was whether such support may change dramatically based upon the specifics of cost.

Question 10 asked about whether respondents would be in favor of a millage increase to support additional sheriff road patrols or expanded fire protection services. In this instance there were even fewer responses (335), likely based upon either opposition or the lack of information related to specifics of cost. For those that did respond, this was supported by 73% of respondents related to improved fire protection services and 58% for expanded sheriff patrols.

Question 11 asked about whether respondents participated in curbside recycling, with 92% stating that they did participate. It should be noted that this is a current Township service, with this reinforcing support for the continuation of such services.

Question 12 asked about the interest of respondents in having a Farmer's Market within the community. This was supported by 83% of residents, but again there were no cost specifics or location defined for such a market. It should also be noted that the Nature Center currently provides a limited Farmer's Market operation on E Avenue.

Question 13 asked whether respondents utilized the services of the Parchment or Ransom District libraries, with 64% responding that they do utilize those services.

Question 14 was an open-ended question asking about improvements to the Township's website. This had a quite low response rate (114) and may be due to the lack of use by the older population that made up a high percentage of respondents.

Questions 9-14 provided a clear direction for support of either existing public services or expanded public services, yet more specific information would be required to determine support based upon the specifics of cost associated with such services. The Township Board would now

have the opportunity to utilize this potential support to investigate such services, such as costs related to a road maintenance program and improvements associated with fire or police protection. Such support would be balanced against the general comments received from residents about being overtaxed or not desiring expanded services. The next three questions (15-17) related to recreational facilities. The Township is currently blessed to have a number of park facilities that are under the jurisdiction of the County or private lands held by the Nature Center.

Question 15 asked whether the respondent would utilize a non-motorized trail (likely a bike path) from the current facility at the Kalamazoo River to the CBD (Cooper Business District). The response was evenly divided as those opposed (51%) slightly outnumbered those in favor (49%). Often such projects are described within the Master Plan, which may lead to more detailed engineering and design work once funding sources for such improvements become available.

Question 16 asked about use of the existing recreational facilities. It is clear that residents support such facilities through their use, with this a difficult question to define results based upon the frequency of such use. It is clear that respondents believe having such facilities is a positive for the community, given the previous response to recreation and open space preservation being the highest land use priority (Question 6).

Question 17 asked a general question as to whether respondents believed the Township had sufficient recreational resources. There was support from 68% of the respondents that the current facilities are adequate. This may limit the scope of need for any future plans for expanded recreational facilities or parks planning at the Township level, with the exception of possible expansion of the River Valley Trail System.

Question 18 asked the respondent to prioritize the most important issues and concerns they had for the Township in the future. The issue of environmental protection (69%) achieved the highest score (1 + 2 priorities combined in this calculation), followed closely by agricultural preservation at 65%. Industrial development was again considered the least favorable land use (73%), followed by traffic congestion at 60%. Growth management concerns fit in the middle of this ranking, with the open ended comment section to follow providing the best indicator of respondent's desire to keep the community pretty much as it now exists.

Question 19 asked about what the respondent liked best about the Township. This provided 346 open-ended responses, with the majority based upon the benefits of location and peaceful nature. Many responses were directed at the close proximity to city services and schools but while living in a rural atmosphere. They supported local government in terms of not being over regulated or highly taxed. Many cited the benefits of recreational and open space facilities, including the golf course, Nature Center, trail system and Kalamazoo River. In general, respondents liked the community as it now exists.

Question 20 asked what the respondent liked least about the Township. This provided only 304 responses, with a much wider range of comment that made it more difficult to analyze.

There seemed to be a balance between either wanting more services or the high taxes that they already pay. Some of the desired services included more infrastructure improvements (public sewer/ water, road maintenance or trail extensions) or community services such as leaf pickup. There were comments about over regulation and also lack of enforcement, such as junk vehicles. Some respondents desired more commercial services, such as restaurants and stores. There were comments about traffic and driving speeds and poor police response times. Based upon such comments it would be difficult to define a clear direction, other than incorporating some of the ideas or comments into the master planning process (such as infrastructure improvements). The fact that 173 respondents skipped this question provides support for not using this as a basis for change but rather as a starting point for possible investigation of alternatives.

Question 21 asked about whether natural gas was available to the respondent, with 89% responding that it was.

Conclusions

The survey methodology of using online response prompted by a mailing of cards, supported by general distribution of cards at public locations, may be somewhat responsible for the lower rate of response (10%). Yet, based upon the return from older residents living in single family dwellings, the use of mail, with postage paid return, would not likely change the direction of comments received. A more likely basis for analysis would be that people did not have a consistent objection or any hot-button issue to prompt their response. They seem satisfied with the balance between the level of public services provided and lower taxation within the Township. They generally enjoy living in Cooper Township, consider the location excellent for either commuting to work or shopping and love the rural atmosphere and quiet enjoyment of their residence.

Goals and Objectives

With the survey results providing a fairly consistent base of responses, the following goals and objectives have been developed, with these intended to support direction within the Future Land Use element of the Plan. They are organized in a manner so as to connect to the land use designations and the zoning plan breakdown. This then serves as the foundation for the master plan map and identification of steps that may be taken toward creating a work program for implementation.

Open Space GOAL: To protect and preserve those areas in the Township which are most sensitive to development, such as the Kalamazoo River and adjoining areas. This would include areas defined as wetlands, floodplains or areas with concentrations of hydric soils, such as muck or peat. In addition, the Open Space goal would extend to retaining existing public facilities and/or recreational areas. Toward this goal, school facilities, county parks (Markin Glen) and

non-profit facilities (Nature Center) provide support for retaining these lands in their natural state or with improvements directed at recreational or educational pursuits. Privately owned, for profit recreational facilities, such as golf courses (Crestview), would also be included in providing for expanded open space and recreation.

Objective 1: Work with State (MDNR) and County park officials to understand how best to protect the Kalamazoo River basin while also enhancing its access for recreational purposes, including expanded trail connections (Kalamazoo River Valley Trail) and possible canoe/kayak launch sites.

Objective 2: Work with the County (RCKC) on developing trail or expanded shoulder (bike lane) improvements for connections to all open space/recreation destinations internal to the Township as well as to regional facilities beyond its borders.

Agriculture GOAL: To support agriculture as a viable industry in the Township. This may include limiting development abutting these areas to very low density housing. A focus on locally produced food, and the ability to market such products within the community, could lead to expanded opportunities for Township residents.

Objective 1: Identify all existing agricultural operations and determine support for existing farm markets (including the Nature Center CSA) and the possible demand for expanded products and/or services (new Farmer's Market).

Objective 2: Educate Township residents on the rights of land owners related to agricultural pursuits and consider amendments to the Zoning Ordinance that better differentiate agricultural and residential districts.

Low Density Residential GOAL: To support the opportunity for residential development in many areas of the Township, with the rural areas supporting larger parcels through land division. Areas abutting existing low density development could be considered for expansion, with this in support of smaller parcels through land division, lots through subdivision (platting) or building sites (units) through condominium development.

Objective 1: Map all existing subdivisions and site condominium developments to determine whether these locations are suitable for expansion based upon proximity to public services (public sewer, public water, primary roads and power utility access).

Objective 2: Consider amendments to the Zoning Ordinance that better differentiate these areas from agricultural areas and the need for proper distance/screening from more intensive commercial and/or industrial development.

Medium/High Density Residential GOAL: To only support more intensive residential development where such development could potentially be served by public services. This would include apartment complexes, mobile home parks or higher density single family housing

(attached condominium/townhouse style) development. In addition, access to other supporting facilities and services (parks/trails, mass transit, commercial development) should be within close proximity or clearly accessible.

Objective 1: Map existing utility systems and establish a growth boundary where such expansion would be feasible with demand for increased higher density residential development.

Objective 2: Evaluate the need for better access to services from each existing location and provide such residents with information and the opportunity for greater input on expansion of such services.

Commercial GOAL: To support expansion and/or redevelopment of the existing commercial development areas within the Township, namely the Cooper Business District and the Riverview corridor north of the City of Parchment.

Objective 1: Consider the development of a sub-area plan for each area, outlining potential improvements in support of existing businesses, such as sidewalks, lighting and/or coordinated marketing efforts. Meet with business/property owners in these areas as part of the planning process.

Objective 2: Work with the County (RCKC) to determine right-of-way considerations in support such redevelopment, such as driveway spacing or required road improvements as part of the site plan review process.

Industrial GOAL: To only support existing industrial use where currently located and/or zoned and consider ways to minimize the impacts on adjoining areas if conflicts arise related to their operations.

Objective 1: Maintain open dialogue with existing business/property owners related to support for economic development within the Township.

Objective 2: Identify the feasibility of improvements in support of such locations and operations, including public utilities, private road development and coordinated marketing efforts.

Transportation GOAL: Work with the County (RCKC) and regional and statewide planning agencies (KATS/MDOT) to better determine the status of roads and potential projects within the Township.

Objective 1: Map all existing roads by their classifications (public primary/secondary and private) and evaluate the need for improvements based upon rating methods (PASER). Consider whether the Township will provide support funding in those locations (As determined by the Township Board).

Objective 2: Develop a non-motorized plan element that includes trails (including bike paths), expanded shoulders (bike lanes) and possible sidewalk improvements/connections.

SECTION 7

FUTURE LAND USE PLAN & ZONING PLAN

The Future Land Use Plan is both the narrative and the map, while the Zoning Plan is the connection of the Plan to the Zoning Ordinance, with reference to which zoning district(s) are compatible with which land use designations. These are presented in order of intensity or density, from the least intensive Recreation/Open Space, through the residential designations to the commercial and industrial areas of the Township. This then provides the narrative explanation of plan designations/locations shown on the Master Land Use Map.

Recreation/Open Space

This land use designation is initially based upon a process of compiling data on the natural features (geographic profile) within Cooper Township. This data includes primarily wetland and floodplain data and similar information related to protecting areas less suitable for development. Waterbodies, primarily the Kalamazoo River Basin (but typically including lakes, rivers, creeks and streams) provides for the initial focus. The various combinations of soils prevalent within any community allow for a determination of which characteristics are most beneficial for development and those that require some protection.

A secondary intent of this land use designation is to provide areas of the Township where passive or active recreational benefit can be achieved from these same open space areas where feasible. While man-made drains have often been utilized to connect these areas for drainage purposes, similar linkages may also benefit the community in other ways, including recreational opportunities such public parks (Markin Glen), non-motorized trails (Kalamazoo River Valley Trail system), potential access for water sports along the Kalamazoo River and other private or non-profit facilities such as golf courses (Crestview) or nature preserves (Nature Center). Achieving some balance between public benefit and private property rights is the basis for long term protection of these areas.

Zoning: Implementation of this plan designation can occur in a variety of ways, although compatibility will be achieved to the greatest extent through the "*RD*" *Recreation District*. In addition, the potential exists for the "*OSPD*" *Open Space Development Preservation District*, an overlay district, or more traditional planned unit development zoning options. In these instances, private land is preserved for open space as part of a residential development project at the developer's initiative.

Agriculture

This land use designation is based upon the desire to retain agricultural land where it does exist as well as preserve the rural character of the community through large lot single family development. In addition, such use is intended to blend with the natural environment and conserve these areas through use of best agricultural management practices.

This agriculture designation comprises the largest area of the Township with the intent to balance agriculture and large lot residential development with the natural open space areas along the

Kalamazoo River. A review of existing larger parcels (10-40 acres+) was utilized to better define these areas in a contiguous boundary. While this presents a mixture of potential land use, building setbacks and other site development requirements can achieve compatibility between uses and promote rural character along roadways.

Zoning: Implementation of this plan designation is through the “A” *Agricultural District*. Density of residential development is based upon approximately 2 units per acre, although the overall density is considerably lower based upon primary use for agricultural or open space purposes.

Low Density Residential

This land use designation is directed at supporting single family residential development of a planned nature, through platting or site condominium projects, or simply through application for land division. The intent is to provide for residential development in areas where supporting infrastructure is in place or improvements could be made in the most cost effective manner. Proximity to commercial areas (CBD along Douglas/D Avenue and general commercial along Riverview) provides for services along county primary roads, with residential plats primarily in the southern portions of the Township. There is no limitation as to location other than larger lot size requirements where public utilities are not available.

Zoning: Implementation of this plan designation is through either the “R-1” *Rural Residential District* or the “R-2” *Single Family Residence District*. Density is based upon approximately two units per acre or more if public utilities are a part of the proposed project. Flexible zoning options are also available as either open space preservation and planned unit residential development.

Medium Density Residential

This land use designation is directed at supporting single family, two-family and lower density multiple family development within close proximity to commercial and other residential development areas. The intent is to support such use in areas where infrastructure improvements are most feasible or in close proximity to existing development of a more intensive nature. These areas include land north of the City of Parchment and north of G Avenue west of the Kalamazoo River, as well as along D Avenue abutting the CBD or adjoining the existing mobile home park near Westnedge.

Zoning: Implementation of this plan designation is through either the “R-3” *Single and Two-Family Residence District* or the “R-4” *Medium Density Multiple Family Residence District*. These districts are often considered near employment or service areas and are typically in transition from owner-occupied to renter-occupied dwelling status.

High Density Residential

This land use designation is directed at providing areas within the Township where more intensive residential development has occurred or may occur in the future. Such density of

development would require connection to a public or private wastewater collection facility. Only two areas have been designated along the G Avenue boundary (with Kalamazoo Township) based upon existing development (Cooper Landing) or where public utility extension is most feasible (14th Street). Cooper Landing (in Section 36) has been continually expanding to meet market demand within the Township and has substantial development area to continue this growth.

Zoning: Implementation of this plan designation would be most likely through the “R-4” *Medium Density Multiple Family District* or the “R-5” *High Density Multi-Family Residence District*. The “R-6” *Mobile Home Park District* is also considered compatible, yet current “R-6” zoning is in locations that are not served by public utilities and would have difficulty developing new or expanded housing of this type. While this plan designation allows for the highest density of residential development, it would be dependent on zoning that is deemed consistent with surrounding land use.

Commercial

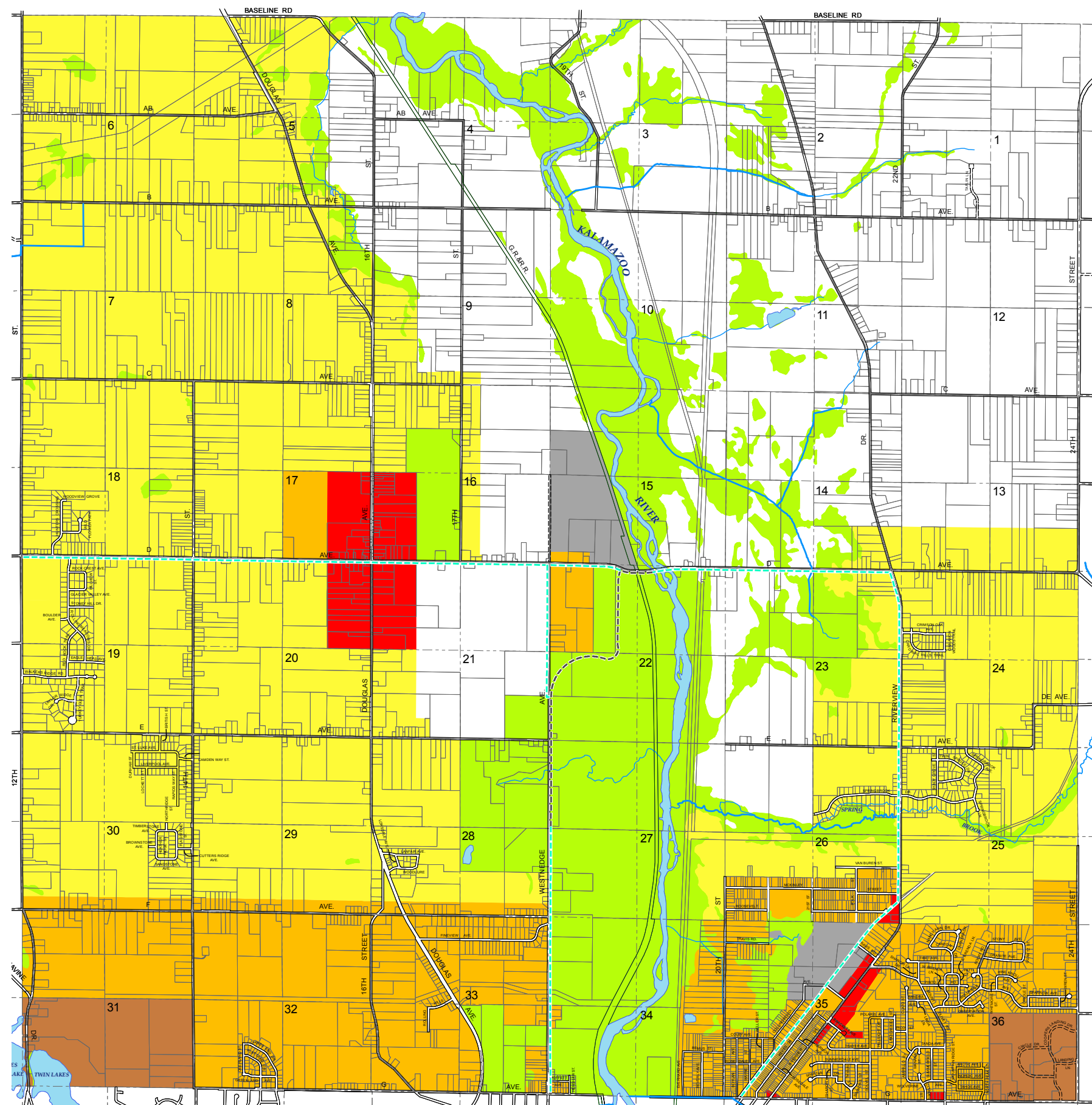
This land use designation is directed at providing locations in the Township where business of an office, retail or service nature can be established. The desire is to support new commercial development in areas that already exist and/or could be expanded. The proximity to county primary roads has established three locations, the largest of which is the Cooper Business District (CBD) at Douglas and D Avenue. Commercial development is also permitted along Riverview in several locations. Prior designation at the corner of 12th and D Avenue, which is the west entrance to the Township and closest proximity to US-131, has been deleted due to hydric soil conditions on the southeast corner and close proximity to single family subdivisions. Overall, with several areas that exist without public utilities, most new development has been in the form of businesses on larger parcels that can support private well or septic systems.

Zoning: Implementation and compatibility with this land use plan designation would be based upon consistency with the “CBD”, “C-1”, “C-2” or “C-3” Commercial Districts. Compatibility with the type of adjoining residential development the primary consideration for any commercial expansion in the Township.

Industrial

This land use designation is directed at supporting industrial business of a service nature. Due to limitations on supporting infrastructure, larger manufacturing operations are more feasible within industrial park settings and this plan supports economic development efforts where such private investment can be supported within the Township.

Zoning: Implementation of this designation would be through the “I-1”, “I-2” and “I-3” *Industrial Districts*. While more intensive manufacturing operations or those with high employment are not intended, based upon the lack of public utilities in some areas, provision has been made for such business in two locations (D Avenue at Westnedge and along Riverview Drive).

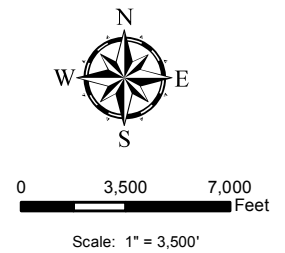


Cooper Charter Township

Kalamazoo County, Michigan

Future Land Use Map

Adopted by the Cooper Township Board of Trustees on April 9, 2018



Legend

- Public Street
- - - Private Street
- Railroad
- - - Existing Non-Motorized (Bike Path/Bike Lane)
- - - Proposed Non-Motorized (Bike Path/Bike Lane)
- Agriculture (29.5%)
- Low Density Residential (36.1%)
- Medium Density Residential (12.6%)
- High Density Residential (2.0%)
- Recreation/Open Space (17.0%)
- Commercial (1.6%)
- Industrial (1.2%)

Prein&Newhof

Phone: 269-372-1158

May 2018

IMPLEMENTATION

The completion of the Master Plan brings forth the consideration of how best to achieve the direction established within the plan. This implementation corresponds with the intent of using the 5-Year window established by the Planning Enabling Act before a determination is made as to whether an update of the plan is needed. This implementation can be in several forms: (1) Consideration of Zoning Ordinance amendments, both map and text, that better align with the future land use plan; (2) Consideration of more detailed planning for a concentrated areas of the Township. Examples of sub-area plans may be the Cooper Business District or the Riverview Business District; and (3) Use of the Master Plan in support of other planning efforts, such as the County's 5-year Recreation Plan, incorporating recommendations for non-motorized improvements through Cooper Township. The following objectives, aligned with the Goals under Section 6 of the plan, are as follows:

Open Space: *Objective 1:* Work with State (MDNR) and County park officials to understand how best to protect the Kalamazoo River basin while also enhancing its access for recreational purposes, including expanded trail connections (Kalamazoo River Valley Trail) and possible canoe/kayak launch sites. *Objective 2:* Work with the County (RCKC) on developing trail or expanded shoulder (bike lane) improvements for connections to all open space/recreation destinations internal to the Township as well as to regional facilities beyond its borders. (See Transportation objectives)

Agriculture: *Objective 1:* Identify all existing agricultural operations and determine support for existing farm markets (including the Nature Center CSA) and the possible demand for expanded products and/or services (new Farmer's Market). *Objective 2:* Educate Township residents on the rights of land owners related to agricultural pursuits and consider amendments to the Zoning Ordinance that better differentiate agricultural and residential districts. (Some amendments have been completed)

Low Density Residential: *Objective 1:* Map all existing subdivisions and site condominium developments to determine whether these locations are suitable for expansion based upon proximity to public services (public sewer, public water, primary roads and power utility access). *Objective 2:* Consider amendments to the Zoning Ordinance that better differentiate these areas from agricultural areas and the need for proper distance/screening from more intensive commercial and/or industrial development.

Medium/High Density Residential: *Objective 1:* Map existing utility systems and establish a growth boundary where such expansion would be feasible with demand for increased higher density residential development. *Objective 2:* Evaluate the need for better access to services from each existing location and provide such residents with information and the opportunity for greater input on expansion of such services.

Commercial: *Objective 1:* Consider the development of a sub-area plan for each area, outlining potential improvements in support of existing businesses, such as sidewalks, lighting and/or coordinated marketing efforts. Meet with business/property owners in these areas as part of the

planning process. *Objective 2:* Work with the County (RCKC) to determine right-of-way considerations in support such redevelopment, such as driveway spacing or required road improvements as part of the site plan review process.

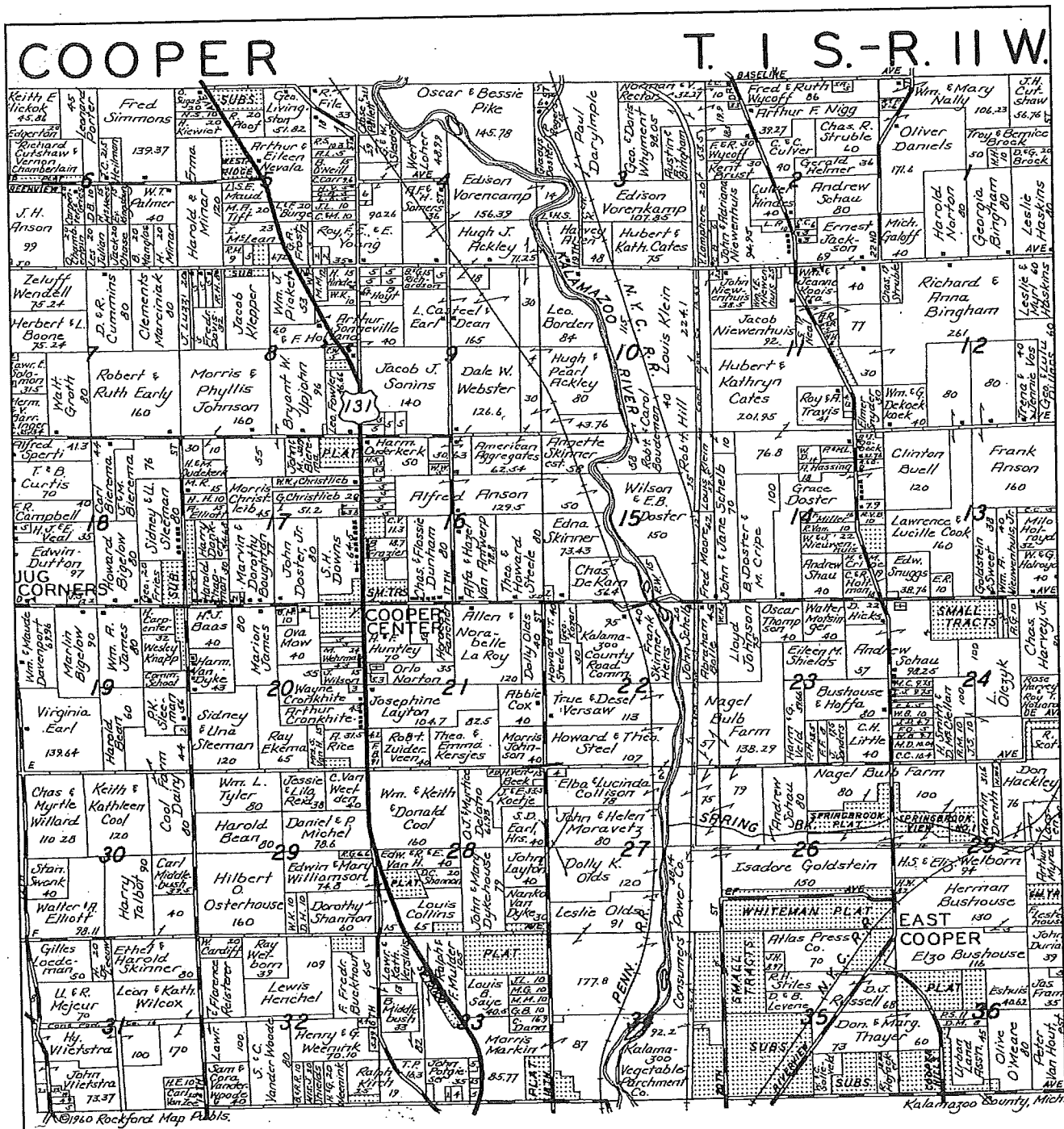
Industrial : *Objective 1:* Maintain open dialogue with existing business/property owners related to support for economic development within the Township. *Objective 2:* Identify the feasibility of improvements in support of such locations and operations, including public utilities, private road development and coordinated marketing efforts.

Transportation : *Objective 1:* Map all existing roads by their classifications (public primary/secondary and private) and evaluate the need for improvements based upon rating methods (PASER). Consider whether the Township will provide support funding in those locations (As determined by the Township Board). *Objective 2:* Develop a non-motorized plan element that includes trails (including bike paths), expanded shoulders (bike lanes) and possible sidewalk improvements/connections.

APPENDIX

Historic Plat Maps for Cooper Township

Community Survey Questionnaire



Cooper Township as depicted in a ca. 1925 Atlas.



Community Wide Survey Questions

1. In what portion of the Township do you live?

(refer to map on right)

Northwest _____, Northeast _____,

Southwest _____, Southeast _____, or No-resident _____

2. Your age category:

25 or younger _____ 26-44 _____

45-64 _____ 65+ _____

3. Where do you work?

Cooper Township _____

City of Kalamazoo/Portage _____

City of Battle Creek _____

Plainwell / Otsego / Allegan area _____

Other Kalamazoo County Location _____

Other County; please name other county _____

Retired _____

4. How long have you lived or owned property in Cooper Township?

Number of years _____

5. What type of home do you live in?

Single family residence _____

Duplex _____

Multi-family apartment _____

Mobile Home _____

None of the above _____

6. Prioritize Future Development you feel is most important (#1 most, #6 least important):

Agricultural _____

Residential Single Family _____

Residential Multi Family _____

Commercial (Office, Small Retail) _____

Industrial _____

Recreational / Open Space _____

7. What do you think agricultural parcel sizes should be?

40 acres _____ 10 acres _____ 5 acres _____ 2.5 acres _____ 1 acre _____ ½ acre (current) _____

8. Prioritize the type of Business / Industry you wish to attract. (#1 best, #4 least desirable):

Professional Offices _____ Retail (Shops) _____ Retail (Shopping Centers) _____ Industrial _____

None of the above _____

9. Would you be in favor of the township board considering a special assessment for the following?

Public Sanitary Sewer: Yes _____ No _____

Public Water: Yes _____ No _____

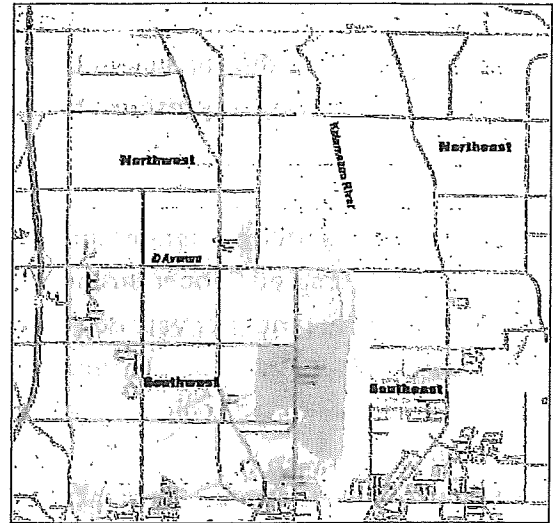
Road Maintenance: Yes _____ No _____

Dead Tree Removal in Road Right-of-Way: Yes _____ No _____

Would you be in favor of paying additional township millage for the following:

Additional Kalamazoo County Sheriff patrols? Yes _____ No _____

Fire Department/EMS? Yes _____ No _____



10. Do you participate in Curbside Recycling and/or Hazardous Waste services? Yes _____ No _____
If no, what else would you like to have available? _____
11. Do you think a Township Farmers Market would be a good community addition? Yes _____ No _____
12. Do you utilize the Parchment Library or the Ransom District Library? Yes _____ No _____
13. Do you have any suggestions to improve our township's website? _____

14. Would you utilize a non-motorized trail from the Kalamazoo River Valley Trail at D Ave to the recently created Cooper Business District located at D Ave. and Douglas? Yes _____ No _____

15. How many times per year do you go to or use each of the following?

Markin Glen Park _____ Kalamazoo Nature Center _____ Kalamazoo River Valley Trail _____
Kalamazoo Kennel Club _____ Kalamazoo River (kayak, boat, swim, fish, etc.) _____
Other _____

16. Do you think Cooper Township has adequate recreational resources? Yes _____ No _____

17. Prioritize the issues facing the Township in terms of future development

(#1 best, #5 least desirable):

Agricultural Preservation _____ Environmental Protection _____ Traffic Congestion _____
Industrial Pollution _____ Growth Management _____

18. What do you like best about Cooper Township?

19. What do you like least about Cooper Township?

20. Is natural gas available to you? Yes _____ No _____

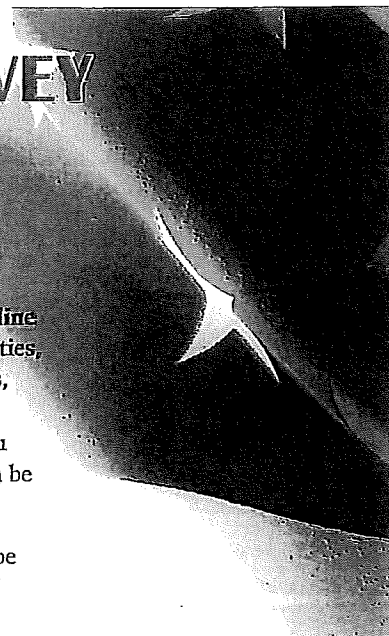
If no, please list your address _____

COMMUNITY WIDE SURVEY

The Cooper Township Planning Commission and Township Board are updating the Township's Master Plan and would like your input. An updated Master Plan is important to ensure wise use of our natural resources, helping to protect our environment and best preserve the quality of life for our residents.

In November 2015, a community wide survey will be available online to ask for your ideas regarding land use, health & safety concerns, utilities, transportation and recreation options. We hope to hear from residents, schools, businesses & churches in our community by December 31. The survey will be available online at <http://coopertwp.org/> or you may call the office at (269) 382-0223 to have one mailed to you. It can be returned by using the provided, postage-paid envelope.

The master plan helps our township become what we would like it to be in the future. Thank you for your time and interest in our community!



**CHARTER TOWNSHIP OF COOPER
PLANNING COMMISSION**

RESOLUTION APPROVING TOWNSHIP MASTER PLAN

At a regular meeting of the Planning Commission of the Charter Township of Cooper (the "Planning Commission"), Kalamazoo County, Michigan, held at the Township Hall in the Township on March 13, 2018 at 7:00 p.m., local time.

PRESENT: Asselmeier, Boekhoven, Bricker, Corke, Crosby, Frederick and Reynolds

ABSENT: None

The following resolution was offered by Reynolds and supported by Corke.

WHEREAS, the Planning Commission has considered a proposed Master Land Use Plan ("Master Plan") to supersede and replace the Township's current plan to guide future land use in the Township; and

WHEREAS, before preparing the Master Plan, the Planning Commission sent notice by first class mail to the entities entitled to notice under Section 39 of the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3803 *et seq.* (the "MPEA"); and

WHEREAS, the Planning Commission thereafter prepared the Master Plan; and

WHEREAS, in accordance with the MPEA, the Planning Commission submitted the Master Plan to the Township Board for review and comment, and the Township Board approved the distribution of the proposed Master Plan; and

WHEREAS, the Secretary of the Planning Commission submitted a copy of the proposed Master Plan to the entities entitled to notice under Section 41 of the MPEA; and

WHEREAS, the Planning Commission provided a review and comment period for those entities entitled to notice under Section 41 of the MPEA, which review and comment period lasted at least 63 days as required by the MPEA; and

WHEREAS, after the expiration of the review and comment period, the Planning Commission conducted a public hearing regarding the Master Plan on March 13, 2018 for which notice was properly provided in accordance with the MPEA; and

WHEREAS, the Planning Commission desires to approve the Master Plan and submit the Master Plan to the Township Board; and

WHEREAS, the Township Board has, by resolution, asserted the right to approve or reject the Master Plan.

NOW, THEREFORE, the Planning Commission of the Charter Township of Cooper resolves as follows:

1. The Planning Commission hereby adopts the Master Plan, attached as **Exhibit A** to this Resolution.
2. The Planning Commission directs the Secretary of the Planning Commission to submit copies of the Master Plan to the Township Board.
3. The Chairperson of the Planning Commission or Secretary of the Planning Commission shall sign a statement recording the Planning Commission's approval of the Master Plan on the inside of the front or back cover of the master plan and, if the future land use map is a separate document from the text of the master plan, on the future land use map.
4. Any resolution or any portion of any resolution inconsistent with this Resolution is hereby repealed, but only to the extent to give this Resolution full force and effect.

YEAS: Asselmeier, Boekhoven, Bricker, Corke, Crosby, Frederick and Reynolds

NAYS: None

STATE OF MICHIGAN)
)
COUNTY OF KALAMAZOO)

I, the undersigned, the duly qualified and acting Secretary of the Planning Commission of the Charter Township of Cooper, Kalamazoo County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Planning Commission at a regular meeting held pursuant to the Open Meetings Act on the 13th day of March, 2018.



Mark Reynolds
Secretary, Cooper Charter Township Planning Commission

THE CHARTER TOWNSHIP OF COOPER

Township Board Meeting

April 9, 2018

The regular meeting of the Cooper Charter Township Board was held on Monday, April 9, 2018 at the Cooper Charter Township Hall, 1590 West D. Avenue, Kalamazoo MI.

MEMBERS PRESENT:

Supervisor, Jeff Sorensen
Clerk, DeAnna Janssen
Treasurer, Carol DeHaan
Trustee, Bob Schiedel
Trustee, Jim Frederick
Trustee, Fred Vlietstra
Trustee, Brenda Buiskool

MEMBERS ABSENT:

None

Also present was Chief Emig and approximately 5 interested people. Supervisor Sorensen called the meeting to order at 7:00 pm and all joined in the Pledge of Allegiance.

CONSENT AGENDA:

Items on the consent agenda were:

- a. Minutes of March 13, 2018 Meeting
- b. Receipts and Disbursements Report
- c. Treasurer's Interest Report for 2017/2018 Fiscal Year

The board and citizens were asked if they wanted to have any items removed from the consent agenda. There were none. Motion by Schiedel, supported by Buiskool to approve the consent agenda. Motion carried 7-0.

ADDITIONS OR DELETIONS TO AGENDA: Janssen asked to add the May Election (12b) as a topic of discussion and Sorensen asked to add the Dark Store Topic (12a) to the Agenda.

Motion by Vlietstra, supported by Frederick to approve the agenda as amended. Motion carried 7-0.

CITIZEN COMMENTS ON NON-AGENDA ITEMS:

None

FIRE DEPARTMENT REPORTS & STATS Chief Emig spoke about Image Trend for fire department state reporting options. More information will be forthcoming, from the chief, regarding price.

Motion by DeHaan, supported by Vlietstra to accept the FD Reports. Motion carried 7-0

RANSOM DISTRICT LIBRARY BOARD RE-APPOINTMENT:

Motion by Vlietstra, supported by Frederick to reappoint Tom Klein to the Ransom District Library Board for another 4 year term to expire May 2022. Motion carried 7-0.

RESOLUTION NO. 18-118 ADOPTING AMENDMENTS TO THE TOWNSHIP MASTER PLAN

Motion by Frederick, supported by Buiskool to Adopt Resolution 18-118.

Roll Call Vote:

Yes: DeHaan, Schiedel, Vlietstra, Frederick, Janssen, Sorensen, Buiskool

No: None

Absent: None

Motion carried 7-0.

**RESOLUTION NO. 18-119 ADOPTING CONSUMERS ENERGY ELECTRIC FRANCHISE
RENEWAL ORDINANCE No. 246**

Motion by DeHaan, supported by Janssen to Adopt Resolution 18-119.

Roll Call Vote:

Yes: DeHaan, Schiedel, Vlietstra, Frederick, Janssen, Sorensen, Buiskool

No: None

Absent: None

Motion carried 7-0.

SET MAY 14, 2018 FOR PUBLIC HEARINGS – STREET LIGHT AND SOLID WASTE

Motion by Vlietstra, supported by Schiedel to set May 14, 2018 for the Street Light and Solid Waste Public Hearings.

Motion carried 7-0

2017/2018 FISCAL YEAR 4TH QUARTER BUDGET REPORT

Motion by Frederick, supported by Schiedel to approve 2017/2018 Fiscal Year 4th Quarter Budget Report.

Motion carried 7-0.

UPDATE ON TAX FORCLOSURES –

Sorensen presented the board with addresses that have been flagged by the county due to tax foreclosure. He suggests raising these properties. They include 5814 N 20th, 5631 N 20th, 5188 Keyes, and 1926 Travis Rd. More information will be provided at the May meeting.

“DARK STORE” DISCUSSION AND REQUEST FOR FUNDS

Motion by Schiedel, supported by Vlietstra, to approve sending \$500.00 to the City of Escanaba to help fund this project. Motion carried 7-0.

MAY 2018 ELECTION

Motion by Schiedel, supported by Vlietstra to allow Richland Township to run Cooper Townships portion of the May 2018 Election. Motion passed 7-0

TRUSTEE COMMENTS: Frederick asked about the Homeless Aid Millage, (passed a few years ago) has helped the homeless in Kalamazoo County in light of the proposed Senior Millage coming up in the August Election. Janssen also mentioned that the State would be holding a hearing this week regarding changing the Veterans Exemption from property taxes to income taxes. Buiskool asked about the progress of the northbound trail expansion.

There being no further business to come before the board, the meeting was adjourned at 7:35 pm.



DeAnna Janssen, Clerk



Attested by: Jeff R. Sorensen, Supervisor

I, the undersigned DeAnna Janssen, the duly qualified and elected Clerk for the Charter Township of Cooper, Kalamazoo County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of

certain proceedings taken by the Township Board of said Township at a regular board meeting held on the 9th day of April 2018.

DeAnna Janssen

DeAnna Janssen, Clerk
Cooper Charter Township