

**Coe Township  
Master Plan  
2000 – 2020**

Coe Township  
Isabella County, Michigan  
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Prepared By:

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at a regular meeting on July 12, 2000.

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at a regular meeting on September 4, 2013.



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Isabella County, Michigan**

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## 1.0 Introduction

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### 1.1 Authority to Plan

The Coe Township Planning Commission has updated this master land use plan under the authority of the Michigan Planning Enabling Act, PA 33 of 2008, as amended.

### 1.2 Purpose of the Plan

Section 7 (2) of the Michigan Planning Enabling Act States:

*The general purpose of a master plan is to guide and accomplish, in the planning jurisdiction and its environs, development that satisfies all of the following criteria:*

- (a) Is coordinated, adjusted, harmonious, efficient, and economical.*
- (b) Considers the character of the planning jurisdiction and its suitability for particular uses, judged in terms of such factors as trends in land and population development.*
- (c) Will, in accordance with present and future needs, best promote public health, safety, morals, order, convenience, prosperity, and general welfare.*
- (d) Includes, among other things, promotion of or adequate provision for 1 or more of the following:*
  - i. A system of transportation to lessen congestion on streets and provide for safe and efficient movement of people and goods by motor vehicles, bicycles, pedestrians, and other legal users.*
  - ii. Safety from fire and other dangers.*
  - iii. Light and air.*
  - iv. Healthful and convenient distribution of population.*

*v. Good civic design and arrangement and wise and efficient expenditure of public funds.*

*vi. Public utilities such as sewage disposal and water supply and other public improvements.*

*vii. Recreation.*

*viii. The use of resources in accordance with their character and adaptability.*

Planning is a process which involves the conscious selection of the policies relating to land use and development in a community. A master land use plan serves several functions.

- Provides a general statement of the community's goals and provides a comprehensive view of its vision for the future;
- Provides the statutory basis for the Zoning Ordinance, as required by the Michigan Zoning Enabling Act, PA 110 of 2006, as amended; and
- Serves as the primary policy guide for local officials considering development proposals, land divisions, capital improvements, and other matters related to land use and development; thus, it provides a stable and consistent basis for decision-making.

The Coe Township Master Plan will provide guidelines for future physical development of the community, while protecting the water resources, other natural resources and rural character. This plan presents extensive background information for the Township and the surrounding communities, including social and economic data, description and mapping of natural resources and existing land use.

The background information is analyzed to identify important characteristics, changes and trends occurring in Coe Township.

Community concerns are identified based upon the Planning Commission comments and citizen participation in the planning process. Community goals and objectives are presented to guide future development based upon these background studies, key land use trends and community issues.

These goals, along with a detailed map of existing land use, provide the basis for the Future Land Use Map that specifies the extent and location of where various types of future development can be accommodated within the Township. This plan also provides suggestions for implementation of the identified goals and objectives.

### **1.3 Public Participation Process**

This Master Plan was formulated through a process of active participation of the citizens of Coe Township. The Planning Commission held three public meetings for the purpose of involving citizens and the Commission to review and comment on the Plan at its three strategic phases.

Attended by the Planning Commission, Township Board of Trustee Members, and concerned citizens, the meetings were held in the Township Hall on the following dates:

1. February 15, 1999
2. March 1, 2000
3. June 7, 2000

The February 15, 1999 meeting included a survey of all those present to fill out a questionnaire listing their top five likes and dislikes about the community, and top five suggestions for future improvement needs for the community. The survey provided a basis for initial formulation of goals and objectives for the Township.

Pursuant to the public hearing notification requirements of Section 125.329, Township

Planning Act 168 of 1959, as amended, the Planning Commission on July 12, 2000, conducted a public hearing on the Plan. Pursuant to the comments received from those present at the meeting, the Planning Commission at the meeting adopted the Plan.

Several work sessions were held in 2013 in an effort to update the Master Plan. All updates were conducted in compliance with the Michigan Planning Enabling Act, PA 33 of 2008, as amended.

### **1.4 Plan Organization**

The Master Plan comprises three primary components. The background studies profile the demographic, environmental, and land use conditions, which existed at the time the plan was prepared and updated in 2013. The goals and objectives provide the philosophical basis of the plan. The future land use plan describes the Township's vision of its future in written and graphic form.

### **1.5 Location and Regional Context**

Coe Township is located in the southeast corner of Isabella County, and centered in Michigan's Lower Peninsula. Coe Township is made up of the geographic township T13N-R3W. The Village of Shepherd is located within the Township in portions of Sections 8, 9, 16 and 17.

The Township is bordered on the west by Lincoln Township, on the north by Chippewa Township, on the east by Jasper Township in Midland County, and on the south by Pine River Township in Gratiot County. US-127 runs north and south through the Township. **Figure 1** shows the geographic location of the Township.

Coe Township is 36.1 square miles in size, excluding the Village of Shepherd. The 2010 U.S. Census population for the Township was 1,564. Isabella County is 574.3 square miles in size with a population of 70,311. Isabella County is primarily

agricultural. The Chippewa Indian Hotel and Casino complex, located near Mt. Pleasant, has created a diverse economy with a large amount of tourism dollars coming into the community. In addition, education and service-related jobs, and gas and oil production contribute to the area economy.

# MAP 1 - GEOGRAPHIC LOCATION



COE TOWNSHIP, ISABELLA COUNTY MICHIGAN

## 2.0 Background Studies Summary

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The Township of Coe undertook a series of background studies to document past trends, inventory current conditions, and make future projections. The results of these studies provided participants in the planning process a common picture of community characteristics on which to base their land use planning efforts. In 2013 all socioeconomic data was updated using the 2010 census data.

### 2.1 Socioeconomic Profile

- The Township's population increased by 7.34% from 1,457 persons in 2000 to 1,564 persons in 2010. Following statewide trends, the Township population has increased by 177 persons or 11.39% since 1970. However, during the 1980's and the 1990's the Township population was on the decline.
- The family formation age group (25 to 44 years old) is the largest age group in the Township, accounting for nearly half (46.6%) of the total population.
- The Township proportion of married couple households (51.3%) is slightly higher than the Village of Shepherd (43.3%), the State (48.0%) and the United States (48.4%).
- According to the 2010 census, the Township has less per capita income than the Village and the State. However, the Township per capita income is slightly higher than that found in the County.
- The largest employment category in the Township is education, health care and social services (31.2%), followed by manufacturing (14.3%), and arts, entertainment, recreation, accommodation and food services (12.6%).

- The Township's housing stock is comprised of 82.4% as single family homes, 15.4% as multi-family dwellings, and the remaining 2.3% as mobile homes and other.
- Over half (58%) of the Townships housing stock is less than 50 years old.
- The Township's median housing value and median rent is higher than the Village, but lower than the County and the State.

### 2.2 Natural Resources

- Woodlands are the Township's most significant natural resource and cover 8.0% of the total area.
- Nearly one-third (31.2%) of the Township soils are hydric (wet) and have limitation for development.

### 2.3 Existing Land Use

- The Township of Coe encompasses a total area of approximately 23,113 acres or 36.1 square miles.
- Agricultural lands make up an overwhelming majority of the total Township area (84.0%), followed by residential (11.2%), and exempt (3.5%) land uses.

### 3.0 Socioeconomic Profile

An important component in the comprehensive planning process is understanding the community's social and economic characteristics. This section explores current and historical population changes, age distribution, household make-up, income, education, employment, and housing characteristics for Coe Township, exclusive of the Village of Shepherd. Where significant, Township data is compared to the Village of Shepherd, surrounding Townships, Isabella County, the State of Michigan, and the United States. The purpose of this exercise is to identify factors that may influence future land use decisions and to assist policy makers with these decisions. For the purpose of this report, the 1990-2010 U.S. Census information is used when making comparisons to other governmental units.

#### 3.1 Population

According to the 2010 U.S. Census, the population of Coe Township was 1,564 residents (770 male - 794 female).

Population trends from 1990 to 2010 for residents of Coe Township, the Village of Shepherd, the surrounding four Townships, Isabella County, and the State of Michigan are shown in **Table 1**. The Township showed a decrease of 97 persons (6.2%) during the 1990s, but rebounded with an increase of 107 persons (7.3%) between 2000 and 2010. Overall, between 1990 and 2010, Coe Township population remained flat with a less than 1% population increase. The Township growth pattern is similar to statewide trends.

Coe Township has a population density of 43.3 persons per square mile, exclusive of the Village of Shepherd. This population density can be compared to 122.1 persons per square mile for Isabella County and 174.8 persons per square mile for the State of Michigan.

**Table 1  
Population Trends  
Coe Township and Surrounding Communities, 1990 – 2010**

Place	1990	2000	Change 1990-2000		2010	Change 2000-2010	
			#	%		#	%
Coe Twp.	1,554	1,457	-97	-6.24%	1,564	107	7.34%
Village of Shepherd	1,413	1,536	123	8.70%	1,515	-21	-1.37%
Chippewa Twp.	4,130	4,617	487	11.79%	4,654	37	0.80%
Jasper Twp. (Midland Co.)	1,096	1,145	49	4.47%	1,180	35	3.06%
Pine River Twp. (Gratiot Co.)	2,064	2,451	387	18.75%	2,279	-172	-7.02%
Lincoln Twp.	1,794	1,936	142	7.92%	2,115	179	9.25%
Isabella Co.	54,624	63,351	8,727	15.98%	70,311	6,960	10.99%
Michigan	9,295,297	9,938,444	643,147	6.92%	9,883,640	-54,804	-0.55%

Source: US Census Bureau

### 3.2 Age Distribution, and Racial Make-Up,

Information on age distribution within a population can assist the community in matching public services to community characteristics and in determining special needs of certain age groups. For example, the younger population tends to require more rental housing units and smaller homes, while the elderly population needs nursing home facilities. Analysis of age distribution can also be used by policy makers to identify current gaps in services and to project future service needs for housing, education, recreation, and medical care.

Age distribution figures for Coe Township, the Village of Shepherd, Isabella County, and the State of Michigan from the 2010 U.S. Census are compared in **Table 2**. Analysis of the data indicates that the median age for the Township is slightly higher than the Village and the State, but significantly higher than Isabella County. This can be explained by the higher percentage of school-aged persons and young adults residing in the County in 2010.

The location of Central Michigan University within Isabella County largely contributes to this ratio, as well.

Racial make up of Coe Township's population is relatively homogeneous. Of the 1,564 persons in the community in 2010, 95.2% were White, with the remaining 4.8% classified as Black, Native, Asian or other. **Table 3** compares the racial composition of the populations for the Township, Village, County, and State.

**Table 2  
Age Distribution  
Township, Village, County, and State, 2010**

Age Range	Coe Township		Shepherd Village		Isabella County		Michigan
	#	%	#	%	#	%	%
Under 5	181	5.9%	93	6.1%	3,634	5.2%	6.0%
5-14	446	14.5%	213	14.1%	6,889	9.8%	13.3%
15-24	397	12.9%	202	13.3%	24,516	34.9%	14.3%
25-39	535	17.4%	289	19.1%	11,052	15.7%	18.0%
40-49	427	13.9%	221	14.6%	7,052	10.0%	14.2%
50-59	491	15.9%	233	15.4%	7,496	10.7%	14.6%
60-64	172	5.6%	67	4.4%	2,845	4.0%	5.8%
65+	430	14.0%	197	13.0%	6,827	9.7%	13.7%
<b>TOTALS</b>	<b>3,079</b>	<b>100.0%</b>	<b>1,515</b>	<b>100.0%</b>	<b>70,311</b>	<b>100.0%</b>	<b>99.9%</b>
Median Age	39.3		37.5		25.1		38.9

Source: 2010 U.S. Bureau of the Census

**Table 3  
Racial Make-Up  
Township, Village, County, and State, 2010**

	Coe Township		Shepherd Village		Isabella County		Michigan	
	#	%	#	%	#	%	#	%
White	2930	95.2%	1427	94.2%	62,697	89.2%	7,803,120	78.9%
Black	11	0.4%	7	0.5%	1,676	2.4%	1,400,362	14.2%
Native	39	1.3%	20	1.3%	2,414	3.4%	62,007	0.6%
Asian	9	0.3%	5	0.3%	1,148	1.6%	238,199	2.4%
Other	90	2.9%	56	3.7%	2,376	3.4%	379,952	3.8%
<b>TOTALS</b>	<b>3,079</b>	<b>100.0%</b>	<b>1,515</b>	<b>100.0%</b>	<b>70,311</b>	<b>100.0%</b>	<b>9,883,640</b>	<b>99.9%</b>

Source: 2010 U.S. Census Bureau

### 3.3 Households

Census data from 2010 shows that Coe Township average household size is 2.49 persons. That is a decrease as compared to the 1990 census of 2.89 persons. This puts Coe Township in line with the County and the State which both also have an average household size of 2.49 persons.

(Table 4). The decrease is due, in large part, to the significant decrease of married couple families from 70.5% in 1990 to 51.3% in 2010.

**Table 4  
Household Characteristics  
Township, County, State, and U.S. 2010**

Household Type	Coe Township		Shepherd Village		Michigan		United States	
	#	%	#	%	#	%	#	%
Married Couple Families	632	51.3%	277	43.3%	1,857,127	48.0%	56,510,377	48.4%
Single Male Families	67	5.4%	41	6.4%	185,363	4.8%	5,777,570	5.0%
Single Female Families	157	12.7%	94	14.7%	511,583	13.2%	15,250,349	13.1%
Non-Family Households	376	30.5%	228	35.6%	1,318,435	34.0%	39,177,996	33.6%
<b>Total Households</b>	<b>1,232</b>	<b>100.0%</b>	<b>640</b>	<b>100.0%</b>	<b>3,872,508</b>	<b>100.0%</b>	<b>116,716,292</b>	<b>100.0%</b>
Average Household Size	2.49		2.36		2.49		2.58	

Sources: 2010 U.S. Census Bureau

### 3.4 Income and Wealth

Three measures of income (median family, median household, and per capita) are illustrated in **Table 5** for the Township, Village, County and State. Income statistics for the 2010 Census reflect information from the 2009 calendar year. Per capita income of the Township is less than that of the Village, and State. But slightly higher than that of the County.

The table also illustrates poverty statistics. At 7.6%, the poverty rate for all persons in Coe Township is less than the Village at 8.2%, the County at 14.4%, and the State at 11.1%. The poverty threshold for the 2010 Census was set at \$22,113 for a family of four.

### 3.5 Education

Education is an important factor in analyzing the capabilities of the local work force and the economic vitality of a community. Educational attainment is tracked by the U.S. Census Bureau. Figures from the 2010 Census indicate that the Township has slightly less high school graduates (89.2%) than the Village (92.1%), nearly the same as the County (89.6%), and slightly more than the State (88.4%). Of those graduates, however, fewer Coe Township residents (19.1%) obtained a bachelor's degree or higher than the Village of Shepherd (23.3%), Isabella County (25.7%), and the State of Michigan (25.3%). **Table 6**.

**Table 5  
Income and Poverty  
Township, Village, County, and State 2010**

Place	Median Family Income	Median Household Income	Per Capita Income	% of Families Below Poverty Level
Coe Township*	\$51,413	\$45,909	\$19,873	7.60%
Shepherd Village	\$48,611	\$39,750	\$20,985	8.20%
Isabella County	\$53,977	\$36,815	\$18,738	14.40%
Michigan	\$60,895	\$48,669	\$25,482	11.10%

Source: 2010 U.S. Census Bureau  
\*Figures include the Village of Shepherd

**Table 6  
Educational Attainment  
Township, Village, County, and State, 2010**

Place	High School Graduate OR Higher	Bachelor's Degree OR Higher
Coe Township	89.20%	19.10%
Shepherd Village	92.10%	23.30%
Isabella County	89.60%	25.70%
Michigan	88.40%	25.30%

Source: 2010 U.S. Census Bureau

### 3.6 Employment

Data in **Table 7** document employment by major industries for residents of Coe Township and Isabella County. Nearly one third (31.2%) of the Townships residents are employed in the Education, Health Care and Social Services industry followed by Manufacturing (14.3%) and Arts, Entertainment, Recreation, Accommodation and Food Services. Employment patterns for Isabella County are comparable.

Data in **Table 8** document employment by occupation. The largest occupation category in the Township was Service Workers (28.5%) followed closely by Management, Business, Science and Arts (27.8%) along with Sales and Office (27.1%).

**Table 7  
Employment by Selected Industry  
Employed Persons 16 Years and Over  
Township and County, 2010**

Industry	Coe Township		Isabella County	
	#	%	#	%
Agriculture, Forestry, Fishing and Hunting, and Mining	34	2.4%	999	3.1%
Construction	54	3.9%	1,210	3.8%
Manufacturing	200	14.3%	2,544	7.9%
Wholesale Trade	24	1.7%	524	1.6%
Retail Trade	105	7.5%	3,943	12.3%
Transportation and Warehousing, Utilities	44	3.2%	750	2.3%
Finance, Insurance, Real Estate	96	6.9%	1344	4.2%
Professional, Scientific, Management, Administrative and Waste Management Services	88	6.3%	1502	4.7%
Arts, Entertainment, Recreation, Accommodation, and Food Services	176	12.6%	6,662	20.7%
Education, Health Care and Social Services	435	31.2%	9,478	29.5%
Public Administration	34	2.4%	981	3.1%
Other	105	7.5%	2187	6.8%
<b>Totals</b>	<b>1395</b>	<b>100.0%</b>	<b>32,124</b>	<b>100.0%</b>

Source: 2010 U.S. Census Bureau

**Table 8**  
**Employment By Selected Occupation**  
**Employed Persons 16 Years and Over**  
**Township and County, 2010**

Occupation	Coe Township		Isabella County	
	#	%	#	%
Management, Business, Science and Arts	470	33.7%	8,927	27.8%
Service Workers	272	19.5%	9,146	28.5%
Sales and Office	290	20.8%	8703	27.1%
Natural Resources, Construction and Maintenance	96	6.9%	2,454	7.6%
Production, Transportation and Material Moving	265	19.0%	2,894	9.0%
<b>Totals</b>	<b>1393</b>	<b>100.0%</b>	<b>32,124</b>	<b>100.0%</b>

Source: 2010 U.S. Census Bureau

### 3.7 State Equalized Value

Characteristics of the Township's property value are obtained through an analysis of State Equalized Value (SEV) figures. By law the SEV, which constitutes a community's tax base, is equal to approximately one-half of the true market value of real property and certain taxable personal properties.

**Table 9** shows the distribution of value among the different SEV categories for 2012, comparing Coe Township to Isabella County. As the table demonstrates nearly half (51.4%) of the Township's taxable property is residential, as is the County's.

Property classified as agricultural makes up 36.4% of the Township's taxable property, a much higher ratio than the County at 15.8%. Commercial property comprises only 8.1% of the Township's SEV, whereas, County commercial property amounts to 20.9% of the total SEV. Only 0.2% of the Township's SEV is classified as industrial.

**Table 10** illustrates a steady and comparable increase in Township SEV as a portion of the County total over the past three years.

**Table 9  
Distribution of State Equalized Value (SEV)  
Township and County, 2012**

Category	Coe Township*		Isabella County	
	Amount	% SEV	Amount	% SEV
<b>Real Property:</b>				
Agricultural	\$35,413,600	36.4%	\$310,580,261	15.8%
Commercial	\$7,855,300	8.1%	\$411,317,150	20.9%
Industrial	\$214,800	0.2%	\$41,701,500	2.1%
Residential	\$50,014,100	51.4%	\$1,077,252,491	54.8%
Timber Cutover	\$0	0.0%	\$0	0.0%
Developmental	\$0	0.0%	\$0	0.0%
<b>Total Real</b>	<b>\$93,497,800</b>	<b>96.1%</b>	<b>\$1,840,851,402</b>	<b>93.7%</b>
<b>Personal</b>	<b>\$3,812,100</b>	<b>3.9%</b>	<b>\$123,973,688</b>	<b>6.3%</b>
<b>TOTAL SEV</b>	<b>\$97,309,900</b>	<b>100.0%</b>	<b>\$1,964,825,090</b>	<b>100.0%</b>

Source: Isabella County Equalization Department  
\*Figures include the Village of Shepherd

**Table 10  
State Equalized Value (SEV) Trends  
Township and County, 2010-2012**

	2010 SEV	2011 SEV	Change 2010-2011		2012 SEV	Change 2011-2012	
			Value	%		Value	%
Coe Township*	\$101,948,332	\$98,981,500	(\$2,966,832)	-3.0%	\$97,309,900	(\$1,671,600)	-1.7%
Isabella County	\$2,062,220,176	\$2,015,650,309	(\$46,569,867)	-2.3%	\$1,964,825,090	(\$50,825,219)	-2.6%

Source: Isabella County Equalization Department  
\*Figures include the Village of Shepherd

### 3.8 Recent Building Activity

Another way to analyze the economic growth and stability of a community is to evaluate building activities. The following is a general summary of Coe Township building permits issued during the 1990s.

Approximately 667 building permits were issued from 2000 through 2010. Over 9.6% of the permits were for new residential construction. Commercial and industrial activities were very limited, as well as demolition of existing structures. The majority of the building permits were for additions, expansions or improvements to existing structures and accessory buildings.

### 3.9 Total Housing Stock

An evaluation of the housing stock and property values can be very beneficial in determining community housing needs. Data from the 2010 U.S. Census shows a total of 638 housing units in Coe Township: 597 single-family (93.6%), 13 multiple-family (2.1%) and 28 mobile homes (4.4%). **Table 11** illustrates the types of housing structures, comparing Coe Township to the Village of Shepherd and Isabella County.

The average number of rooms for Township housing units, including the Village of Shepherd, was 6.2 rooms in 2010. The U.S. Census Bureau's definition of possible overcrowding is more than 1.01 persons per room. Only three Township housing units fall within this category.

### 3.10 Housing Tenure

According to the U.S. Census Bureau, the national rate of home ownership has grown from 64.2% in 1990 to 66.1% in 2010. Coe Township's home ownership rate of 70.8% of occupied housing is proportionally greater than the Village, the County, and the national rate. Housing occupancy characteristics are illustrated in **Table 12**.

**Table 11**  
**Type of Housing Structures**  
**Township, Village, and County, 2010**

Unit Type	Coe Township		Shepherd Village		Isabella County	
	#	%	#	%	#	%
1 unit structures detached or attached	597	93.6%	495	71.9%	16,995	59.8%
2-4 unit structures	10	1.6%	130	18.9%	2,171	7.6%
5-9 unit structures	3	0.5%	15	2.2%	2,290	8.1%
10 or more unit structures	0	0%	45	6.5%	4,125	14.5%
Mobile Home	28	4.4%	3	0.4%	2,816	9.9%
Other	0	0.0%	0	0.0%	6	0.0%
<b>TOTALS</b>	<b>638</b>	<b>100.0%</b>	<b>688</b>	<b>100.0%</b>	<b>28,403</b>	<b>100.0%</b>

Source: 2010 U.S. Census Bureau

**Table 12**  
**Housing Occupancy Characteristics**  
**Township, Village, and County, 2010**

Category	Coe Township		Shepherd Village		Isabella Co.	
	#	% of Total Units	#	% of Total Units	#	% of Total Units
Occupied Housing	1198	90.3%	589	85.6%	24,746	87.1%
Owner-Occupied	939	70.8%	400	58.1%	14,651	51.6%
Renter-Occupied	259	19.5%	189	27.5%	10,095	35.5%
Vacant Units	128	9.7%	99	14.4%	3,657	12.9%
<b>Total Housing Units</b>	<b>1,326</b>	<b>100.0%</b>	<b>688</b>	<b>100.0%</b>	<b>28,403</b>	<b>100.0%</b>

Source: 2010 U.S. Census Bureau

### 3.11 Age of Structures

Generally, the economically useful age of residential structures is approximately 50 years. Beyond that age, repairs become expensive and the ability to modernize the structure to include amenities considered standard for today's life-styles is diminished. When a community's housing stock approaches that age, the need for housing rehabilitation, demolition, and new construction begins to increase.

**Table 13** compares the age of housing structures in Coe Township, to the Village of Shepherd, Isabella County, and the State of Michigan. At the time of the 2010 U.S. Census, 42% of the Township housing stock had exceeded the 50-year age limit. The Township has considerably more older homes than the County (24.4%). The Village and the State are comparable to the Township.

### 3.12 Housing Values and Rent

One comparative measure of the local housing stock is housing value. The median value of owner-occupied year-round housing units for Coe Township in 2010 was \$112,000. This is substantially less than the median housing value of \$124,100 for Isabella County and \$137,300 for the State but higher than the \$99,600 for the Village, as indicated in **Table 14**.

**Table 14** also compares rental rates, showing the Township median rent to be less than the County, and the State but higher than the Village.

**Table 13  
Age of Structures  
Township, Village, County and State, 2010**

Year Structure Built	Coe Township		Shepherd Village		Isabella Co.		Michigan	
	#	%	#	%	#	%	#	%
After 2000	102	7.7%	73	10.6%	5,018	17.7%	444,964	9.8%
1980 - 1999	285	21.5%	145	21.1%	8,974	31.6%	1,032,059	22.8%
1960 - 1979	382	28.8%	147	21.4%	7,464	26.3%	1,254,100	27.7%
1940 - 1959	198	14.9%	134	19.5%	3,334	11.7%	1,085,636	24.0%
Before 1939	359	27.1%	189	27.5%	3,613	12.7%	715,456	15.8%
<b>TOTALS</b>	<b>1,326</b>	<b>100.0%</b>	<b>688</b>	<b>100.0%</b>	<b>28,403</b>	<b>100.0%</b>	<b>4,532,215</b>	<b>100.0%</b>

Source: 2010 U.S. Census Bureau

**Table 14**  
**Distribution of Housing Values and Rent**  
**Township, Village, County, and State, 2010**

Financial Characteristics	Coe Township		Village Shepherd		Isabella County		Michigan	
	#	%	#	%	#	%	#	%
<b>VALUE: Owner-occupied Units (a)</b>	<b>939</b>	<b>100.0%</b>	<b>400</b>	<b>100.0%</b>	<b>14,651</b>	<b>100.0%</b>	<b>2,812,607</b>	<b>100.0%</b>
Less than \$50,000	59	6.3%	17	4.3%	1,801	12.3%	314,277	11.2%
\$50,000 to \$99,999	348	37.1%	185	46.3%	3,416	23.3%	608,849	21.6%
\$100,000 to \$149,999	283	30.1%	134	33.5%	3,692	25.2%	627,124	22.3%
\$150,000 to \$199,999	143	15.2%	34	8.5%	2,608	17.8%	518,323	18.4%
\$200,000 to \$299,999	103	11.0%	27	6.8%	2,193	15.0%	435,387	15.5%
\$300,000 or more	3	0.3%	3	0.8%	941	6.4%	308,647	11.0%
<b>Median Value</b>	<b>\$112,000</b>		<b>\$99,600</b>		<b>\$124,100</b>		<b>\$137,300</b>	
<b>Gross Rent: Occupied Units Paying Rent (b)</b>	<b>248</b>	<b>100.0%</b>	<b>185</b>	<b>100.0%</b>	<b>9,693</b>	<b>100.0%</b>	<b>955,629</b>	<b>100.0%</b>
Less than \$200	10	4.0%	10	5.4%	231	2.4%	24,141	2.5%
\$200 to \$499	65	26.2%	62	33.5%	1,896	19.6%	141,817	14.8%
\$500 to \$749	129	52.0%	72	38.9%	4,308	44.4%	322,886	33.8%
\$750 to \$999	41	16.5%	38	20.5%	1,725	17.8%	251,822	26.4%
\$1,000 or more	3	1.2%	3	1.6%	1,533	15.8%	214,963	22.5%
<b>Median Rent</b>	<b>\$605</b>		<b>\$547</b>		<b>\$672</b>		<b>\$742</b>	

<sup>a</sup> Specified housing units include only one-family houses on less than ten acres without a commercial establishment or medical office on the property.

<sup>b</sup> Contract rent is the monthly rent agreed to, or contracted for, regardless of any furnishing, utilities, or services that may be included.

Source: 2010 U.S. Census Bureau

## 4.0 Natural Features Assessment

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The development of land can significantly impact and be impacted by the natural environment. Thus when preparing a future Land Use Plan, it is important to determine the extent of environmentally sensitive areas within the community.

Environmentally sensitive areas are lands whose destruction or disturbance will immediately effect the life of a community by either: 1) creating hazards such as flooding or slope erosion; 2) destroying important public resources such as groundwater supplies and surface water bodies; 3) wasting productive lands and non-renewable resources such as prime farmland. Each of these effects is detrimental to the general welfare of a community and may result in an economic loss.

The purpose of this section is two-fold: First, to identify which areas in the Township are most suitable for development; specifically, those areas that will minimize development costs and provide amenities without adversely impacting existing natural systems. Second, to identify land, which should be conserved in its natural state and is most suitable for open space or recreation purposes.

Topography, woodlands, soils, water resources and geology are among the most important natural features that impact land use. Descriptions of these features follow.

### 4.1 Topography

The topography of Coe Township is relatively flat. Elevations range from a low of 701 feet above sea level in the northeast portion to a high of 783 feet above sea level in the southwest portion of the Township. The flat terrain presents few constraints to development.

### 4.2 Woodlands

Woodlands information for Coe Township is derived from the Michigan Resource Information System (MIRIS). The Environmental Resources Map (**Map 2**) depicts the location of woodlands.

Small areas of upland forests are found throughout the Township as indicated on **Map 2**. Upland forests cover 1,688 acres, or 7.3%, of the Township and include mostly central hardwood (oak) trees. Tree species in the oak forest include red oak, white oak, sugar maple, red maple, black cherry, beech, basswood, and ash.

Lowland forest areas (158 acres) are located adjacent to Little Salt River, south and east of the Village of Shepherd. Covering less than one percent of the Township, tree species in the lowland forest include red maple, silver maple, green ash, aspen, cottonwood, elm, and basswood.

Other forest types found in the Township include lowland conifers (white cedar, spruce, and balsam fir) and upland conifers (red, white, jack, and scotch pine).

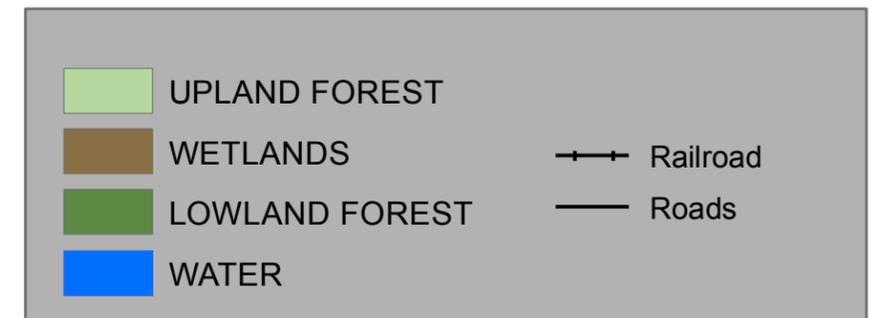
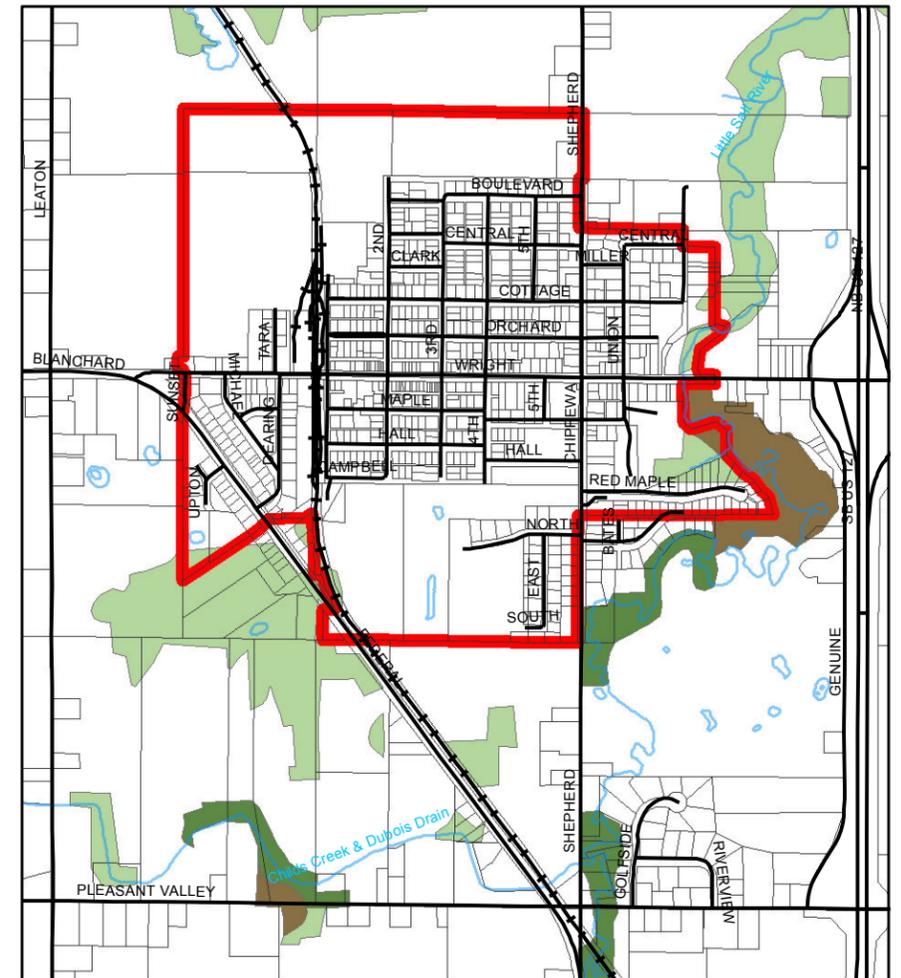
Woodlands are complex ecological systems and provide numerous benefits to the environment and its wildlife and human inhabitants. Woodlands play a role in flood protection by slowing the flow of surface run-off to allow for greater water infiltration. Woodlands also improve air quality by absorbing certain air borne pollutants. In addition to providing wildlife habitat, forest vegetation moderates the effects of winds and temperatures while stabilizing and enriching the soil.

For human inhabitants, forested areas offer scenic contrasts within the landscape and with each changing season. Forest lands act as buffers from noise on heavily traveled roads.

# MAP 2

## ENVIRONMENTAL RESOURCES

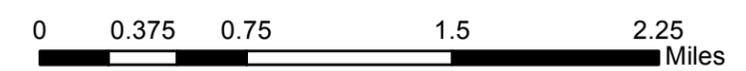
### ENLARGED AREA



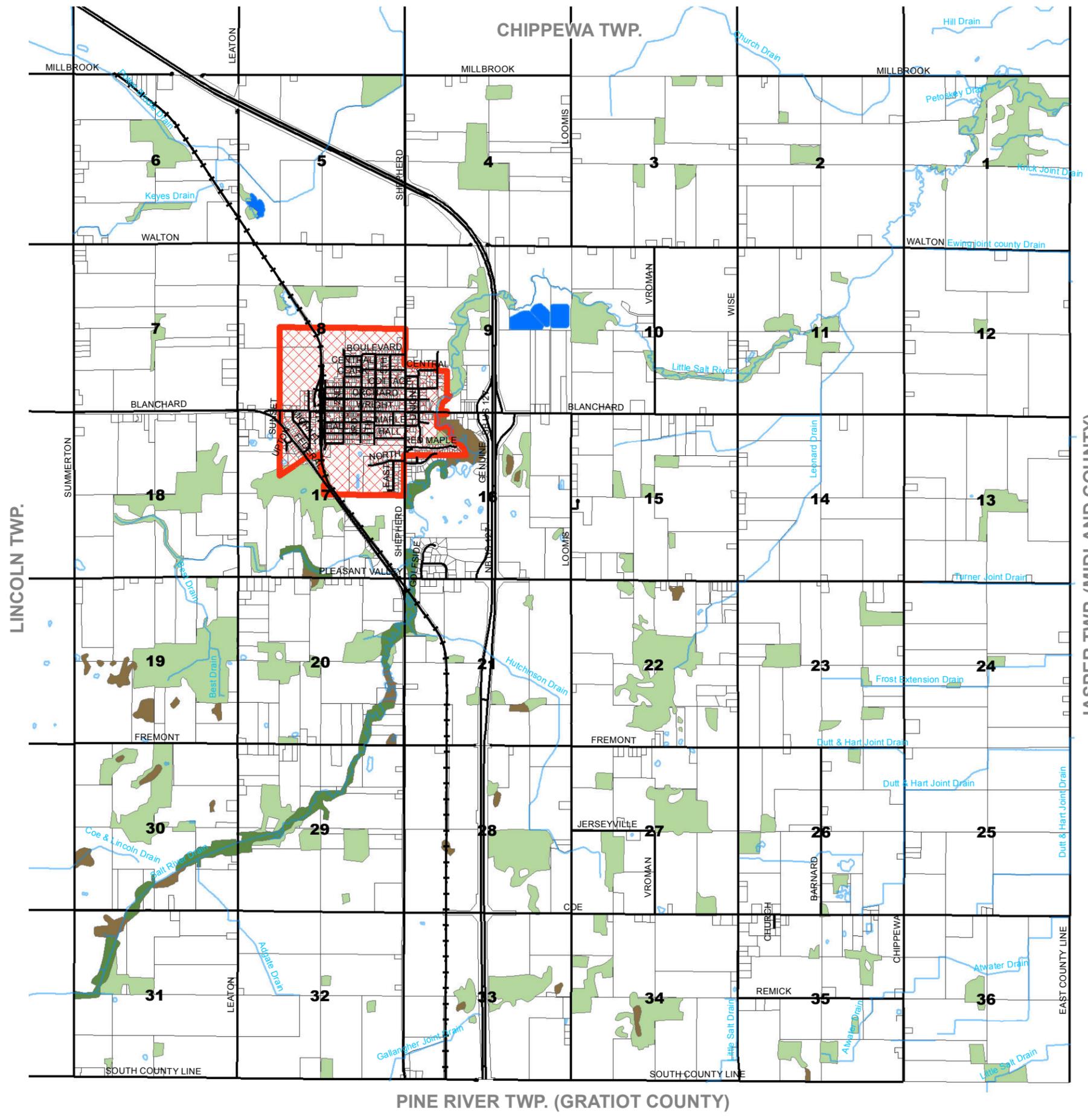
## MASTER PLAN

### COE TOWNSHIP

#### ISABELLA COUNTY, MICHIGAN



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The primary uses of woodlands are the production of forest products and forestland recreation, such as hunting.

Woodland resources contribute greatly to the Township's environmental quality. The conservation of woodlands plays a positive role in maintaining and enhancing the future environmental character of the Township.

### 4.3 Wetlands

Wetlands are defined by the existence of water, either on the surface or near the surface, during a portion of the year. Poorly drained soils and water-loving vegetation may also be present. Wetlands are often referred to as marshes, swamps, or bogs. Residents of Michigan are becoming increasingly more aware of the value of wetlands. Beyond their aesthetic value, wetlands improve water quality of lakes and streams by filtering polluting nutrients, organic chemicals, and toxic heavy metals. Wetlands are closely related to high groundwater tables and serve to discharge or recharge aquifers. In addition, wetlands support wildlife, and wetland vegetation protects shorelines from erosion.

Wetland areas in Coe Township are typically associated with old glacial drainageways. Wetland complexes are found adjacent to Little Salt River and in scattered areas in the southwest portion of the Township, as noted on **Map 2**. According to the MIRIS Land Use Inventory, 128 acres (less than one percent) were mapped as wetlands.

### 4.4 Soil Conditions

Soil characteristics help to define the land capacity to support certain types of land uses. Soils most suitable for development purposes are well drained and are not subject to a high water table. Adequate drainage is important to minimizing storm water impacts and the efficient operation of septic drain fields. Adequate depth to the water table is necessary to prevent

groundwater contamination from septic systems. A high water table also limits the construction of basements. Though civil engineering techniques can be employed to improve drainage and maintain adequate separation from the water table, such techniques are expensive to construct and maintain.

Soils play an important role in the food supply system. The Natural Resource Conservation Service of the United States Department of Agriculture identifies soils that are well or uniquely suited to crop production. When making land use decisions, it is important to consider the value of certain soils for agricultural purposes. Once land is converted from agricultural uses to urban uses, soils are permanently altered and the possibility for agricultural production is greatly diminished if not destroyed. The agriculture industry is important to the local economy. Careful considerations of any development proposal which threatens this non-renewable resource, should be taken.

The Natural Resource Conservation Service has developed a detailed soil survey of Isabella County. A digital or computerized version of the soil map was acquired from the Michigan Department of Natural Resources, MIRIS program. **Table 15** provides information on soil types such as, prime farmland, hydric conditions and septic system limitations.

Approximately 85% of Coe Township's area is covered with prime farmland soils (or prime if drained), as noted in **Table 15**. These soils explain the large portion of existing agricultural lands in the Township.

Nearly one-third (31.9%) of the Township area is classified as hydric soils (**Map 3**). Hydric soils are saturated, flooded, or ponded during part of the growing season and are classified as poorly drained and very poorly drained. Hydric soils have little potential for building site development and sanitary facilities.

**Table 15  
Summary of Soil Types and Conditions in Coe Township**

Soil Name	Symbol	Prime Ag	Hydric	Septic Fields Limitations	Area in Acres <sup>2</sup>	% Twp.
Pinnebog muck	10		X	Severe, high water table	42.8	0.18
Spinks sand, 0 to 6% slopes	11B			Slight	161.6	0.70
Spinks sand, 6 to 12% slopes	11C			Moderate	35.6	0.15
Coloma sand, 6 to 12% slopes	12C			Severe, poor filtering	6.6	0.03
Plainfield sand, 0 to 6% slopes	15B			Severe, poor filtering	17.1	0.07
Wasepi loamy sand, 0 to 3% slopes	16A	X		Severe	311.9	1.34
Cohoctah fine sandy loam, frequently flooded	17		X	Severe, high water table	662.5	2.86
Covert sand, 0 to 4% slopes	18B			Severe	10.0	0.04
Gilford fine sandy loam	19	X <sup>1</sup>	X	Severe, high water table	440.6	1.90
Pipestone sand, 0 to 3% slopes	20A			Severe	448.7	1.93
Kingsville loamy sand	21		X	Severe, high water table	316.0	1.36
Perrinton loam, 2 to 6% slopes	22B			Severe	3.1	0.01
Ziegenfuss loam	24	X <sup>1</sup>	X	Severe, high water table	102.0	0.44
Wixom loamy sand, 0 to 4% slopes	25B	X <sup>1</sup>		Severe	218.5	0.94
Metamora fine sandy loam, 0 to 3% slopes	26A	X <sup>1</sup>		Severe	469.3	2.02
Corunna sandy loam	27	X <sup>1</sup>	X	Severe, high water table	603.9	2.60
Minoa loamy fine sand, 0 to 3% slopes	29A	X <sup>1</sup>		Severe	83.4	0.36
Lamson fine sandy loam	30	X <sup>1</sup>	X	Severe, high water table	56.1	0.24
Thetlord loamy sand, 0 to 3% slopes	33A			Severe	425.3	1.83
Belleville loamy sand	34	X <sup>1</sup>	X	Severe, high water table	192.8	0.83
Metea loamy sand, 1 to 6% slopes	35B	X		Moderate	150.1	0.65
Adrian muck	36		X	Severe, high water table	16.1	0.07
Londo loam, 0 to 3% slopes	39A	X <sup>1</sup>		Severe	7,342.9	31.66
Parkhill loam	40	X <sup>1</sup>	X	Severe, high water table	4,894.5	21.11
Edwards muck	42		X	Severe, high water table	12.3	0.05
Guelph-Londo loams, 1 to 6% slopes	45B	X <sup>1</sup>		Slight	695.0	3.00
Alganssee loamy sand	47		X	Severe, high water table	32.7	0.14
Marlette loam, 2 to 6% slopes	49B	X		Severe	102.8	0.44
Marlette loam, 6 to 12% slopes	49C			Severe	104.8	0.45
Marlette loam, 12 to 20% slopes	49D			Severe	18.2	0.08
Pits, gravel	51			None	19.1	0.08
Udorthents, loamy	52			None	77.0	0.33
Udisamments, nearly level	53			None	50.9	0.22
Guelph loam, 2 to 6% slopes	60B	X		Slight	1,485.6	6.41
Guelph loam, 6 to 12% slopes	60C			Moderate	491.4	2.12
Selfridge sand, 0 to 3% slopes	61A	X		Severe	2,633.7	11.36
Ormas sand, 0 to 6% slopes	62B			Slight	415.6	1.79
Ormas sand, 6 to 12% slopes	62C			Moderate	6.2	0.03
Water	W				33.6	0.14
<b>Totals</b>		<b>85.3%</b>	<b>31.9%</b>		<b>23,190.3</b>	<b>100.00</b>

Source: Michigan Department of Agriculture, Natural Resource Conservation Service

<sup>1</sup>Prime if adequately drained

<sup>2</sup>Includes Village of Shephard

Wetness and frequent ponding are qualities that are difficult and costly to overcome. Sites with high water tables may be classified as wetlands and a wetlands permit would be required for development. However, not all hydric soils are classified as wetlands. Hydric soils are scattered throughout the Township, and are predominant in the eastern half and along the shoreline of Little Salt River.

#### **4.5 Geology**

The geology of Coe Township, as well as the entire Lower Peninsula of Michigan, can be described in terms of surface geology or quaternary geology (materials deposited by continental glaciers) and bedrock geology (sedimentary rocks underlying the glacial deposits).

The quaternary geology of the Township developed 10,000 to 12,000 years ago through continental glacial activity. As the glaciers melted and retreated from the landscape, large amounts of sand, gravel, clay, and loam were deposited. Massive glacial lakes formed at the front of the retreating glaciers. Isabella County, along with other counties in the Saginaw Bay watershed, was covered by one of the large glacial lakes. This relatively flat plain of glacial lacustrine origin is referred to as the Saginaw Bay Lake Plain. Coe Township falls along the outer edge of this area.

The glacial melt water was laden with fine soil particles, which eventually settled to the bottom, creating clay and loam soils that dominate Coe Township. The glacial meltwater streams also deposited fine sands into the shallow glacial lakes. The different types of sub-surface geology in Coe Township tend to lie in northwesterly to southeasterly linear belts. Lacustrine (deposited in water) clay and silt dominate the northeastern corner of the Township. To the west of the lacustrine clay and silt area exists a narrow belt of lacustrine sand and gravel.

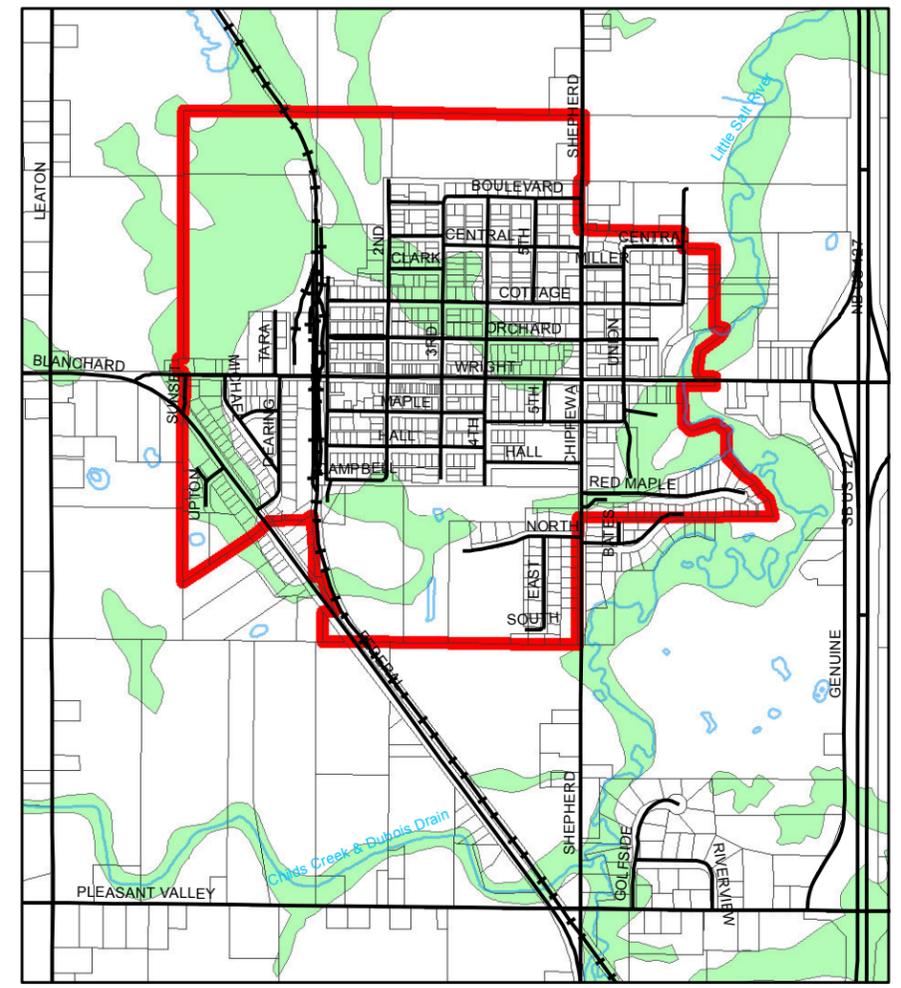
Continuing westwardly, there is a belt consisting of end moraines of medium-textured glacial till, which is mainly composed of non-sorted loam and silt loam with varying amounts of cobbles and boulders. The end moraines area is followed by a belt of coarse-textured glacial till and another belt of medium-textured till. Two small areas in the northwest and southwest corners of the Township consist of glacial outwash sand and gravel and postglacial alluvium.

The subsurface geology of Coe Township is sedimentary bedrock that was laid down during the Upper Jurassic and Upper Pennsylvanian Periods of the Mesozoic Era. Bedrock is covered by glacial deposits and, generally, depending upon the thickness of the glacial deposits, is located at a depth of 40 feet or more below the surface. The bedrock was formed from ancient seas, which covered the area some 135-280 million years ago. The shallow marine seas deposited layers of silt, clay, sediments, marine animals, plants, coral, and other calcareous materials. These deposits formed sandstone, shale, coal, and limestone bedrock. The upper layer of bedrock in the central portion of the Township is called the Grand River Formation, consisting mainly of sandstone.

The upper layer of bedrock in the remaining area of the Township is classified as "red beds", and are made up of sandstone, shale and clay, with minor beds of limestone and gypsum. The Jurassic "red beds" vary in thickness, but are normally about 100 feet thick.

# Map 3 SOIL CONDITIONS

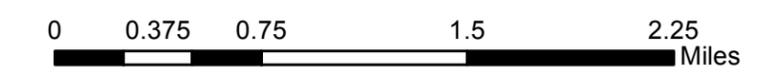
ENLARGED AREA



**Legend**

	HYDRIC		Railroad
	NON-HYDRIC		Roads
	WATER		

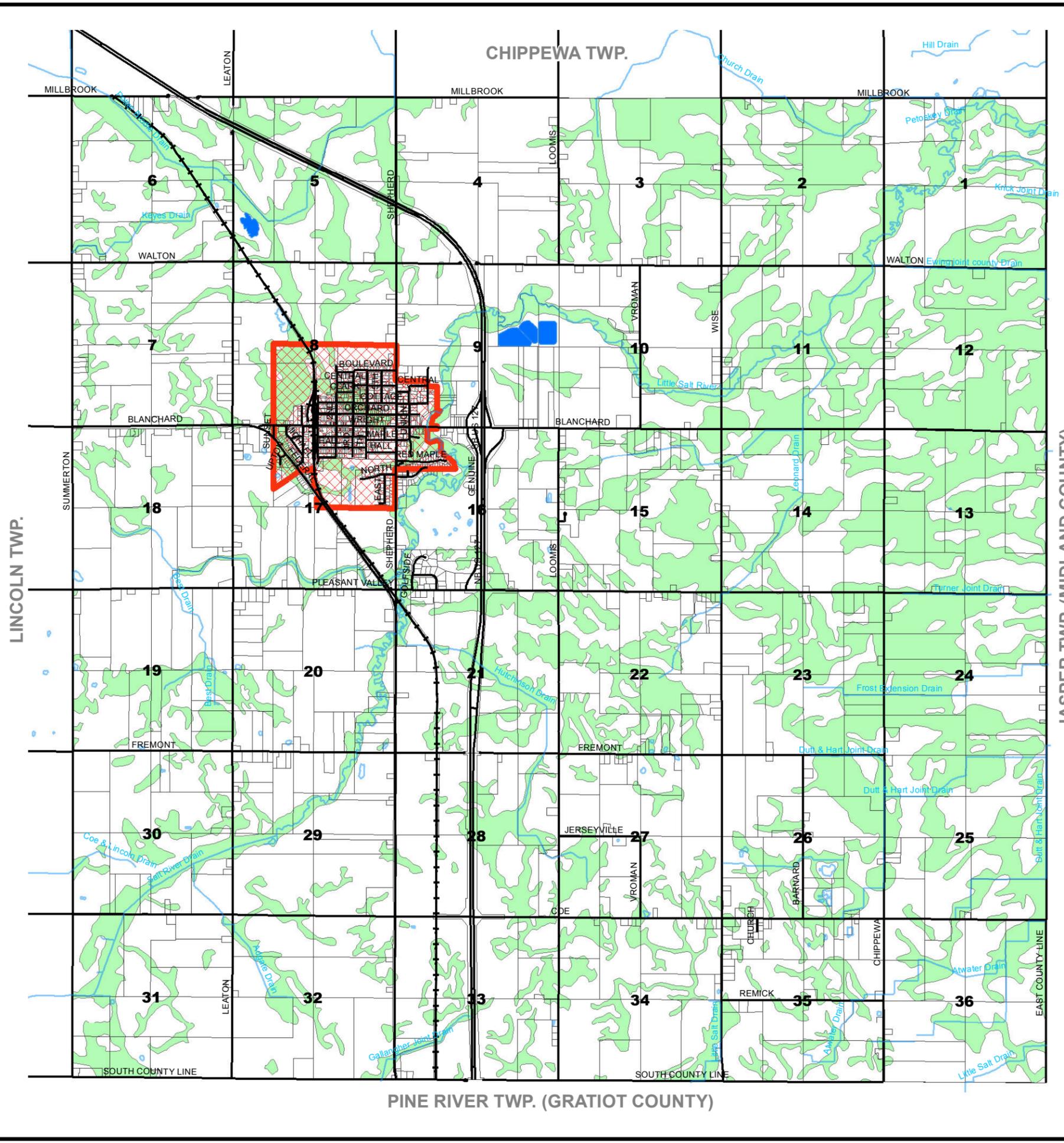
## MASTER PLAN COE TOWNSHIP ISABELLA COUNTY, MICHIGAN



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## 5.0 Existing Land Use Analysis

The rational application of the planning process for the Future Land Use Plan is possible only when there is a clear understanding of existing conditions and relationships between land uses. Knowledge of existing land development furnishes the basic information by which decisions can be made concerning proposals for future residential, commercial, industrial, and public land use activities. The Existing Land Use Map and Table, included in this section of the report, will serve as a ready reference for the Township in its consideration for land use management and public improvement proposals.

### 5.1 Survey Methodology

A computer-generated base map for the Township was first created using the digital information from the Isabella County Geographic Information System (GIS), as source.

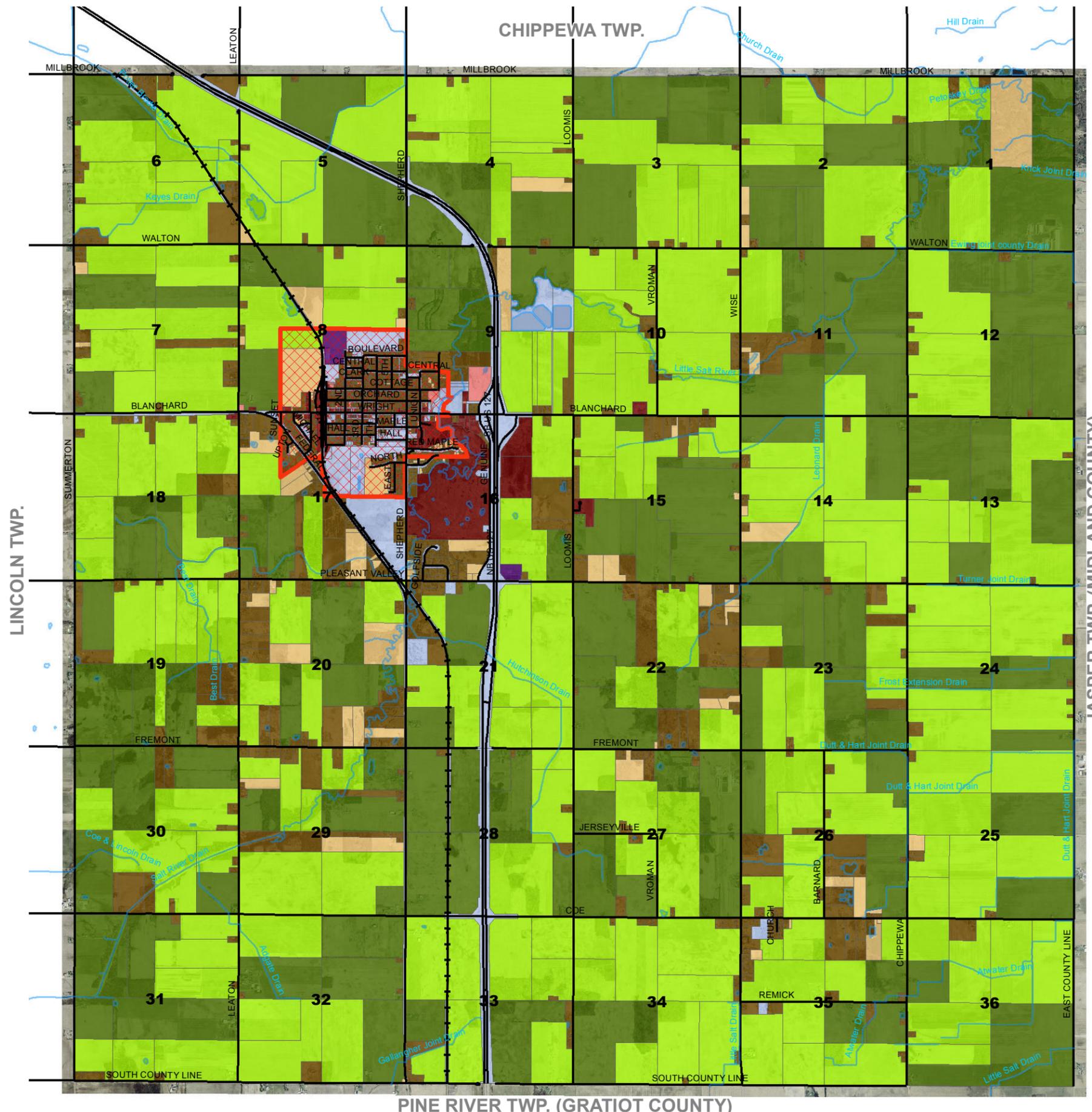
The base map includes the Township boundary line, streets with names, water bodies, creeks, railroads, and property lines.

Analysis of the GIS parcel data was conducted classifying each parcel by the tax classification associated with the parcel and reviewing the 2009 Ariel Photography thus, the Existing Land Use Map was created (**Map 4**). The map was reviewed with the Planning Commission for accuracy. Land use acreages were then derived directly from the digital information. The acreages shown in **Table 16** includes the Village of Shepherd. **Map 4**, shows the detailed existing land use for the Village of Shepherd for the purpose of assuring that the Township growth management is coordinated with that of the Village.

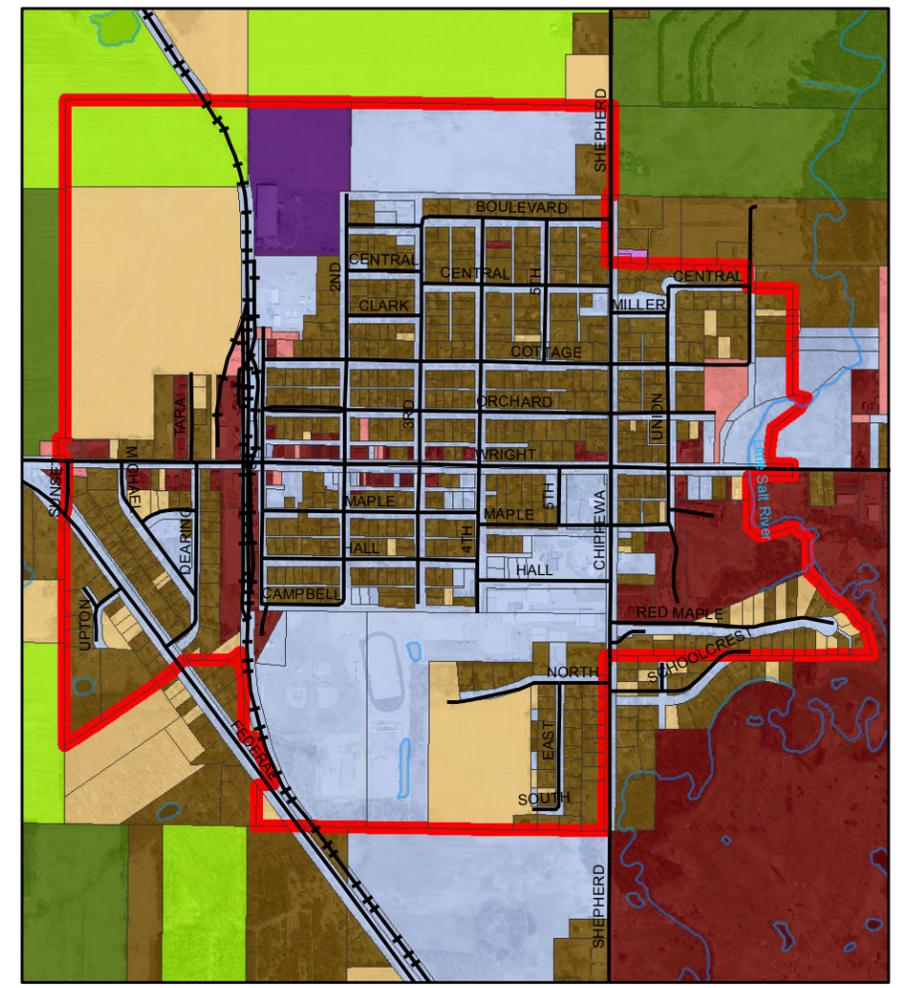
**Table 16**  
**Existing Land Use Acreage, 2012**

Land Use Category	Acreage	Percent
Residential	1,985.25	8.57%
Residential - <i>Vacant</i>	601.59	2.60%
Agriculture	8,192.72	35.35%
Agriculture - <i>Vacant</i>	11,273.23	48.64%
Commercial	272.06	1.17%
Commercial - <i>Vacant</i>	22.67	0.10%
Industrial	24.94	0.11%
Industrial - <i>Vacant</i>	0.49	0.00%
Exempt	802.37	3.46%
<b>Total</b>	<b>23,175.32</b>	<b>100.00%</b>

Source: Isabella County GIS



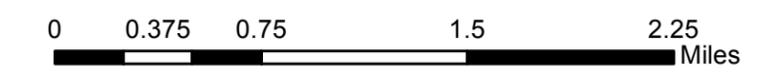
**Map 4**  
**EXISTING LAND USE**  
 ENLARGED AREA



**Legend**

 Agriculture	 Commercial
 Agricultural Vacant	 Commercial Vacant
 Residential	 Industrial
 Residential Vacant	 Industrial Vacant
	 Exempt

**MASTER PLAN**  
**COE TOWNSHIP**  
 ISABELLA COUNTY, MICHIGAN



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## 5.2 Land Use Analysis

Through the analysis, the Township of Coe encompasses a total area of 23,175 acres, or 36.2 square miles. The overall land use pattern in the Township can be characterized as rural. Agriculture is, by far, the predominant land use in the Township (84.0%), followed by Residential land (11.2%) and Exempt land (3.5%).

Each land use category is described below.

### 1. Residential

Residential land use accounts for 2586.8 acres, or 11.2% of the Township area (Including the Village). Just over 600 acres of the residential land is vacant residential land. The majority of the Township's residences outside of the Village are larger-lot homes and are primarily located along section line roads.

### 2. Agriculture

The bulk of the land in the Township is devoted to agricultural use. Farmlands are spread throughout the Township and account for 19,466 acres or 84% of the Township.

### 3. Commercial

Commercial land use accounts for only 294.7 acres or 1.3% of the Township. Establishments include the IGA Food Store, Isabella Bank and McDonald's at US-127 exit at Wright Avenue, the Country Side Orchard and the Shepherd VFW Hall in the interior of the Township and Maple Creek Golf Course. On the west side of the Village limit is C&R Electric and Kevin's Auto. A larger concentration of commerce is located within the Village of Shepherd.

### 4. Industrial

Michigan Gas Storage is the only industrial use within the Township and

accounts for 0.1% (24.4 acres) of the land. Michigan Gas Storage is located at the northeast corner of Blanchard Road and Leaton Road. In the Northeast corner of the Pleasant Valley Road and US 127 intersection is a 7 acre parcel of land that contains a cellular communication tower. Also, Highland Plastics Rentals LLC operates on a 17 acre parcel found in the Village.

### 5. Exempt

The remaining 802.3 acres, or 3.5%, of the land in the Township is classified as exempt. Exempt classifications include churches, cemeteries, parks and road right of way areas.

## 6.0 Community Goals and Objectives

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### 6.1 Introduction

Before a community can actively plan for its future growth and development, it must first develop a set of goals and objectives that define the boundaries of its needs and aspirations and thus establish a foundation for Master Plan formulation. The goals and objectives must reflect the type of community desired and the kind of lifestyle its citizens wish to follow, given realistic economic and social constraints.

The following is a recommended set of community goals (the ultimate purposes or intent of the Plan), and objectives (means of attaining goals) as established by the Coe Township Planning Commission. These goals and objectives are based upon the background studies and analysis, as presented in the preceding Sections 3.0 through 5.0, and upon a survey of the Planning Commission, conducted on February 15, 1999, to assess the Commission members' likes and dislikes and future improvement needs for the Township. During the Master Plan Update of 2013, the Planning Commission reviewed the goals as previously established.

### 6.2 Community-Wide Goals

1. To create an optimum human environment for the present and future residents of Coe Township, an environment that will meet their physical, social, and economic needs, while preserving the rural character of the community.
2. To preserve and promote the rights of individual property owners while maintaining the aesthetic character of the community.
3. To relate land use primarily to the natural characteristics of the land and the long-term needs of the community, rather than to short-term economic gain.

4. To encourage intergovernmental cooperation with the Village of Shepherd in the establishment of a common vision for the long-term planning and development of the Township.
5. To encourage intergovernmental cooperation with the Village of Shepherd, Isabella County, Gratiot County, and other surrounding communities in the coordination of long-range planning for the provision of area-wide facilities.

### 6.3 Residential Goal and Objectives

#### Goal

To promote the development of residential areas designed to offer a variety of safe, sanitary, and affordable housing choices.

#### Objectives

1. Encourage and guide housing developments at densities that relate to the natural and environmental features.
2. Encourage innovative development techniques as a means of ensuring lasting identity and stability of residential areas.
3. Require adequate buffers or transition areas between residential and non-residential developments to maintain property values and attractiveness.
4. Encourage the removal of conflicting or undesirable land uses from residential areas through code enforcement and other means.
5. Encourage the removal of unsanitary or unsafe housing through code enforcement or other means.

## **6.4 Commercial Goal and Objectives**

### Goal

To provide for a selected range of commercial facilities to serve the needs of local population.

### Objectives

1. Encourage the development of small commercial establishments in strategic locations.
2. Discourage strip commercial development along highways except where a specific need can be substantiated for highway-oriented type businesses and where such businesses will not adversely impact existing residential uses.
3. Establish a compatible relationship between commercial and adjacent residential uses through the use of buffer devices such as walls, fences, landscaped areas, and transitional uses.

## **6.5 Industrial Goal and Objectives**

### Goal

To encourage a variety of light industrial development with attractive sites to strengthen the tax base and provide employment opportunities for area residents.

### Objectives

1. Encourage the development of new industries that are economically associated with the existing industrial base in the region.
2. Locate industrial areas that have reasonable boundaries, are easily accessible from existing transportation network, and are not subject to encroachment by incompatible uses.

## **6.6 Transportation Goal and Objectives**

### Goal

To develop and maintain a network of roads that meets the needs of all Township residents and businesses in a safe and convenient manner.

### Objectives

1. Utilize the federal/state road and highway classification system for classifying existing and future roads in Coe Township.
2. Cooperate with the Michigan Department of Transportation and Isabella, Gratiot, and Midland County Road Commissions in the planning and design of road improvements.
3. Limit points of ingress/egress on major roads.
4. Segregate truck and automobile traffic as much as possible.
5. Develop and implement a plan for improvements of secondary roads through a public participation process.

## **6.7 Park and Recreation Goal and Objectives**

### Goal

To preserve the natural resources of Coe Township and provide for the recreation needs of all Township residents.

### Objectives

1. Encourage public participation and utilize professional expertise to determine needed and desired recreation facilities.
2. Cooperate with the State of Michigan and surrounding communities in the development of recreation and community facilities.

3. Acquire desirable sites to meet the future recreation needs of the Township residents.
4. Consider a long term dedicated Recreation Plan for the Township in collaboration with the Village of Shepherd.

## **6.8 Natural Environment Goal and Objectives**

### Goal

To preserve and enhance the natural and environmental resources of the Township for all current and future Township residents.

### Objectives

1. Implement land use patterns, which will direct new growth away from environmentally sensitive areas, such as woodlands, wetlands, steep slopes, and areas subject to flooding.
2. Implement development controls which will maximize the protection of land-based natural resources while preserving the quality of air and water.
3. Encourage the removal of conflicting, unattractive, or undesirable land uses from the Township.

## 7.0 Future Land Use Plan

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### 7.1 Introduction

The Future Land Use Plan is based upon the background studies and analysis, as presented in the preceding Sections 3.0 through 5.0, and the Community Goals and Objectives (Section 6.0). This plan is designed to serve as a guide for future development. If it is to serve the needs of the community and function effectively, it must incorporate several important characteristics.

1. The plan must be general.

The plan, by its very nature, cannot be implemented immediately. Therefore, only generalized locations (not necessarily related to property lines) for various land uses are indicated on the plan.

2. The plan should embrace an extended but foreseeable time period.

The Plan depicts land uses and community development strategies through the year 2020.

3. The plan should be comprehensive.

The plan, if it is to serve its function as an important decision-making tool, must give adequate consideration to the sensitive relationships which exist between all major land use categories, including environmentally sensitive properties. Development in environmentally sensitive areas should be discouraged by Coe Township. All future development as indicated on the Future Land Use Map (**Map 5**) should occur only as environmental conditions permit and should take into consideration those environmental restrictions as outlined in the Natural Features Assessment Section of this plan.

4. The plan should acknowledge regional conditions and trends.

The future of Coe Township is intimately connected with the Village of Shepherd, which serves as the commerce and service center for the Township residents. The Township is also impacted by the Chippewa Indian Hotel and Casino complex, located near Mt. Pleasant, and the surrounding townships in Isabella, Midland, and Gratiot Counties. Through recognition of regional implications, the Township's Future Land Use Plan will be more realistic and reasonable in terms of guiding the future utilization of land resources in the Township.

5. The plan must be updated periodically.

The plan may require periodic revisions to reflect significant changes in local, state, or national conditions, which cannot be foreseen at this time.

For example, within the past 30 years, several major innovations in land development have occurred. Included among these are: the initiation and expansion of the freeway system; modifications in shopping facilities (shopping centers, enclosed malls, free parking); relocation of employment centers from the cities to the suburbs; changes in housing preferences from the traditional single-family home to apartments, townhouses, condominiums, and mobile homes; and the declining family size.

The recent computer technology, which is revolutionizing the communication and shopping practices of most Americans through the internet, is likely to have a major impact on the way communities will grow in the future.

It is, of course, impossible to predict the type of changes, which may occur over the next decade or two. Therefore, a comprehensive review of the Future Land Use Plan should be undertaken approximately every five years to provide for an adequate analysis of new conditions and trends. Should major rezoning, which are in conflict with plan recommendations be accomplished, the plan should be reviewed and amended accordingly.

## **7.2 Land Use Considerations**

In the process of evaluating and adopting proposed land use policies for the Township, potential development problems and opportunities must be examined. These are discussed below.

### Sprawl Development

Future land use planning in Coe Township should take into account the regional location of the Township in relation to the future growth and development pressures that may spread outward from the Village of Shepherd and the City of Mt. Pleasant, northwest of the Township. Proper planning will help the Township guide future growth and counteract sprawl development pressures.

### Parceling

There are many lots in Coe Township which front section line roads, are excessively long and narrow, and require private roads or long drives to serve residences placed off the roadway. Often, a portion of a lot is developed while the balance remains vacant and impractical to develop or split. Without adequate land assembly, such vacant acreage will remain inaccessible.

### Accessibility

The Township's location relative to US-127 and other primary roads is an important consideration when planning for future development in Coe Township. Highway

access provides human and market mobility and broadens its relationship to surrounding communities.

### Public Utilities

Sanitary sewer and public water supply systems are important not only from a public health and safety standpoint, but are necessary to accommodate high intensity development. Access to public utilities and potential expansion of utility services should be taken into consideration when determining the future land use of the Township. Currently, there are no public sanitary or water facilities available within the Township.

## **7.3 Plan Recommendations**

The Coe Township Future Land Use Plan is developed in conjunction with the Village of Shepherd Future Land Use Plan, as both of the plans were prepared simultaneously with the assistance of Wade-Trim. Representatives from the Township and the Village worked jointly in the development of both plans. Both the Township and the Village are considering updates in 2013.

The future land use recommendations for the Township are based upon the following three interdependent principals:

1. The rural character of the Township should be preserved in to the future as a top priority.
2. Most of the new housing should be developed in the vicinity of the Village whereby municipal services can be conveniently extended from the Village into the Township.
3. High intensive developments requiring good access and visibility should be developed in the vicinity of the US-127 exit at Wright Avenue.

Seven land use classifications are proposed for Coe Township. The various future land uses are portrayed in **Table 17** and **Map 5**. A description of each land use is presented below.

1. Agriculture/Rural Residential

Agriculture/Rural Residential District is intended to preserve the agricultural land resources and the rural character that presently exist in the Township. As the largest district in the Township, a total of 21,105.02 acres (91.1%) are devoted for this purpose.

Farming and related agricultural activities and rural housing are the principal uses of this district. Central sanitary sewer and water facilities are unavailable within the designated areas and will not be provided during the planning period. The district is intended to conserve, stabilize, enhance, and develop farming and related resource utilization activities; to minimize conflicting uses of parcels, lots, buildings, and structures detrimental to, or incompatible with these activities; and to prohibit uses of parcels, lots, buildings, and structures which require streets, drainage, and other public services of a different kind than those that currently exist. The district, in preserving areas for agricultural uses, is also designed to prevent proliferation of residential subdivisions and urban sprawl.

Agricultural properties may be used for general and specialized farming, including the raising or growing of crops, livestock, poultry, bees, and other farm animals and products. Buildings or structures may be located, which are used for day-to-day operation of such activities. Any lot that is kept as idle cropland should be treated to prevent soil erosion by wind or water and should be free of excessive weeds and shrubs.

Single-family homes that are compatible

with the agricultural use and rural character are encouraged. A minimum lot area of one acre in size is recommended for each residential unit.

2. Single-Family Residential

Single-Family Residential, 1,254.42 acres or 5.4%, is intended as the main residential district in Coe Township. This district includes predominantly single-family homes, and mobile and modular homes. Duplexes and low density apartments may be permitted on a case-by-case basis.

The district is located generally around the Village of Shepherd, between Leaton Road to the west, Village limit to the north, US-127 to the east, and Pleasant Valley Road to the south. The vacant land south of Pleasant Valley Road, generally between a line one-half mile east of Leaton Road and the Conrail Railroad, is also included in this district.

To encourage new growth while controlling urban sprawl, the Single-Family Residential District is intended to be served by central sanitary sewer and water facilities. Such facilities are intended to be provided through a cooperative agreement between the Township and the Village of Shepherd.

3. Multi-Family Residential

In order to expand housing choices within the Township, the Plan recommends locating a Multi-Family Residential District at the northwest corner of US-127 and Wright Avenue. Recommended uses in this district include duplexes, townhouses, apartments, and mobile/modular home parks. The district is intended to be served by central sanitary sewer and water facilities.

4. Commercial

Coe Township recognizes the need for promoting the Village of Shepherd Central Business District as the principal district to serve the commercial needs of the Township residents. This recognition will also discourage the proliferation of strip commercial along Township roads.

The Plan designates 219.88 acres or 0.9% of the land Commercial. The majority of the Commercial District is located east of the Village limits out about one quarter mile east of US-127.

5. Industrial

In order to strengthen the tax base and provide employment opportunities for area residents, a nearly 50 acre parcel has been identified as Industrial in the plan. The parcel is located in the northwest corner of Blanchard Road and Vroman Road.

The Industrial District also includes the existing Michigan Gas Storage facility.

6. Institutional

The Institutional District includes the existing four-acre Church of Christ property.

7. Recreation/Cemetery

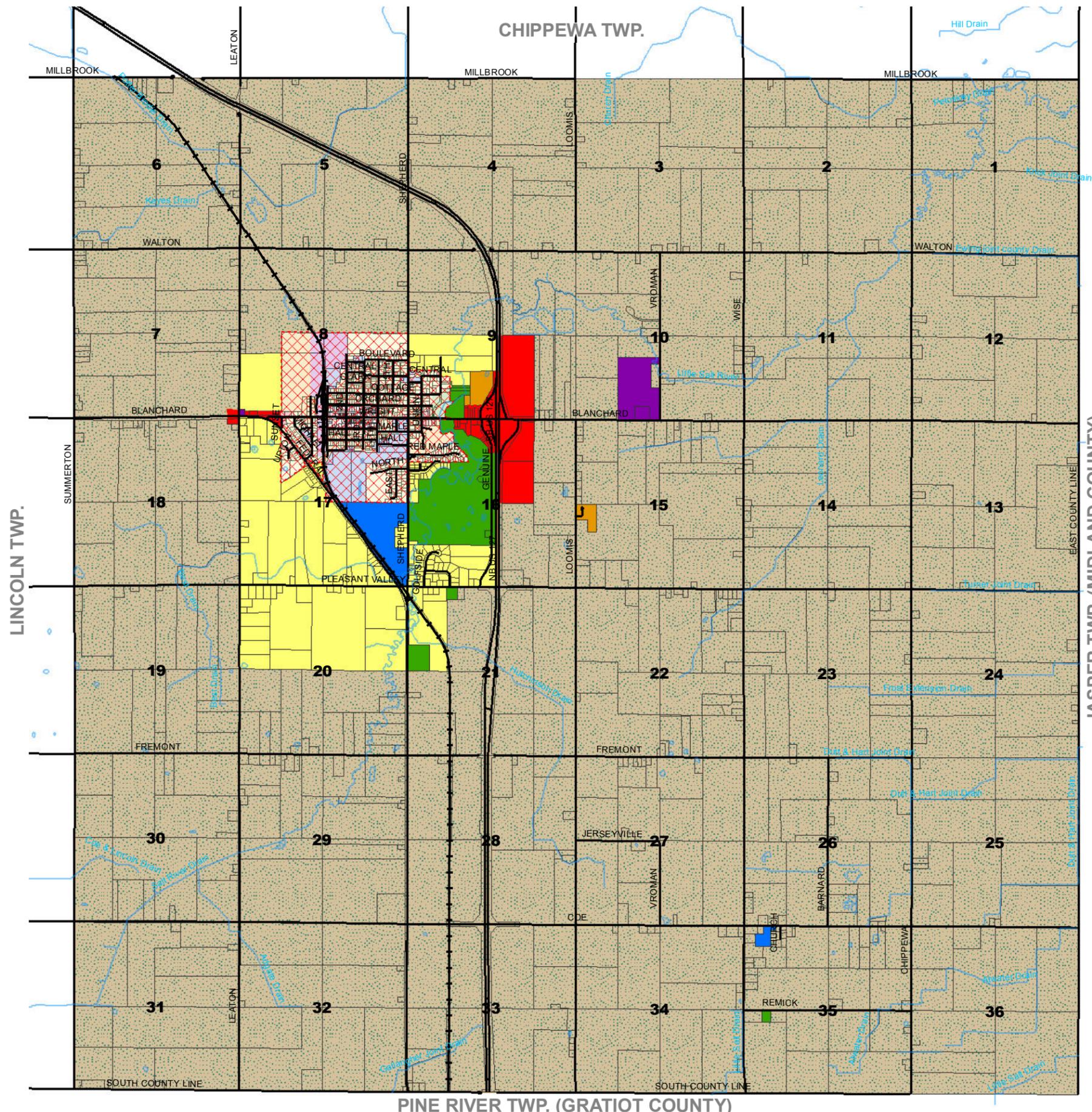
The Recreation/Cemetery District includes the existing 60-acres devoted to the Valley View Golf Course, Little Salt River Park, and the three cemeteries within the Township.

In order to provide expanded recreation opportunities to the Township residents and to expand the proposed bike trail network from the Village to the Township areas, the Township should develop a Community Recreation Plan. The five-year Recreation Plan should be developed according to the requirements as established by the Michigan Department of Natural Resources (MDNR), using an intensive public participation process. Once certified by the MDNR, the Plan would allow the Township to seek state funding for recreational facilities.

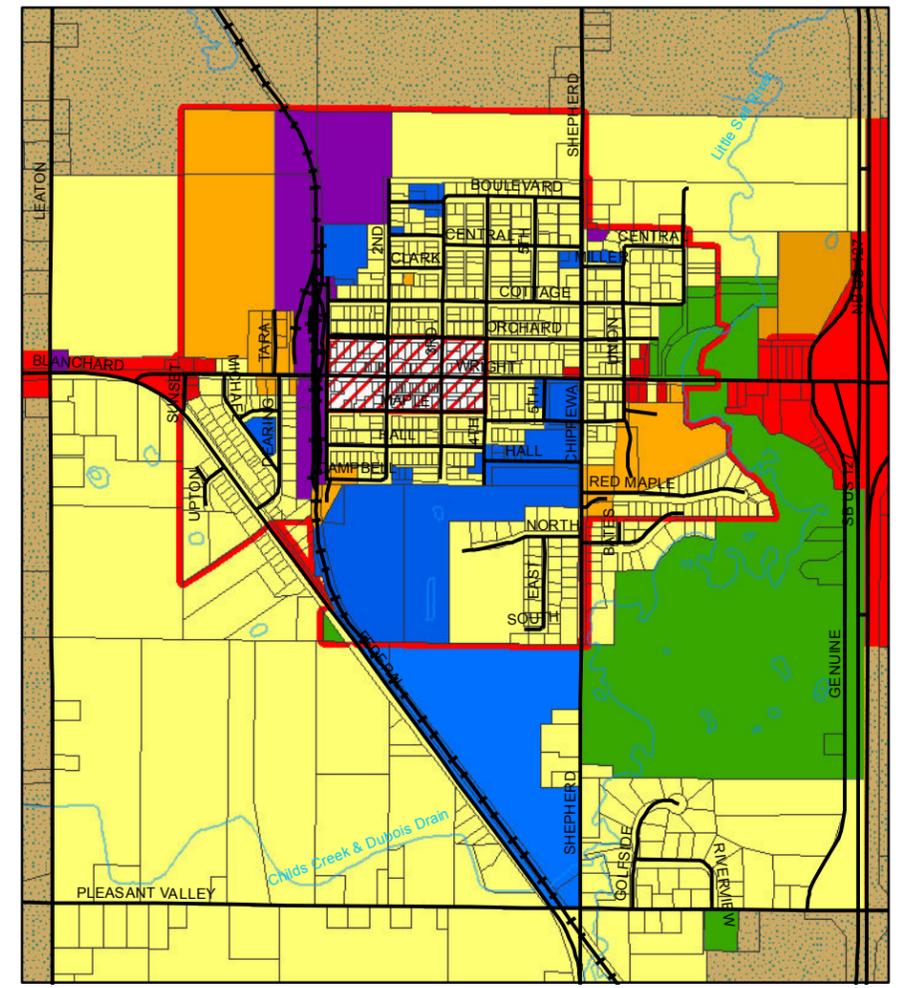
**Table 17  
Future Land Use Acreage  
Coe Township (2013)**

Land Use Category	Acreage	Percent of Total
1. Agriculture/Rural Residential	21,105.02	91.1%
2. Single-Family Residential	1,254.42	5.4%
3. Multi-Family Residential	108.74	0.5%
4. Commercial	219.88	0.9%
5. Industrial	110.42	0.5%
6. Institutional	160.47	0.7%
7. Recreation/Cemetery	216.37	0.9%
<b>Total</b>	<b>23,175.32</b>	<b>100.0%</b>

Source: Isabella County GIS



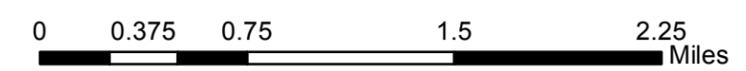
# Map 5 FUTURE LAND USE ENLARGED AREA



**Legend**

Agriculture/Rural Residential	Commercial
Single Family Residential	Industrial
Multi-Family Residential	Institutional
Central Business District	Railroad
Recreation/Cemetery	Roads

## MASTER PLAN COE TOWNSHIP ISABELLA COUNTY, MICHIGAN



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## 8.0 Plan Implementation Resources

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### 8.1 Introduction

Coe Township's Master Plan is a long-range community policy statement comprised of a variety of both graphic and narrative recommendations intended to provide guidelines for making reasonable and realistic community development decisions. The plan is intended to be employed by Township officials, by those making private sector investments, and by all Township citizens interested in the future development of the community.

The completion of the Plan is but one part of the community planning process. Realization, or implementation of the goals, objectives, and recommendations of the future land use plan, can only be achieved over an extended period of time and only through the cooperative efforts of both the public and private sectors. Implementation of the plan may be realized by actively:

1. Assuring community-wide knowledge, understanding, support, and approval of the plan;
2. Regulating the use and manner of development of property through up-to-date and reasonable zoning controls, subdivision regulations, and building and housing codes;
3. Developing a Capital Improvement Program (CIP) to fund public facilities and services in support of the plan;
4. Participating with the private sector in the process of co-development, whereby local government provides incentives, subsidy, or other inducements to assist the private sector in the development efforts.

### 8.2 Public Support for Long-Range Plan

Citizen participation and understanding of the general planning process and the specific goals and objectives of the plan are critical to the success of the Township planning program. A well-organized public relations program is needed to identify and build public support. Lack of citizen understanding and support could have serious implications for the eventual implementation of planning proposals. Failure of the public to support needed bond issues and continuing dissatisfaction concerning taxation, special assessments, zoning decisions, and development proposals are some of the results of public misunderstanding and rejection of long-range plans.

In order to organize public support most effectively, Coe Township must emphasize the necessity of instituting the planning program and encourage citizen participation in the planning process.

The validity of the plan, as well as the right of Township officials to review various development proposals to assure their compatibility with the Township's expressed policies, require that the plan be officially adopted by the Township Planning Commission.

### 8.3 Land Development Codes

#### Zoning Ordinance

Zoning regulations are adopted under the local police power granted by the State for the purpose of promoting community health, safety, and general welfare. Such regulations have been strongly supported by the Michigan courts, as well as by the US Supreme Court. Zoning consists of dividing the community into districts, for the purpose of establishing density of population and regulating the use of land and buildings,

their height and bulk, and the proportion of a lot that may be occupied by them. Regulations in different kinds of districts may be different; however, regulations within the same district must be consistent throughout the community.

The intent of zoning is to assure the orderly development of the community. Zoning is also employed as a means of protecting property values and other public and private investments. Because of the impact which zoning can have on the use of land and related services, it should be based on a comprehensive long-range community plan.

Zoning is an effective tool not only for the implementation of the plan, but also benefits individual property owners. It protects homes and investments against the potential harmful intrusion of business and industry into residential neighborhoods; requires the spacing of buildings far enough apart to assure adequate light and air; prevents the overcrowding of land; facilitates the economical provision of essential public facilities; and aids in conservation of essential natural resources.

There are a variety of zoning approaches and techniques, which may be employed to help assure that Coe Township remains an attractive community. These techniques acknowledge the critical role of both Township officials and staff in enforcing the provisions of the local zoning ordinance. Two key tools available to Township officials seeking to assure quality development are special approval use procedures, and performance guarantee provisions.

Some land uses are of such a nature that permission to locate them in a given district should not be granted outright, but should only be approved after assurances that the use will meet certain specified conditions. These types of land uses are called special approval, conditional, or special exception uses. The Township may use this flexible zoning process to permit uses of land by following special procedures, including a

public hearing and site plan review, to ensure the compatibility of the use within the vicinity in which it is to be located. This technique is based upon discretionary review and approval of special land uses. The site development requirements and standards upon which these decisions are made must be specified in the Ordinance. However, additional reasonable conditions may be attached in conjunction with the approval of a special land use including provisions to conserve natural resources and measures designed to promote the use of land in an environmentally, socially, and economically desirable manner.

To ensure compliance with a zoning ordinance and any conditions imposed under the ordinance, a community may require that a performance guarantee, cash deposit, certified check, irrevocable bank letter of credit, or surety bond, acceptable to the Township and covering the estimated cost of improvements on the parcel for which site plan approval is sought, be deposited with the Clerk. This performance guarantee protects the Township by assuring the faithful completion of the improvements. The community must establish procedures under which rebate of cash deposits will be made, in reasonable proportion to the ratio of work completed on the required improvements, as work progresses.

A stable, knowledgeable Planning Commission is critical to the success of the zoning process. The Commission's responsibilities include long-range plan formulation and the drafting of appropriate, reasonable zoning ordinance regulations designed to implement plan goals and objectives. Adoption of the zoning ordinance by the legislative body then provides the legal basis for enforcement of zoning ordinance provisions.

The ultimate effectiveness of the various ordinance requirements, however, is dependent upon the overall quality of ordinance administration and enforcement.

If administrative procedures are lax, or if enforcement of regulations is handled in an inconsistent, sporadic manner, the result will be unsatisfactory at best.

The Building Department is often responsible for carrying out zoning/development related functions, including building inspections, ordinance administration, and community/developer liaison. Each of these functions requires a substantial investment of staff time. If sufficient time is not made available to carry out these critical functions, they may only be accomplished in a cursory manner. Therefore, the Township should provide for adequate staff levels and/or consulting assistance to assure that these essential day-to-day functions will receive the professional attention required to assure quality development.

#### Subdivision Regulations

When a developer proposes to subdivide land, he or she is, in effect, planning a portion of the Township. To assure that such a development is in harmony with Development Plan objectives, the subdivision, whether residential or nonresidential, must be guided in accordance with the Michigan Subdivision Control Act 288 of 1967, as amended, and the Michigan Land Division Act 591 of 1996.

Several direct benefits accrue from the regulation of subdivisions by a local unit of government. By requiring the subdivider to install adequate utilities and improved streets, purchasers of the lots are not later burdened with unexpected added expenses. A subdivision without adequate physical improvements is detrimental not only to itself, but it also reduces the opportunity for reasonable development of adjacent parcels. In addition, long-range economy in government can be realized only when adequate improvements are provided by the subdivider.

As a part of its review of proposed subdivisions, the Planning Commission focuses on such features as the arrangement and width of streets, the grading and surfacing of streets; the width and depth of lots; the adequate provision of open space; and the location of easements for utility installations. The subdivision review process is one of the methods of implementing the goals and objectives of the community's long-range plan.

#### **8.4 Capital Improvements Program**

The term "capital improvements" is generally intended to embrace large-scale projects of a fixed nature, the implementation of which results in new or expanded public facilities and services. Such items as public building construction, park development, sewer installation, waterworks improvements, street construction, land acquisition, and the acquisition of certain large-scale pieces of equipment (graders, sweepers, trucks, etc.) are included in the Capital Improvements Budget.

Few communities are fortunate enough to have available at any given time sufficient revenues to satisfy all demands for new or improved public facilities and services. Consequently, most are faced with the necessity of determining the relative priority of specific projects and establishing a program schedule for their initiation and completion. The orderly programming of public improvements is to be accomplished in conjunction with a long-range plan.

In essence, the Capital Improvements Program is simply a schedule for implementing public capital improvements which acknowledges current and anticipated demands, and which recognizes present and potential financial resources available to the community. The Capital Improvements Program is a major planning tool for assuring that they proceed to completion in an efficient manner. The Capital Improvements Program is not intended to encourage the spending of

additional public monies, but is simply a means by which an impartial evaluation of needs may be made. The program is a schedule established to expedite the implementation of authorized or contemplated projects.

Long-range programming of public improvements is based upon three fundamental considerations. First, the proposed projects must be selected on the basis of community need. Second, the program must be developed within the community's financial constraints and must be based upon a sound financial plan. Finally, program flexibility must be maintained through the annual review and approval of the capital budget. The strict observance of these conditions requires periodic analysis of various community development factors, as well as a thorough and continuing evaluation of all proposed improvements and related expenditures.

It is essential that in the process of preparing and developing the program, the Planning Commission be assigned a role in reviewing project proposals to assure conformity with the Township Master Plan and to make recommendations regarding priority-special projects, and appropriate methods of financing.

## **8.5 Governmental Assistance**

Many sources of governmental assistance are available to aid local officials and private interests in meeting desired land use objectives or improvement needs. Federal, state, and local plan implementation resources which are available to the Township are listed below in **Table 18**.

Local government must also be cognizant of enhancing the financial feasibility of private development projects through "co-development." Co-development is simply the joint public and private investment for a common purpose.

The participation can range from direct loans to private interests to reduce the capital needed to develop a project, selling publicly controlled land at less than fair market value to lower construction costs, or by issuing bonds to acquire land, construct buildings, or acquire equipment which the Township would sell or lease to private industry.

**Table 18  
Plan Implementation Resources**

FUNDING LEGISLATION/ SOURCE	PROGRAM NAME	PROGRAM DESCRIPTION	COMMENTS
Federal	Community Development Block Grant (CDBG) Program	Flexible program developed to replace categorical grants. Eligible projects include property acquisition, installation of repair of public facilities (roads, water, and sewer lines, etc.) building rehabilitation and preservation, and planning activities.	Projects must meet one of three national objectives: (1) benefit low and moderate income persons; (2) aid in the prevention of slums or blight; and, (3) meeting community development needs having a particular urgency.
Federal	Economic Development Admin., Public Works and Development Facilities Assistance	Funding for public works and development facilities that contribute to job retention or creation.	Committed private investment is required. EDA participation will range from 50-80% of project cost.
Federal	Section 202 Housing Program	Loan programs to provide funding for senior citizen and handicapped housing. New construction, rehabilitation and congregate housing is all eligible.	Only nonprofit corporations and cooperatives may be sponsors.
Federal	Water and Waste Water Disposal Loan and Grant Program	Funds are available on either a grant or loan (or a combination of the two) basis for the construction of water and wastewater collection systems.	Availability and amounts for both grants and loans are based upon a rating scale that takes into consideration the ability of the applicant to obtain alternate financing, the ranking of the community's "ability to pay", and median income.
Federal	Community Facility Loan Program	These funds can be used for improvements other than water and sewer lines, however, including streets, grading, storm sewer, and other utility construction.	Interest rates are negotiated to some degree, based upon the community's financial condition and demographic characteristics.
State	Industrial Development Corp. Act (Act 327 of 1931)	IDCs may be established as profit or nonprofit organization to purchase sites and construct buildings to stimulate local industrial activity.	First major state economic development program.
State	Rehabilitation of Blighted Area Act (Act 344 of 1945)	Localities are permitted to develop plans, seek citizen review and sell bonds for funding rehabilitation projects to eliminate blighted areas.	Act was recently amended to include "potentially blighted" areas.
State	Shopping Area Redevelopment Act (Act 120 of 1961)	Act permits renewal of the principal shopping area of community with revenue bonds and special assessments.	Activities are restricted to improving streets, walkways, parking lots, and urban malls.
State	Economic Development Corp. Act (Act 338 of 1974)	Nonprofit EDC is created by community. EDC may acquire land, construct buildings, and acquire equipment, which it sells or leases to private industry.	Financing is obtained from the sale of bonds, or from loans or grants from the local community.

**Table 18 (Continued)**  
**Plan Implementation Resources**

FUNDING LEGISLATION/ SOURCE	PROGRAM NAME	PROGRAM DESCRIPTION	COMMENTS
State	Michigan Renaissance Fund	This program makes loans to communities to finance land, rehabilitation costs, and infrastructure or public facility costs associated with a prospective "business and industrial park or parcel" project which readies a community for development.	Creation of a significant number of well-paying jobs within the state is the main criterion. Also, there is a shortage of readily available business and industrial sites in the community. Likelihood of private and public sector support associated with the project is another important consideration.
State	The Local Development Financing Act (Act 281 of 1986)	Township created Local Development Financing Authority can finance public facility improvements, using tax increment financing, from revenues captured from increased value of any eligible property. Eligible property consists of property of which the primary purpose and use is manufacturing, processing of goods and materials by physical or chemical change, agricultural processing, or high technology activity.	A community may develop a certified industrial park and use captured revenues from eligible property within the park for public facilities for other property within the park.
Local	Special Assessments	Special assessments are a fee levied by the community within a district for the financing of a local improvement that is primarily of benefit to the landowners who must pay the assessment.	
Local	General Obligation Bonds	General obligation bonds are negotiable bonds issued by the community and payable from the levy of ad valorem taxes on all taxable property within the community. They are backed by the full faith and credit of the issuing jurisdiction. These bonds are typically used to fund physical improvements, such as street lighting, parking facilities, recreation, and land acquisition.	
Local	Revenue Bonds	Revenue bonds are negotiable bonds issued by the community and payable only from the net revenues of the project being financed. These bonds are most often issued to finance utility improvements, and parking and transportation facilities.	