



2021 MASTER PLAN

ACKNOWLEDGMENTS



The 2021 Village of Middleville Master Plan update involved significant effort from citizens, staff, consultants, and members of the Planning Commission and Village Council. Without this support, completion of this plan would not have been possible.

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IN MEMORIAM

The Village of Middleville would like to dedicate the 2021 update of the Master Plan to the late Charles "Charlie" T. Pullen. For decades, Charlie served the Village as a member of the Zoning Board of Appeals, Planning Commission, Downtown Development Authority, Local Development Finance Authority, and Village Council—in addition to his 12 years as Village President from 2008-2020.

The endless hard work and dedication Charlie provided to the community will not be forgotten. The Village is forever grateful to have benefited from his leadership. "Thank you for your time and your patience," Charlie!

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An aerial photograph of a park area. In the center, there is a wooden gazebo with a small roof. A paved path winds through the park, and a river flows along the right side. The background shows a hillside with trees and utility poles. The entire image has a warm, orange-brown tint.

CHAPTER 1

INTRODUCTION

INTRODUCTION

A master plan presents a vision for the future community. Community character, amenities, and physical environment are addressed. Once completed, the Plan requires constant management to assure proper implementation.

Why have a plan?

When a land is transformed from its natural or current state through development, the impacts are felt throughout the networks of streets, parks, schools, utilities, public safety and services. This Master Plan is written as a guide to maintain the character and quality of the community by assuring new development and redevelopment are compatible and enhance the built environment of the Village.

The 2021 Master Plan update represents the “future vision” as directed by community consensus and needs. Once adopted, the Master Plan serves as the handbook and guide to zoning districts, zoning changes and decisions on new development and redevelopment locations as well as future public investments. The Plan, once implemented, impacts the use of land and quality of development decisions thus creating higher property values and a better quality of living.

Legal Authority for Planning in the Village of Middleville

The Village of Middleville Planning Commission was originally organized under the terms of Michigan Public Act 285 of 1931, as amended (Municipal Planning). The Planning Commission was formed pursuant to the Act by the Village Council in the mid 1950's. The Commission has functioned continuously since then. In 2008, Michigan Public Act 285 of 1931 was repealed and replaced with Michigan Public Act 33 of 2008 (Michigan Planning Enabling Act). Planning Commissions and master plans created or adopted under Act 285 could continue under Act 33, subject to certain criteria and new requirements.

The Michigan Planning Enabling Act requires the Planning Commission to make and approve a master plan as a guide for development within the planning jurisdiction. In the preparation of a master plan, a planning commission shall do all of the following, as applicable:

- (a) Make careful and comprehensive surveys and studies of present conditions and future growth within the planning jurisdiction with due regard to its relation to neighboring jurisdictions.
- (b) Consult with representatives of adjacent local units of government in respect to their planning so that conflicts in master plans and zoning may be avoided.
- (c) Cooperate with all departments of the state and federal governments, public transportation agencies, and other public agencies concerned with programs for economic, social, and physical development within the planning jurisdiction and seek the maximum coordination of the local unit of government's programs with these agencies.
- (3) In the preparation of the master plan, the planning commission may meet with other governmental planning commissions or agency staff to deliberate.
- (4) In general, a planning commission has such lawful powers as may be necessary to enable it to promote local planning and otherwise carry out the purposes of this act.

Prior Planning

In the middle 1950's, a professional planner from Michigan State University was hired by the Village to prepare a Master Plan. A zoning ordinance was also adopted. Following this, Albert Builder, with assistance of the Village, constructed "the Downs", a large subdivision containing over 200 home sites on part of the Russell Bender Farm on the west side of town.

During the 1970's a number of businesses left the downtown area or relocated along M-37. In 1972, the Village prepared and adopted a second Master Plan. Copies of this and the earlier plan were lost in the 1986 fire, which destroyed the Village Hall along with many public records. A Master Plan for the Village was then prepared during 1988 and adopted on March 7, 1989. The most recent Master Plan was adopted in 2007 and updated in 2012.

Purposes of a Master Plan

The Master Plan should represent community consensus and "future vision" of the physical community. Once adopted, the Master Plan serves as the primary basis for zoning districts, zoning change decisions, special land use locations, redevelopment, as well as future public investments. The Plan, once implemented, impacts use of land and value of property.

Who Should Use the Master Plan?

RESIDENTS: Each parcel has a certain right of use generally set forth in the Master Plan and zoning ordinance. Pro-active participation in assuring change consistent with the Master Plan is the single most effective activity residents can undertake. Simple opposition to a proposed development is not an effective advocacy in this day and age.

PROPERTY OWNERS: Owners of undeveloped land should look at the Master Plan to obtain parameters for potential land use. Proper planning and growth management very often cannot

coexist with property owner driven development objectives.

PROSPECTIVE REAL ESTATE PURCHASERS: In the real estate industry, the term "due diligence" means that when a prospective buyer contemplates a purchase of land, the prospective buyer should research relevant information regarding property prior to purchase. Typically, the purchaser will investigate whether there is a good and marketable title, environmental questions, land survey, and so on. Not typical is research of governmental plans and regulations in place which directly impact land use options. The Master Plan defines acceptable categories of future land use.

If the purchaser's land use objectives are different from the Plan, the purchaser may be disappointed.

DEVELOPERS: Would-be developers in the community should always do a thorough analysis of the Master Plan before buying property. Planned location of and type of land use, density of land use, utility service areas and growth management policies of the Plan must be clearly understood. Court cases which involve a property purchaser or developer who disagrees with antecedent plans and zoning usually results in a judgment in favor of the municipality.

PLANNING COMMISSION: The Planning Commission should use the Master Plan as its basis for making planning and zoning decisions.

VILLAGE COUNCIL: Changes to zoning districts and planned unit development decisions are made final by the Village Council on the advice from the Planning Commission. The Village Council should be familiar with the Master Plan so that it will understand the framework from which the Planning Commission is making its recommendations.

THE PLANNING PROCESS

Planning is a continuous goal-oriented process which seeks to improve a community and create a better living environment. As such, this Master Plan is a tool to attain this goal and be used by all interested parties making decisions and undertaking projects affecting the Village's future. These are the steps undertaken by the Planning Commission.

1. Desire to Plan – Middleville residents have expressed this desire for careful planning.
2. Analysis of the Existing Situation – An analysis includes an evaluation of the regional setting, existing land use pattern, public utilities and facilities, streets network, population trends, and natural features.
3. Plan Design – A graphic representation of the form and allocation of land uses is made. The Plan suggests how future growth should be directed into the most economical, healthful, aesthetically pleasing, and ecologically sound pattern of development.
4. Plan Implementation – After the Plan is adopted by the Planning Commission, concurrence with the Village Council is required. Then, through a joint effort with Thornapple Township, the Village can implement the provisions of the Plan.
5. Continued Planning – The Master Plan needs to be reviewed and updated every five years as per the Michigan Planning Enabling Act. Additionally, this will ensure more effective continual use of the Master Plan.

Liaison with Other Local Governments

Effective 2008, the Michigan Planning Enabling Act insists that each local government liaison with contiguous local governments and the County. To this end, the Village Planning Commission will cooperate with Thornapple Township and the Barry County Planning Commission.

Citizen Participation and Involvement

The Master Plan is a product of significant participation by residents of the Village. The Village Planning Commission created a Master Plan Subcommittee to carry out the initial groundwork for updating the Plan. The Committee conducted focus group meetings with applicable stakeholder groups such as businesses, government officials, and religious and civic groups. These focus group meetings assisted with informing some of the initial policy and update changes, specifically relating to the future land use and goals and objectives chapters. Once the existing conditions and policy chapters were updated, the Planning Commission hosted a public open house to gather additional feedback on recommended changes and additional opportunities and concerns. Due to COVID-19 concerns, the open house was conducted outside during the Middleville Farmer's Market utilizing recommended cleaning protocols. The results of the open house input is included in the Appendix.

PURPOSE OF THE 2021 UPDATE

The Village and the surrounding area have experienced a great deal of change over the past decade. The update is meant to formulate a prioritization of areas where land use type is best suited for maintaining the Village services without expanding resources. The Master Plan will incorporate tenants of "smart growth" and utilization of existing development sites.



The Plan will also seek innovative ideas for land use regulatory actions, implementing “smart growth” and visions of maintaining a small-town character. The preservation of small-town character will be led by progressive planning actions that maintain built out character without compromising development and economic growth and the new economy.

The update also aims to incorporate the labor, data, text changes, and public input from the Joint Planning Area work with Thornapple Township from 2014-2019. This work is reflected in policy changes and implementation strategies. The joint planning area is vital to maintaining the desired growth for the next 20 years.

The update is also intended to incorporate a better visual and graphic appearance for a more user-friendly document. While reviewing development applications, Village Staff, Planning Commission, Zoning Board of Appeals, and Village Council should refer to the Master Plan when making decisions. Decisions should be founded on consistency, equity, and the planning principles outlined in the Plan.

The Master Plan update is also meant to satisfy the condition for maintaining Michigan Economic Development Corporation Redevelopment Ready Community Status. The Master Plan was a key component of receiving certification in 2017. It is important that the Master Plan remain a living document, and will continuously evolve as the Village grows in the manner prescribed in the survey results and public input.

REGIONAL INFLUENCES

External factors such as location, proximity to a metropolitan area, transportation systems, cultural and recreational opportunities, and employment centers shape and influence communities.

The Village of Middleville and Thornapple Township are highly influenced by their proximity to the Grand Rapids Metropolitan Area. Middleville and Thornapple Township comprise an “edge community”, meaning they are in close proximity to the urbanizing area and are now, and will be, influenced by expansion of the Metropolitan area and in-migration of people.

Middleville has seen a tremendous influence of the regional growth of the Grand Rapids area, including major employers. These employment sectors include international trade, higher education, health care, industrial suppliers, and retail. The expansion of Spectrum Health, Metro Health, Amazon, Switch, Gerald Ford International Airport, and many other major employers continues to play a role in employment growth.

M-37/M-6

M-37 provides Middleville with a critical link to the Grand Rapids metropolitan area. The M-6 interchange on M-37 significantly reduces travel times by providing easy access to points west such as Grandville, Hudsonville, and Holland. Eastbound M-6 links to I-96 which opens relatively quick access to Lowell, Cascade, and Lansing. This link reduces commutes to major employment nodes, regional shopping centers, and increases efficiency for motor freight services in a variety of industries.

M-37 also provides a key connection to employment and entertainment opportunities in Battle Creek and Kalamazoo. Large employers such as Denso Manufacturing, Fire Keepers Casino, Kellogg’s, Bronson Health System, Western Michigan University, and the VA Medical Center are all within a reasonable driving distance.

The effects of M-6 on Middleville and Thornapple Township have (a) significantly reduced travel time from northwest Barry County to most locations in the metropolitan area, (b) made easier commuting trips, and (c) allowed greater efficiency for motor freight services.

It is expected that the ease of access to M-6 will continue to contribute to traffic volume increases along M-37 from Hastings northward. County primary roads connecting with M-37 will also continue to experience traffic increases. Such routes as West State Road, West Main/Green Lake and Cherry Valley Road will likely continue to experience increases.

Life Style (Migration)

As the Grand Rapids metropolitan area has grown, families have migrated to “rural” areas on the urban fringe. This trend, evident since the 1990’s decade, has continued well into the first two decades of the 21st century. Some new residents in the Middleville area desire larger footprint houses with an acre or more of space, while others seek the character and small town flavor of more attainable Village neighborhoods.

The Village has experienced this influence with the development of new housing stock. A majority of the home owners are new residents who have purchased a new home for the first time. These new residents, along with existing residents, are seeking the tranquility of a small town, but the luxury of proximity to an urban region with employment, cultural, and entertainment opportunities.

Careful growth management practices may help retain the community character people seek. Housing developments which retain significant open spaces; ample parkland; well considered site selection, site design, and architectural styles for a new commercial and industrial development as well as high quality public infrastructure can each contribute to preserving desired community character.

Hastings

The City of Hastings, located 11 miles southeast of Middleville, serves as the county seat and provides alternative shopping, employment, recreational, and cultural opportunities for Middleville residents. The ongoing growth and development of business and housing around the Hastings area has also contributed to growth and development in Middleville.

Yankee Springs Recreation Area and Middleville State Game Area

Middleville serves as the “front door” or entrance to the Yankee Springs Recreation area. Located approximately seven miles south of the Village, Yankee Springs is operated by the State of Michigan and consists of over 4,000 acres of land. It provides recreation opportunities for residents of southern Michigan, northern Indiana, and Illinois and contains nine lakes with public access sites, campgrounds, horse and hiking trails, and historic sites. The Recreation Area has an estimated capacity 15,000 to 20,000 people, which can serve to boost the economy of Middleville and Thornapple Township during peak vacation periods.

The Middleville State Game Area, located in the eastern portions of Thornapple Township and within Irving Township, offers excellent hiking, hunting, and snowmobiling opportunities. The North Country Trail passes through this game area.



Natural Resources and Characteristics

Natural features influence and in some cases, dictate the land uses for specific areas of the community. The predominant natural feature within the Village is the Thornapple River, its floodplain, and accompanying wetlands. The Thornapple River divides the Village and Thornapple Township with only the Main Street Bridge and Crane Road Bridge connecting the two sides. The 100-year flood plain will limit development along the Thornapple River to upland areas. A large wetland area exists within the Village south of Main Street. This wetland is formed by water impoundment south of the Middleville dam. Wetlands, like flood plains, are protected by State of Michigan law from alteration. An area between State Street and Spring Park is seasonally wet. Any development in this area adjacent to the fence should be preceded by a wetland analysis that can be conducted by Department of Natural Resources officials.

These natural areas should not be regarded so much as a hindrance to development but as opportunities for enhancement of existing land use and natural amenities unique to Middleville and Thornapple Township.

To prevent building encroachment, tree clearing, and other man-made changes to the natural shoreline, all riverfront areas within the Village should be publicly owned or preserved through public access or conservation easements.

CHAPTER **2**

NATURAL FEATURES

NATURAL FEATURES

The Village of Middleville has a variety of natural features that influence future man-made development. Natural features fall into categories of regulated (such as wetlands, flood plains) and unregulated. Unregulated natural features include soils, significant slope areas, woodland, wildlife habitat, groundwater quality, unmapped floodways, and scenic areas. Certain wildlife and fauna are protected if they appear on an endangered or threatened species list maintained by State or Federal agencies.

100-Year Flood Plain

100-year flood plain areas are those determined to have a likelihood of being inundated by water once in any 100-year period. The 100-year flood plain has been delineated for all of the Thornapple River through the Village. Map 2-1 depicts the 100-year flood plain. Construction within a 100-year flood plain is generally prohibited with the exception of certain circumstances. Flood plain permits are issued by the State of Michigan. Additional floodway and floodplain information is available from the State of Michigan and the Federal Emergency Management Agency (FEMA).

Fringe areas along a flood plain should generally be protected. Often, a strip of 50-100 feet is required to be left undisturbed with native vegetation. Flood plain regulations within the local zoning ordinance could provide for (1) minimum building and structure setbacks of 100 feet from the edge of a flood plain, (2) maintenance of a native vegetation strip within the required setback area and (3) limitations on clearing of native trees within the setback area.

Public access to view waterfront and flood water areas should be allowed. Carefully located boardwalks and pathways along the Thornapple River can create opportunity for passive enjoyment of this resource.

Wetlands

Wetland areas are low-lying lands adjacent to surface waters subject to seasonal inundation by water. Often, these upland wetlands are spring-fed with either limited or no outlet for surface water.

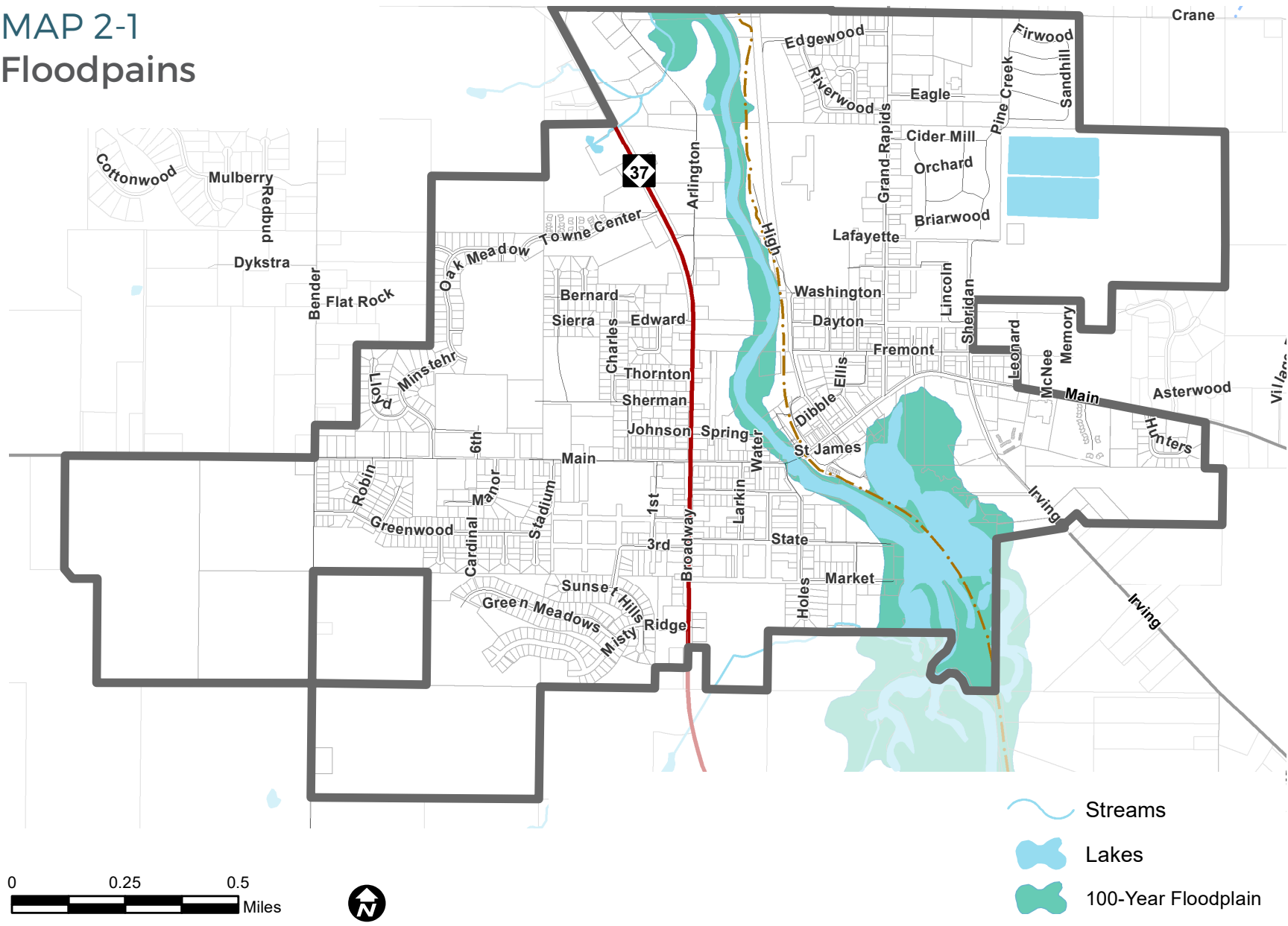
Wetlands contain unique aquatic flora and fauna. Upland wetlands are particularly sensitive to man-made development, since the water source is limited. Man-made surface drainage ditches and structures flowing into an upland-wetland directly impact water quality. Moreover, water wells and septic tank/drain fields placed in and above the ground water source also impact quantity and quality of groundwater.

Because of their unique characteristics and limited land areas, wetlands should be aggressively protected by local regulations. The State of Michigan issues wetland permits for regulated areas of five contiguous acres or more. The Village's wetland areas are depicted on Map 2-2.

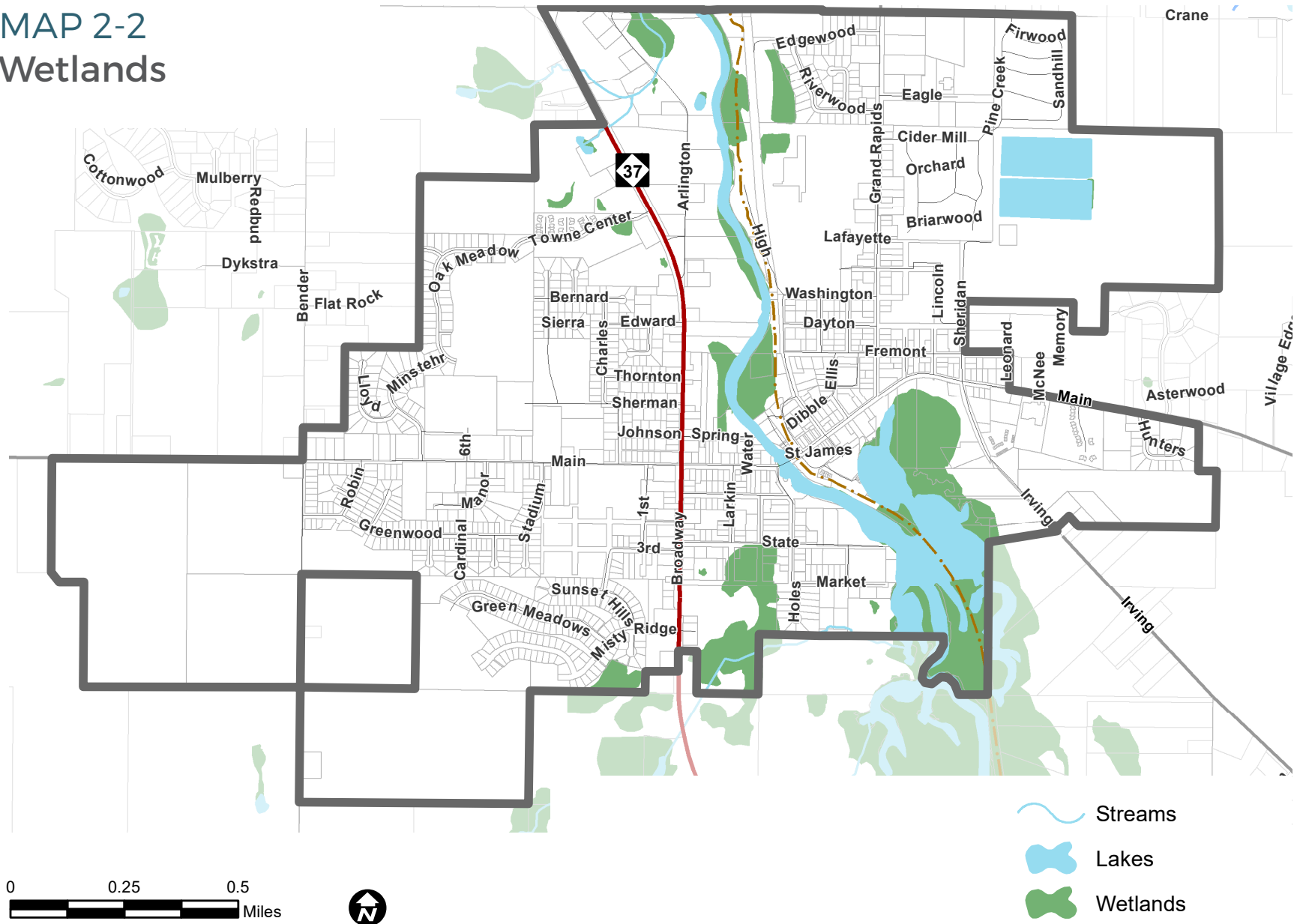
A very unique type of wetland exists at the north end of Spring Park. It includes the head waters of Spring Creek. In general, this type of wetland is quite rare, being similar to a prairie fen-like sedge meadow. On June 29, 2001, Botanist Ellen Ellerbee conducted a survey of this prairie fen-like sedge meadow. Her conclusion is summarized as follows:

"The Middleville Fen is of high quality and is in remarkably good shape, especially considering that it is almost totally surrounded by development. The Floristic Quality Index is very high – an FQI rating of 38.93. That is an impressive score indeed and will improve even more with additional species which will be found on future surveys. To put the FQI rating of 38.93 into perspective: according to the Floristic Quality Assessment, "Areas with a FQI higher than 35 possesses sufficient conservatism and richness that they are floristically important from a statewide perspective."

MAP 2-1 Floodpains



MAP 2-2 Wetlands



Dr. Ellerbee points out this prairie fen sedge meadow is in need of protection and management of efforts to preserve its floristic importance. These efforts should include (1) remove (or reduce) invasive species (loosestrife, honeysuckle, watercress) which are mostly concentrated near the boardwalk and along the creek, (2) thin (or burn) some of the scrub-shrub areas which will eventually shade out the herbaceous layer, (3) buy any available adjacent property to act as a buffer, (4) encourage owners of neighboring properties to put conservation easements on areas adjacent to the fen to prohibit any further development, and (5) monitor neighborhood encroachment, nearby gas station storm water run-off, and any expansion of the developed portion of the park.

Wetland area management and protection measures can be included in the local zoning ordinance. Such management may include:

- Maintaining a 100 foot building and structure setback from the edge of wetland.
- Maintaining a 50 foot natural vegetation setup from the edge of wetland.
- Limit amount of tree-clearing within 100 feet of the edge of wetland.
- Prohibit earth change, top soil stripping or fill within the wetland.
- Prohibit direct discharge of storm water into a wetland.
- Require "bio-detection" of storm water and discharge via surface swale.
- Require plantings of native grasses and low-lying scrubs on exposed land within a 100 foot strip along the edge of wetland.
- Public acquisition of wetlands.



Landforms (Contours)

One aspect of the natural environment having significant influence on community character is changes in elevation or relief. The Village of Middleville includes areas carved out by glaciers and the Thornapple River which have created the existing changes in elevation.

The lowest elevations within the Village occur on the Thornapple River. Normal water elevation above the dam is 712 feet above sea level and 705 feet just below the dam. The highest elevation in the Village is 990 feet and occurs just east of the Wastewater Treatment Plant. Another prominent feature is "Esker Hill" in the southeast quadrant of the Village having an elevation of 968 feet above sea level. West of the Thornapple River, landforms are more gently rolling with high elevations at the west end of the Misty Ridge development of 807 feet and north of West Main Street just east of Bender Road at 829 feet above sea level.

Hills and ridgelines provide beautiful views of the Village and Thornapple River. Esker Hill is a dominant land form, visible from the Village Center and from “Scales Prairie”. The ridge is covered with native woodlands. If areas such as Esker Hill are developed, it should be done with the objective of view protection. Many communities have allowed significant views to be despoiled with too numerous buildings and too few trees.

Effective viewshed protection may include several approaches, including: (1) preservation of native trees, (2) placement of buildings below the top ridgeline or use of variable roof lines, (3) avoidance of large buildings or massive groupings and (4) use of architecture style and building colors which blend with the surrounding natural environment. Map 2-3 provides generalized land contours within the Village.

Soils

An important influence soils have on development is the slope of the land itself. The more steeply sloped an area is, the more susceptible it will be to erosion if surface soils are disturbed. Installation of roads and driveways in steeply sloped areas can require extensive soil cut and fill and result in road grades which are very steep. Steeply sloped areas are environmentally sensitive and any development on them needs to be closely monitored to assure that environmental degradation does not occur.

Mineral Resources

Landforms in the Middleville/Thornapple area contain extensive deposits of sand and gravel minerals. Many of these glacial deposits represent high quality resource.

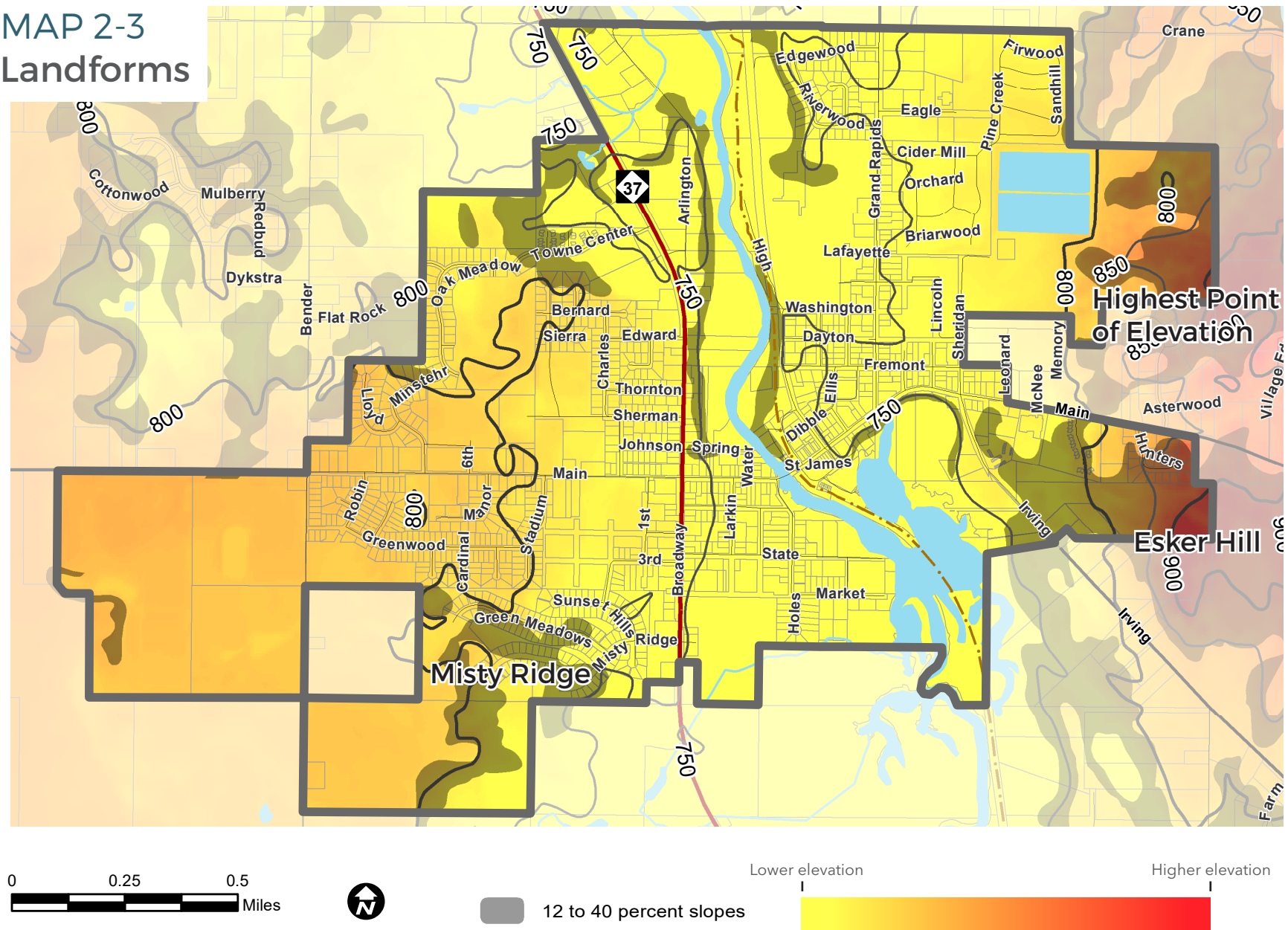
Map 2-4 presents generalized spatial data regarding soil classifications at a depth of five (5) feet. Gravel and sand deposits occur throughout the Joint Planning Area, the northeast and southwest areas of the Township. While there is still potential for new sand and gravel mines in the Township, it is unlikely that any new sand and gravel mines will be located within the Village limits.

Nonetheless, mineral extraction may be proposed adjacent to the Village or within the Joint Planning Area. If this occurs, the Village should work with the Township to mitigate any impacts on the Village or Village residents.

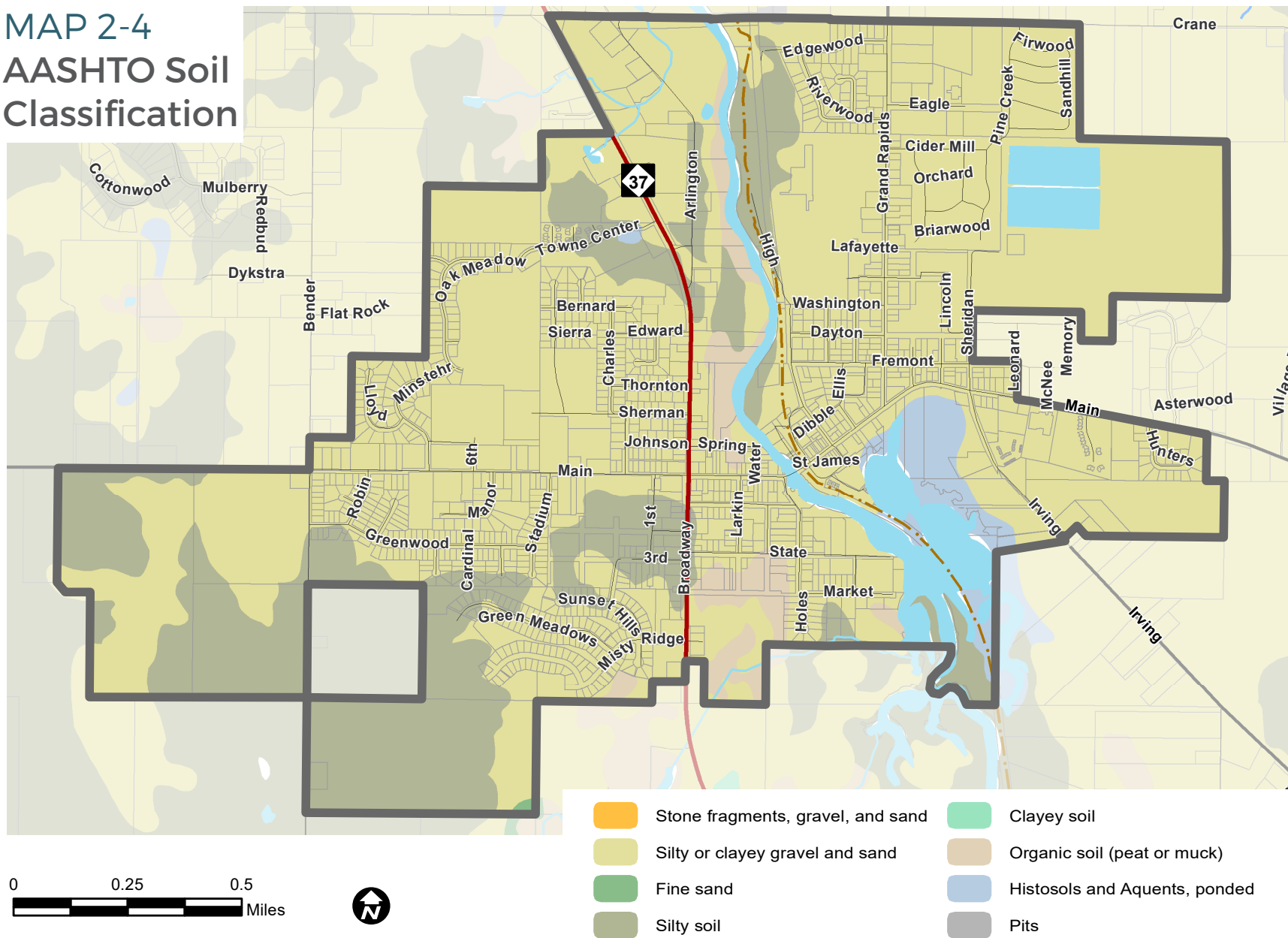
Whenever a mineral extraction use is proposed or an existing mine proposed to be increased in area, all lands nearby are immediately impacted. Such use, due to its high nuisance value, creates negative conditions that tend to forestall new development nearby. As such, siting issues including location of access, relative grades and sign lines, buffer zones and quantity of resources become significant matters to be addressed during the review process.

All decisions regarding mineral extraction use should be supported by careful and thorough analysis, findings of fact as well as clear, precisely written conditions governing operation of the mining activity.

MAP 2-3
Landforms



MAP 2-4
AASHTO Soil
Classification



CHAPTER 3

SOCIAL FEATURES

POPULATION, HOUSING, AND ECONOMIC INDICATORS

A clear understanding of population, housing and economic data about the Village of Middleville, Thornapple Township and nearby communities is essential to the Master planning process. Population increase means demand for more housing. Housing value and household income are indicators of housing affordability.

This Chapter brings forth relevant data and suggests likely future trends. Planning for these trends is the essence of preparing a viable Master Plan, one which proves useful.

Understanding the Data

The data contained in this Chapter comes primarily from the U.S. Census Bureau Census of Population for the years 2000 and 2010. Some analysis also references the 1980 and 1990 Census numbers for context. Between Census counts, the U.S. Census Bureau publishes ongoing yearly data through the American Community Survey (ACS) on a variety of topics such as population, age, and employment.

These survey estimates take a sample instead of a full count of a community. As such, the figures are primarily helpful for tracking trends but have larger margins of error in smaller communities. The 2019 Master Plan update utilized 2017 ACS data if available or appropriate and it should be noted that ACS data is not available for all datasets. The 2020 Census will reveal the accuracy of the estimates and give a better snapshot of Township demographics and economic indicators.

Population

Middleville and Thornapple Township are experiencing sustained population growth. Grand Rapids metropolitan area expansion and migration to outlying areas appear as the basic reasons. The Village of Middleville offers a desirable small community setting infrequently found in the metropolitan area. Thornapple Township

has a rural character and scenic environments that people find attractive.

Middleville and Thornapple Township are situated in a general area experiencing population growth. The northwest quadrant of Barry County is influenced by metropolitan area growth expansion of Grand Rapids more than any other area in the County.

Table 3-1 presents historical population data for the Village of Middleville and Thornapple Township as well as the comparison of historical population data with nearby communities.

Between 1980 and 2000, the Village population increased from 1,798 to 2,721, a change of 51.3%. The Township population for the same period increased by 1,463 persons or 58.5%. Nearby communities also exhibited significant population increase during this period. Growth patterns continued between 2000 and 2010 for both the Village and Township, as illustrated in Table 3-1. Between 2010 and 2017, percent growth in both the Township and the Village was much slower than historical growth. This was likely influenced by the Great Recession in the late 2000s during which time there was a decline in the national economy. Since 2010, population growth has slowed overall. Caledonia Township was the only municipality that continued to experience substantial growth between 2010 and 2017.

Table 3-1: Comparative Population Trends 1980-2017

	1980	1990	2000	2010	2017*	2000-2010 % Change	2010-2017 % change
Village of Middleville	1,798	1,966	2,721	3,319	3,362	21.9%	1.3%
Thornapple Township	2,501	3,260	3,964	4,565	4,610	15.2%	1.0%
Combined Village and Township	4,299	5,226	6,685	7,884	7,972	17.9%	1.1%
Caledonia Charter Township	4,205	5,369	7,862	10,821	13,799	37.6%	27.5%
Barry County	45,781	50,057	56,755	59,173	59,607	4.3%	0.7%

Source: U.S. Census of Population

*Estimate from the 2013-2017 American Community Survey Estimates

Age of Population

The median age in Thornapple Township was 33 years in 2000, 36.2 years in 2010, and 39.2 years in 2017. In the Village of Middleville, the median age was 29.7 years in 2000, 32.4 years in 2010, and 29.6 years in 2017. Median age in the Township is continuing to increase, similar to state and national trends; however, the median age in the Village has remained relatively low and decreased overall in recent years. Table 3-2 provides a median age comparison with surrounding communities.

Table 3-2: Median Age Comparison 2000-2017

	2000	2010	2017*
Thornapple Township	33.0	36.2	39.2
Village of Middleville	29.7	32.4	29.6
Barry County	36.9	41.2	42.7
Michigan	35.2	38.9	39.6

Source: Census 2000, 2010

*Estimate from the 2013-2017 American Community Survey Estimates

As can be seen from Table 3-2, the median age in 2017 for Thornapple Township is 0.4 years less than the state median age and 3.5 years less than Barry County. The Village median age is significantly less than the Township, County, and the State of Michigan. The 2017 median age for Middleville, as compared to other areas, suggests young family formations among new residents to the area.

Age Distribution

Comparing the age distribution of Thornapple Township and the Village of Middleville over a span of time provides a measure of change useful in evaluating housing demand, recreation needs, and future school enrollments.

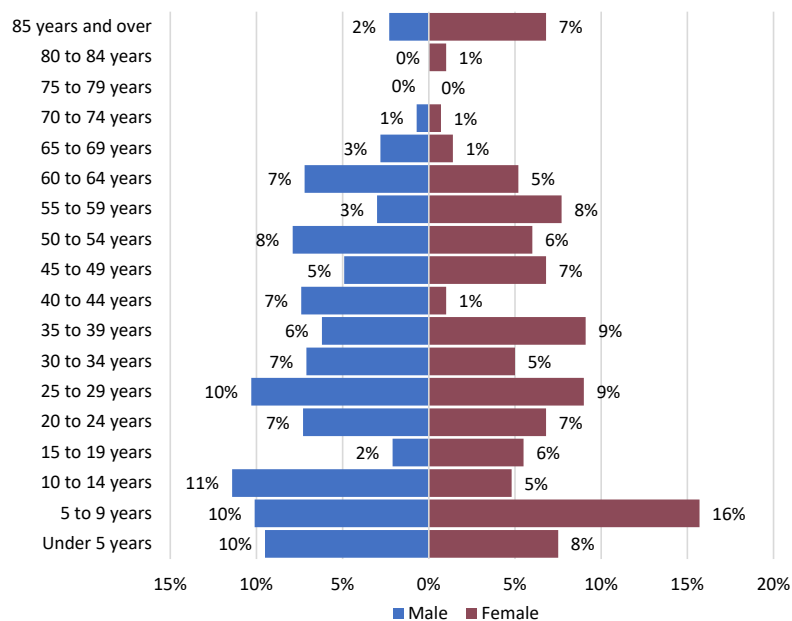
Table 3-3: Comparative Population Trends 2000-2017

Age Group (years)	MIDDLEVILLE				THORNAPPLE TOWNSHIP			
	2000	2010	2017*	% Change 2000-2010	2000	2010	2017*	% Change 2000-2010
Under 5	250	313	289	25.2	530	614	332	15.8
5 - 19	721	771	946	6.9	1,807	1,845	2,167	2.1
20 - 24	191	170	195	-10.9	340	385	406	13.2
25 - 54	1,159	1,368	1,295	18	2,984	3,280	2,871	9.9
55 - 64	169	293	348	73.3	513	882	1,217	71.9
65+	231	404	289	74.8	511	878	979	71.8

Source: U.S. Census 1990, 2000, 2010

*Estimate from the 2013-2017 American Community Survey Estimates

Between 2000 and 2010, the 20-24 age group slightly declined in the Village; yet, it was estimated to increase again between 2010 and 2017. This corresponds to the lower median age observed in the Village, as residents in the 20-24 age group and 5-19 age group have increased. The Township also experienced increases in these age groups. Based on 2017 estimates, the Village has experienced a decline in older populations while the Township has experienced an increase. These also correlate to a declining median age in the Village and an increasing median age in the Township.

Figure 3-1: Population Pyramid for Village of Middleville 2017

Source: US Census Bureau, American Community Survey 2013-2017 Estimates

The population pyramid for the Village of Middleville in Figure 3-1 indicates that the Village has a relatively large population comprised of ages 0 to 14 years and those of middle age. There is also a relatively small percentage of residents 65 years and older. Together, the distribution of age groups indicates that there is a healthy population of young families with children.

Persons Per Household

Type and size of housing is influenced by the number of persons in residence. Table 3-4 provides 1990, 2000 and 2010 information on the number of persons per household. A comparison of data for the Village and Township with Barry County and the State of Michigan is included. Overall, the Village of Middleville and Thornapple Township experienced a greater percent decline in average persons per household between 1990 and 2010 compared to Barry County; however, the State of Michigan saw the largest percentage decline. Nonetheless, the Village and Township both have larger average household sizes when compared to Barry County and the State of Michigan as a whole.

Table 3-4: Average Persons Per Household (dwelling) 1990-2010

	1990	2000	2010	% Change per Household 1990-2010
Village of Middleville	3.07	2.81	2.81	-8.5%
Thornapple Township	3.17	2.91	2.89	-8.8%
Barry County	2.82	2.65	2.65	-6.0%
Michigan	2.80	2.67	2.53	-9.6%

Source: Census 1990, 2000, 2010

Housing Data

Table 3-5 illustrates the number of housing units in the Village and Township. Between 2000 and 2010, there was substantial growth in both the Village and the Township; however, this growth slowed between 2010 and 2017. Although the Township still experienced moderate growth, 2017 estimates indicated that the Village experienced a loss in its number of housing units. The Township has experienced consistent growth since 1980, while the Village has experienced greater variation in its rate of growth.

Table 3-5: Housing Units 1980-2017

	1980	1990	2000	2010	2017*	2000-2010 % Change	2010- 2017* % Change
Village of Middleville	596	702	1,050	1,449	1,265	38.0%	-12.7%
Thornapple Township	828	1,052	1,333	1,637	1,813	18.6%	10.8%

Source: Census 1970-2010

*Estimate from the 2013-2017 American Community Survey Estimates

The percentage of vacant houses in the Village of Middleville was relatively high in 2010, as listed in Table 3-6. Generally, when vacancy rates exceed 5%, there is some concern for neighborhood stability. If vacancy rates exceed 10%, a neighborhood may be experiencing blight. According to the 2010 Census, the majority of these vacancies were associated with homes for rent or sale. The Great Recession during the late 2000s may have significantly contributed to this value, as 2017 estimates place the Village's vacancy rate at 3.1%. Thornapple Township retained a low vacancy during this time. Overall, the Village and Township had lower vacancy rates than both the County and State in 2010.

Table 3-6: Owner-Occupied/Rental Housing Units 2010

	Total Housing Units	# Units Occupied	Owner-Occupied	Renter-Occupied	Vacant Units
Village of Middleville	1,449	1,268 (88%)	910 (72%)	385 (28%)	181 (12.5%)
Thornapple Township	1,637	1,567 (96%)	1,462 (93%)	78 (5%)	70 (4%)
Barry County	27,010	22,551 (83%)	18,891 (83%)	3,660 (16%)	4,459 (16%)
Michigan	4,532,233	3,872,508 (85%)	2,793,342 (72%)	1,079,166 (28%)	659,725 (15%)

Source: Census 2010

In 2010, the Village of Middleville had considerably more renter-occupied units (32%) than Thornapple Township (1%). It is typical for cities or villages to contain more rental options than townships, as is indicated by the difference in renter-occupied units in Table 3-8. The Village of Middleville also had a greater percentage of renter-occupied housing units than Barry County (14%) and the State (22%), as depicted in Table 3-8

New housing starts in the Village have increased considerably in recent years, as indicated in Table 3-7. This is likely attributed to an economic recovery from the Great Recession.

Table 3-7: New Housing Units 2006-2019

	Village	Twp.	Total
2006	11	22	33
2007	11	11	22
2008	2	7	9
2009	4	6	10
2010	1	4	5
2011	5	7	12
2012	10	6	16
2013	5	13	18
2014	14	15	29
2015	24	29	53
2016	27	26	53
2017	26	26	52
2018	20	32	52
2019	50	20	70

Source: Village of Middleville, Thornapple Township

Table 3-8: Population and Housing Units 2000-2010

	Village of Middleville	Thornapple Township	Total Village and Township
Total 2010 Population	3,319	4,565	7,884
2000-2010 Population Change	598	601	1,199
2000-2010 Percent Change	21.4%	15.5%	17.9%
Total Housing Units	1,449	1,637	3,086
2000-2010 Housing Unit Change	1,399	304	703
2000-2010 Percent Change	38.0%	22.8%	29.5%

Source: Census 2000, 2010

Population Projections

For the purposes of this Plan, statistical averaging techniques were utilized to project Middleville's population growth to the year 2030. These approaches are adequate to give a general sense of growth trends but they have limitations especially in areas of rapid growth or decline that may run counter to statistical trends. Nevertheless, they help to give a sense of scale to land use requirements as well as the demand for various public services and capital improvements. The following summarizes the projection techniques.

The Growth Rate Method projects future population growth or decline based on the rate of growth in the Village in the past. Utilizing the growth rate method, the following assumes that growth in the future will occur at the same average rate as has occurred annually between 1980 and 2010. According to Census data, Middleville grew 2.8% annually between 1980 and 2010.

Table 3-9: Growth Rate Method

	Average Annual Growth Rate 1980-2010	2010	2020	2030
Middleville	2.8%	3,319	4,374	5,765

The Arithmetic Method is similar to the growth rate method in that population projections are based on growth that occurred in preceding decades. This method, however, bases population growth on the overall average increase in the number of persons per year, rather than on growth rates. The following projections are based on the average increase of 50 persons annually between 1980 and 2010 in Middleville.

Table 3-10: Arithmetic Method

	Average Annual Increase (Number of Persons)	2010 Pop.	2020	2030
Middleville	50	3,319	3,819	4,319

The Building Permit Method portrays the new housing trend based on building permit data. It was determined that the Village issued an average of 18 new residential building permits annually between 2010 and 2019. Assuming that building activity will continue at the same rate, this method utilizes Middleville's average household size of 2.81 persons (2010 U.S. Census data), to calculate the growth in population. In other words, this method projects an additional 51 persons per year. Using this figure, the following projects Middleville's population using the building permit method.

Table 3-11: Building Permit Method

	Average No. of Permits/Year	Persons Per Household	2010 Pop.	2020	2030
Middleville	18	2.81	3,319	3,829	4,339

The anticipated population levels for the Village using each of the population techniques are summarized below. By averaging the results of these methods, it is reasonable to predict that the population will approach approximately 4,007 persons by the year 2020 and approximately 4,808 by 2030.

Each of the projection techniques illustrated here assumes the Village will continue historic patterns of growth. It is important to keep in mind that growth in housing and population in Middleville will be impacted by many factors. These include the types and quality of housing permitted or encouraged within the Village, the image of the Village as a desirable place to live, the public school system, the overall economic health of West Michigan and, of course, the availability of land area suitable for residential development. It is also important to review these trends every few years to monitor the growth that is taking place

Table 3-12: Population Project Summary

	2010	2020	2030
Growth Rate	3,319	4,374	5,765
Arithmetic	3,319	3,819	4,319
Building Permits	3,319	3,829	4,339
Average	3,319	4,007	4,808

Economic Indicators

There are three major indicators of economic health in an area: (1) property valuations, (2) employment, and (3) household income. The following narrative provides data for each of these indicators. Barry County data is used except where localized data is available.

(1) Equalized Value Change

Using data from the Barry County Equalization Department, changes in State Equalized Value were tabulated for the years 1990, 1995, 2000, 2003, 2011, and 2018. These changes were defined by class code for agriculture, commercial, industrial, residential, and developmental. The latter is defined by the Township Assessor as

“vacant land intended for new development”.

As can be seen in Table 3-13, real property valuation increased significantly for all classes during the 1990-2003 period. This pattern of property valuation increase has continued into 2018, with all classes increasing over 2011.

The 2011-2018 changes in residential (30%), commercial (8%), and

Table 3-13: Change in State Equalized Value by Real Property Class (in millions) 1990-2018

Class Code & Name	1990	1995	2000	2003	2011	2018
101 Agriculture	7,896	8,942	9,674	22,080	24,183	31,411
201 Commercial	3,084	4,395	7,654	13,763	19,554	21,196
301 Industrial	2,640	2,758	4,530	3,706	7,853	23,055
501 Residential	43,173	74,556	106,740	171,134	197,696	265,630
601 Developmental	500	638	516	2,091	1,501	.*
Total SEV	57,295	91,303	129,115	217,777	266,105	341,292

Source: 1990, 1995, 2000, 2003, 2011, 2018 Equalization Reports, Barry County

*Developmental SEV for 2018 not indicated in 2018 Barry County Equalization Report

industrial (194%) indicates moderate to strong investment activity and market driven increases in land value.

An allied indicator of investment is valuation of personal property. Exclusive to business, personal property is taxed just as real property. Table 3-14 provides equalized value of declared personal property for businesses in the Township, including the Village of Middleville.

Table 3-14: Change in State Equalized Value Business Personal Property 1990-2012

	1990	1995	2000	2003	2011	2018
Personal Property Valuation	7,044	10,847	17,501	29,997	15,315	14,486

Source: 1990, 1995, 2000, 2003, 2011, 2018 Equalization Reports, Barry County

Business investment in personal property increased some \$22,953,000 between 1990 and 2003. Much of this investment was in equipment at two major manufacturers located in the Village, Bradford White (water heaters) and Metaldyne (auto parts). Personal property valuation declined after 2003 and has not recovered since. The decline in personal property in the mid-decade may be a reflection of the closure of Metaldyne.

For the year 2000, the Barry County work force totaled 33,475 persons. The U.S. Census provides data for 12 basic categories of employment. By 2010, the total Barry County workforce decreased to 30,390 persons and the American Community Survey indicated

Table 3-15: Major Employment by Industry 2000-2017

	Percent of Total Employment, 2000	Percent of Total Employment, 2010	Percent of Total Employment, 2017
Agriculture, Forestry, Mining, etc.	2.5%	2.5%	1.0%
Construction	7.9%	7.6%	7.6%
Manufacturing	29.6%	24.7%	24.6%
Wholesale and Retail	13.9%	13.2%	12.9%
Transportation and Warehousing	3.6%	2.9%	4.8%
Information	1.8%	1.4%	1.5%
Finance, Insurance, Real Estate	6.0%	6.2%	5.5%
Professional, Mgmt, Administrative	5.2%	7.4%	9.1%
Education, Health & Social Services	16.7%	19.7%	17.7%
Arts, Entertainment & Hospitality	5.7%	5.5%	5.0%
Other Services	4.3%	5.6%	6.6%
Public Administration	3.0%	3.3%	3.6%

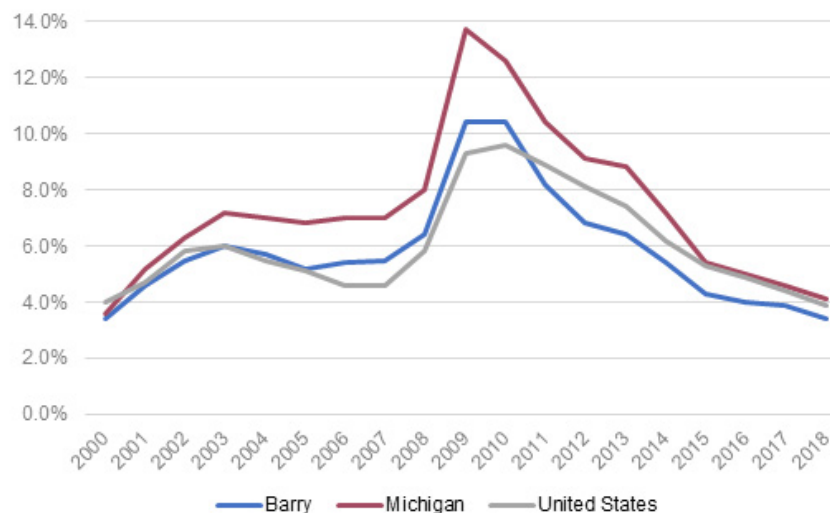
Source: U.S. Census Bureau, DP-3 Profile of Selected Economic Characteristics: 2000 and U.S. Census Bureau, 2008-2010 American Community Survey 3-Year Estimates, 2013 – 2017 American Community Survey Estimates

a continued decrease in the workforce to 27,877 people in 2017. Between 2000 and 2017, the County's workforce is estimated to have decreased by 16.7%. The U.S. Census categorizes employment in the workforce by industry, which is shown in Table 3-15.

(2) Employment

Figure 3-2 reflects the recent recession and illustrates that the jobless rate increased dramatically in the County and State overall in 2008 and 2009. Unemployment began to decrease, however, in the later part of 2009 and the decline continued in 2010 and 2011. The unemployment rate in the State was almost 4 points higher in Michigan than in the County in 2009. Similarly, the County's jobless rate has remained lower than the State's since 2000. The United States, Michigan, and Barry County have all seen a continuous decrease in the unemployment rate since the Great Recession.

Figure 3-2: Comparative Unemployment Rates 2000-2018



Source: Michigan Bureau of Labor Market Information and Strategic Initiatives

Barry County Employers

While County level economic data is regularly monitored by Census and research firms, localized data is more difficult to discern. However, by reviewing building permit data and in-field contacts with new firms investing in the community, a capsule of data indicative of recent trends was compiled by sector.

Bradford White employs an estimated 950 persons. The firm has expanded several times over the past decade and is reaching the capacity at its current site. This will limit future physical expansion of the current plant. Pro-active measures by local government may be necessary to assist Bradford White with plant modifications required to meet growing product demand as the Company plans to add employees, modernize the plant and increase annual production of water heaters.

According to the Barry County Chamber of Commerce and Economic Development Alliance, following are the largest employers in Barry County as of 2020.

Table 3-16: Major Employers in Barry County 2019

Company	Location
Bradford White Corp	Middleville
Spectrum Health Pennock	Hastings
Hastings Mutual Insurance Co	Hastings
Flexfab LLC	Hastings
Viking Corporation	Hastings
Thornapple-Kellogg Schools	Middleville
Hastings Area Schools	Hastings
Hastings Manufacturing Co LLC	Hastings
Thornapple Manor	Hastings
Barry County Government	Hastings

Source: Barry County Chamber of Commerce

Commuting Patterns

The 2000 Census identified resident-county to workplace county commuting flow for Barry County residents. Of 26,921 commuters identified, 10,973 or 40.8% lived and worked within Barry County.

The American Community Survey provided commuting characteristics during 2010 and 2017. In 2010, 40.0% of residents were estimated to work in Barry County. This value slightly increased to 41.4% according to 2017 estimates. Despite the slight increase in residents working in Barry County, the mean travel time increased between 2010 and 2017 from 27.1 minutes to 28.4 minutes, respectively. It should be noted that up until the 2000 Census, commuting flows were more specifically studied, indicating inbound and outbound commuting to neighboring communities and counties.

(3) Household Income

Table 3-17 presents median household income from 2000, 2010, and 2017 Census data. Between 2000 and 2010, Middleville and Thornapple Township experienced greater increases in median household income than Barry County. In 2010, Thornapple Township had the highest median household income compared to the County and Village. Between 2010 and 2017, changes in household incomes were lower than between 2000 and 2010. Middleville had a slight decrease in median household income. Thornapple Township experienced minimal growth.

Table 3-17: Median Household Income 2000-2017

	2000	2010	2017*	% Change (2000- 2010)	% Change (2010- 2017)
Village of Middleville	\$41,947	\$51,019	\$50,714	21.6%	-0.6%
Thornapple Township	\$53,333	\$63,220	\$65,704	18.5%	3.9%
Barry County	\$46,820	\$51,395	\$57,312	11.9%	9.4%

Source: U.S. Census 2000, 2010

*Estimate from the 2013-2017 American Community Survey Estimates

(4) Education

Table 3-18 presents educational attainment for the Village of Middleville, Thornapple Township, Barry County, and the State of Michigan. In 2017, the Village had the highest rate of residents with a high school diploma (or equivalent) and higher when compared to the Township, County, and State. However, the Village had the lowest percentage of residents with a bachelor's degree or higher (15.8%) and graduate or professional degree (3.4%) when compared to the same. Overall, Thornapple Township and the State of Michigan as a whole have higher rates of post-secondary education when compared to the Village of Middleville and Barry County.

Table 3-18: Educational Attainment, 2017

	High School Graduate or Higher	Bachelor's Degree or Higher	Graduate or Professional Degree
Village of Middleville	94.4%	15.8%	3.4%
Thornapple Township	93.6%	24.3%	5.6%
Barry County	92.0%	19.5%	6.1%

Source: U.S. Census Bureau, 2013-2017 American Community Survey Estimates

CHAPTER 4

COMMUNITY FACILITIES

COMMUNITY FACILITIES INVENTORY

The Village of Middleville and Thornapple Township share numerous public community facilities. For purposes of this Chapter, Village, Township, and other public facilities are discussed. Addressed in this Chapter are local government buildings and grounds, vacant lands owned by local governments, land owned by County or State governments, public library, public school lands, and trails and pedestrian facilities.

Village of Middleville Buildings and Land

The Village owns and operates four public buildings, including Village Hall, the Department of Public Works Garage, the former fire station and the Wastewater Treatment Plant Facility. The Waste Water Treatment Facility is discussed further in Chapter 5.



(1) Village Hall Located at 100 East Main Street, this building houses administrative offices of the Village and the Middleville Unit of the Barry County Sheriff's Department. This building contained the original offices of the Bradford White Water Heater Company and the footprint remains essentially the same.

In 2008, the building was renovated to add a conference room, Council Chambers, and public restroom facilities. Currently, Village administrative staff and the Sheriff department occupy the space. About 1/3 of the building accommodates Sheriff Deputies squad room and Command Sergeants office.

All floor space within Village Hall is currently occupied. File and public records storage space is extremely limited. As the Village continues to grow, space needs at Village Hall will become more critical.

The Village should address long term municipal space needs and evaluate whether to increase floor area at the current site (second floor or lateral expansion) or look at a new site.



(2) “Old Fire Station” Building Acquired from Thornapple Township during 2005, this Village facility is currently used for indoor parking of police cars, storage of confiscated property, storage of the Village Stagecoach during winter months as well as storage of miscellaneous materials used by the Department of Public Works. In 2003-4, an estimated 10-11,000 historic paver bricks were stored on pallets in the building. It is intended the bricks will be used adjacent to the Michigan Central Railroad Depot and in redevelopment areas. The former fire/EMS personnel living quarters are now vacant.

The new Thornapple Township Emergency Services building replaced this facility in late 2004. Future use of the property on which this building is situated is unknown.

As an RRC certified community, the Village has worked with the Redevelopment Services team from the MEDC provided a Design/Build scenario for the old fire station.



(3) Department of Public Works (DPW) Maintenance Garage This facility was completed in 2002, replacing the former Village garage located on the site of Mill Pond Condominiums, adjacent to old Downtown. The former DPW Garage was demolished to make way for residential use.

The Village-owned site on which this building is located is shared with the Wastewater Treatment Plan (WWTP). The site has ample area for future expansion of the building. The building was designed to expand on the south end, adding more equipment bays or storage as such needs arise. In addition to the public buildings discussed above, the Village owns several parcels of vacant land. These are discussed on the following pages.



(4) Wildwood Trails Park This land was acquired by the Village during 2005 as an exchange for 20 acres of Village owned land in the NW1/4 of Section 23, at the east end of Crane Road.

The 20-acre parcel is adjacent to Rolling Oaks Subdivision, now under development. Site access from Oak Meadows Drive has been designed into Phase 2 of the subdivision.

This property is ideally suited for parkland. It is well located to new residential development areas and contains rolling terrain and woodland.

In 2011, a community contest was conducted to name the property. Wildwood Trails Park was selected. As parkland, this site can accommodate both active and passive recreation pursuits. The natural environment of the property lends well to nature study, walking trails, disc golf and picnicking. Opportunities for a pavilion and restrooms also exist.



(5) "In-Fill" Parcels within Downtown Infill Parcel A (adjacent to the Village Hall) is currently under development as part of the RRC Site Selection for a mixed-use structure. The facility will no longer be under the community facilities inventory. The second Village-owned infill parcel is located on the north side of E. Main Street. This parcel has about 60 feet of frontage on E. Main Street and 95 feet of depth. Potentially, portions of the site could be combined with adjacent properties permitting modes of high density residential use adjacent to this abundant natural environment. Such a private development could use open spaces as density credit. In exchange, the private developer would contribute to the cost of the river walk.



(6) Eastbank Riverfront Development In 2018, the Village retained Williams & Works and Nederveld to complete a concept design for Village and Downtown Development Authority property just north of the Lions Sesquicentennial Park, home to the Village pavilion and farmer's market. The area, coined the East Bank Riverfront Park, had largely been underutilized, with recreational amenities added separately and independently over the better part of a decade. The Village sought to develop a cohesive concept plan which better reflected the desires of residents, visitors, and property owners of downtown.

The Final Design Plan shows the East Bank Riverfront Park as a seamless extension of the existing parkland from both Stagecoach and Lions Sesquicentennial Parks. A feature fire pit enhances the Village pavilion and signals to those along the street that there is more to explore along the river's edge. The banks of the Thornapple River are activated by the new amphitheater, boardwalk overlooks, playgrounds, and the pedestrian bridge connection to the West Bank natural area.



(7) Thornapple Township Emergency Services Building This modern structure was built during 2004 and houses the fire and ambulance personnel and equipment that services the Township and Village. Offices, conference room and training rooms are located on the upper level and are accessed from the High Street parking facility. The lower level contains the equipment garage (5 double bays), as well as kitchen, showers, decontamination room, laundry, exercise room, sleeping quarters, and mechanical room.

(8) Vacant Riverfront Land The land purchased for the new Thornapple Township Emergency Services building included about 9 acres that were not used. This vacant land has some 1,300 feet of shoreline along the Thornapple River. Much of the vacant land is in the 100-year floodplain or wetland. However, the land is wooded and extremely valuable for public walking trails, river access and passive enjoyment. The future of this vacant land requires a detailed plan and then implementation to assure long-term public use and enjoyment.



(9) Public Library The public library serving the Village of Middleville and Thornapple Township is located within the High School building, owned and operated by the Thornapple-Kellogg Public School District.



(10) Spring Park Lions Spring Park is the Villages' largest facility, comprising about 24 acres of land. Lions Spring Park may be classified as a Community Park, as its relative size and extensive amenities are designed to serve the larger community. Lions Spring Park offers a baseball/softball diamond used for league play, a disc golf course, a picnic shelter, several outdoor barbeque grills, play equipment, and picnic tables. This park also contains a unique spring fed natural area including a rare sedge fen. The south 8-9 acres is undeveloped and in natural condition.

(11) Calvin Hill Park Calvin Hill Park is a 1.1-acre facility that may be categorized as a Neighborhood Park because it meets neighborhood-based recreation needs and is accessible on foot for neighborhood residents. This park includes a basketball court, play equipment purchased and installed in 2002, some older play equipment, a small wooden skateboard park, and a small mowed open space. This park is bordered by Park, Ellis, and Fremont Streets. The property is the site of the former Calvin Hill School.



(12) Stagecoach Park The park serves as a trailhead for the 5-mile long Paul Henry/Thornapple Trail. It also contains a river overlook, viewing benches, extensive landscaping, and two gazebos. The smaller gazebo provides shelter for the Village's "Good Intent Line" stagecoach.

Photo Credit: DJI Spark



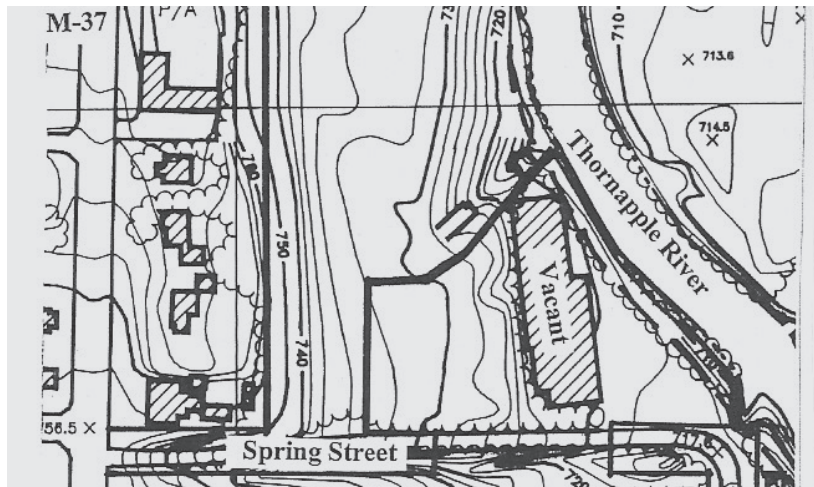
(13) Riverside Park Riverside Park is a 1-acre Special Use Park. Riverside Park was improved by TAPRC to provide better boat launch access to the river, lawn area and passive use. These improvements involved earth changes via MDEQ permit, selective clearing of scrub brush and dead trees, improving the drive access for the boat launch/canoe livery and placement of stone rip rap to stabilize the shoreline. While the boat launch is the only physical amenity, the park is a popular shore fishing spot.

This passive waterfront area offers boat launch, canoe portage, and casual picnicking opportunities. Previously, the site had a steep shoreline, a dense brush overgrowth, and difficult boat access. This site provides for a riverfront boardwalk extending south from Main Street. The boat launch area is marginal due to a lack of vehicle and trailer parking. An alternative boat launch site above the dam should be considered prior to undertaking any additional improvement to accommodate fishing boat access or parking.

(14) East Bank Riverfront Park Adjacent to the Middleville dam on Main Street, East Bank Riverfront Park is the central focal point for all Village activities. The park is now the host of the DDA Farmer's Market and has a public bathroom.

East Bank Riverfront Park is a 4-acre facility located at the Middleville dam and along the east bank of the Thornapple River. This Neighborhood Park encompasses private land recently acquired by the Village and a park known as Lions Sesquicentennial Park and New Pavilion Park. The Park offers river viewing, picnicking, a universally accessible canoe/kayak launch, bank fishing below the dam, and the Riverbank Music Series which is hosted in a new amphitheater constructed by the Downtown Development Authority. The Village has also recently constructed a new restroom facility. The Park generally serves the needs of Middleville's Downtown and surrounding neighborhood, as well as those shopping, dining, or visiting the farmer's market. Future plans for the park includes a river overlook, playgrounds, gas firepit, and splash pad. Land has been purchased by the DDA and will be leased to the Village for a continuous ownership of Village property.

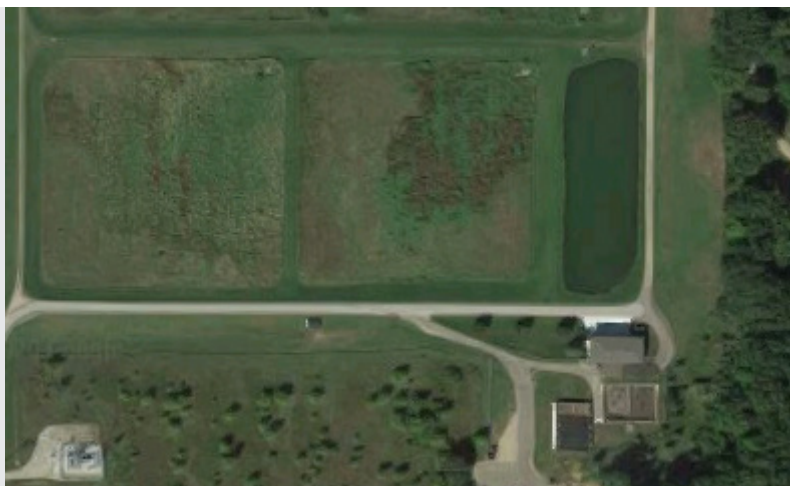




(15) "Jaycee" West Bank Property Located on the west bank of the Thornapple River, this undeveloped 7.7-acre parcel contains over 760 feet of river frontage. Natural conditions on this site include extensive ground spring outfalls, wetlands, woodlands, and pockets of upland. The site is extraordinarily unique. Public use of this site for active recreation activities is not feasible. The optimum use options for the site are a riverfront trail/boardwalk 2) and transfer ownership of remaining land to a private owner intent on developing adjacent lands for planned high density residential, incorporating a small footprint building land use. This approach will provide for public river access in perpetuity and permit the balance of the land to be used in density calculations for the private residential development.



(16) "Spencer Parcel" Located on West Main Street In 2005, the Village acquired this property and in 2006 demolished the former garage building. This parcel contains dimension of 56 feet by 56 feet. The objective of the Village in this acquisition and removal was to eliminate visual blight along a critical section of Main Street. The Village should pursue opportunity for public art display, water features, decorative seating and enhanced landscaping.



(17) Wastewater Treatment Plant Site The Village owns about 105 (acres) of land attendant to the Wastewater Treatment Plant (WWTP). Of this entire parcel, the WWTP, finishing pond and infiltration basins occupy about 40 acres. The remaining portions of the property include 25 acres of open field between the WWTP and Sheridan Roads (formerly used for wastewater spray irrigation but no longer in use) and about 40 acres east of the WWTP in open fields and woodland.

The 25 acre parcel would be an excellent, easy access location for active playfields such as youth soccer or a recreational softball complex or a combination of both uses. This area has been overlooked for such uses due to concern about soil contamination stemming from the former use of the site. A series of surface soil sample testings across the parcel will reveal whether or not there is cause for any concern. If not, this site represents a very cost-effective location for such recreation facilities.



(18) Crane Road Trailhead The Village acquired this 16-acre parcel in 2006 for a municipal water well field. The parcel has about 1000 feet of frontage along the Thornapple River as well as approximately 900 feet of former Michigan Central Railroad right of way. In 2017, the Village completed an extension of nearly one mile of the Paul Henry Trail to the Crane Road trailhead. Undisturbed areas of the parcel were left untouched due to the significant presence of upland wetlands and spring activity. A pristine value of this property lies with the exceptional views of the Thornapple River. The trailhead serves as a connection to the non-motorized pathway off Bradford White Carnavale Drive entrance property to the east along the Crane Road shoulder and into the existing sidewalk network in the Bryanwood Estates neighborhood.

PUBLIC SCHOOL LANDS

McFall Elementary School is located on a 9-acre site along West Main Street. In addition to school buildings, the site offers a large playground and ball field. The south side of the site is currently undeveloped and quite natural. A pedestrian pathway connects the site with the Misty Ridge Subdivision south of the school property. The south portion of the site could be developed with additional playground/playfield area to serve the two large residential neighborhoods on the south (Misty Ridge) and west (The Downs).



Lee Elementary School is located on an 8-acre parcel of land on the north side of West Main Street, just west of Manor Drive. This site is largely occupied. During 2004, play apparatus was added and a new access driveway from Minster Drive was built.

This site serves as a neighborhood playground and playfield for the West Main Street area and the Rolling Oaks Subdivision. There is little potential to add significant facilities at this site, though pedestrian access points along the north side of the parcel from Rolling Oaks Subdivision are available.



High School/Middle School/Page Elementary School Complex. This group of school facilities is located on approximately 158 acres of land. There are numerous active play areas within the complex as well as indoor swimming, gymnasium, fitness and auditorium facilities. Some of these facilities are available for public use. Facilities have recently been extensively upgraded and modernized.



NATURAL AREAS, PARKLAND AND PEDESTRIAN FACILITIES

Natural open spaces, parklands, and pedestrian ways enhance quality of life for all residents. These spaces offer a variety of leisure time activities. They also help form and shape the community as it grows and help create balance between man-made and natural environments. The extent and quality of these spaces form an important aspect of perceived “community character”. Important natural areas within the community should be preserved by placing them in the public trust. These natural areas include all lands along the Thornapple River, wetlands, and scenic areas.

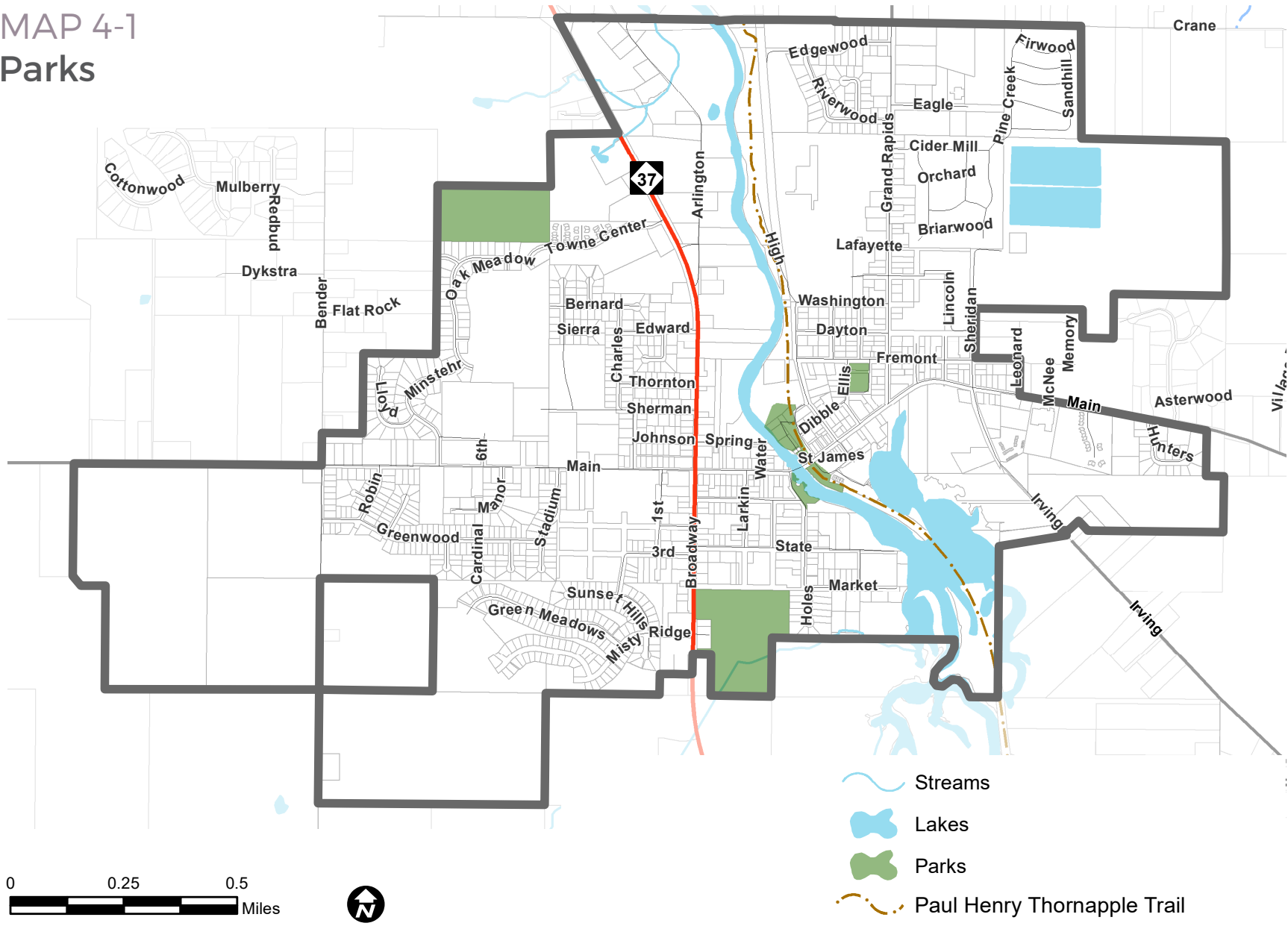
Middleville is blessed with an abundance of natural areas and several parks. The Thornapple River runs through the Village, flowing from south to north. The riverbanks offer several miles of scenic relief for residents. The river and shore lands form the most important natural resource within the Village. All effort should be put forth to acquire these shore lands in the Village and similar nearby areas within Thornapple Township. This will foster public access, use and enjoyment of the river. All improvements to facilitate public access and use should be done in a manner that fully respects the natural setting.

As population growth occurs in Middleville and immediate areas, these public spaces become ever more important. Both mature and evolving neighborhoods require integral open spaces and sidewalks or similar pedestrian facilities. Some neighborhoods are currently served well while others are not. Moreover, future neighborhood developments in the Village must insist they be planned and served with similar facilities. Public school grounds in some neighborhoods provide open space and outdoor play areas.

A balanced approach to planning open spaces, active recreation and pedestrian facilities is needed. This means the plan for these facilities must be comprehensive, including facilities accommodating the needs of all age groups and seasons. Planning for improvements to active recreation facilities and programs for the area is the responsibility of the Thornapple Area Parks and Recreation Commission (TAPRC), an organization created by the Village, Thornapple Township, and the Thornapple Kellogg Public School District. The TAPRC maintains and updates the TAPRC Parks and Recreation Plan. That plan contains a complete inventory of existing facilities serving the area. The intent of this Master Plan element of the Village Master Plan is not to reproduce the 5-year TAPRC community recreation plan; rather it is to consider long-range needs in all areas of the Village.

Map 4-1 presents a view of all lands within the Village that are currently public parks or trails. These lands range from undeveloped natural areas to park facilities with a full array of amenities. Park lands depicted on the map were described in the community facilities inventory on the preceding pages.

MAP 4-1 Parks



PEDESTRIAN FACILITIES



Given the emphasis on active lifestyles since the millennium, municipal facilities offering opportunity for people to walking, jogging, bicycling, and cross-country skiing have gained in popularity and cultural relevance and importance.

The Village has an extensive network of sidewalks in newer neighborhoods and an irregular network within older neighborhoods. Sidewalks in the Village vary as to condition, depending on age and local physical conditions such as drainage and proximity to large trees. Moreover, in several areas existing sidewalks lack continuity. Through an investment of sidewalk installation, Village council should encourage the expenditure of funds as part of capital improvement projects. Priority of expenditure has been to (1) repair poor sections of existing sidewalk, (2) in-fill missing sidewalk segments, and (3) construct new segments of sidewalks where none previously

existed. The Village should strengthen its network of sidewalks and where possible connect neighborhood sidewalk networks to the Village center and the Paul Henry Thornapple Trail. Additionally, a strategic signage system for the area and trails should be installed as a guide for pedestrians and cyclists.

Since the year 2000, the Village has used a 60-inch wide sidewalk standard for all new and replacement sidewalk with a four-inch thickness. Segments crossing driveways have a six-inch thickness.

The basic objective for sidewalks in the Village is to serve all homes and apartment sites with sidewalks. This will require a long term, consistent program by the Village committing funds to sidewalk replacement and improvement. Whenever a major or local street in the Village is reconstructed and there are no existing sidewalks, the reconstruction project should include installation of sidewalks or a pedestrian pathway.

Complete Streets

This Plan supports complete streets policy. Complete streets are thoroughfares that are planned, designed, and constructed to allow access to all legal users safely and efficiently, without any one user taking priority over another. Users in Middleville include pedestrians, bicyclists, motorists, users of assistive devices, and truck-drivers. Complete streets can result in increased safety for non-motorized users, improved public health, a cleaner environment, mobility equity, and enhanced quality of life through increased modal choices and more inviting streets. The popularity of the Paul Henry Thornapple Trail in the community further reinforces the need for policy.

Another key motivation to enact complete streets policies is that Michigan law may encourage MDOT to give additional

consideration to enhancement and other grant applicants with such policies. Further, the policy communicates to the County Road Commission and other local jurisdictions that the Village values complete streets. The Michigan Planning Enabling Act has also been amended to stipulate that transportation improvements be respectful of the surrounding context, further ensuring that more equitable and attractive streets become reality.

The Village adopted a Complete Streets resolution in 2015. The tenet of a complete street is a street design for users of all ages, users and abilities. Since that point, the Village has incorporated non-motorized improvements throughout the Village in developments and capital projects including enhanced crossings, bike routes, and pavement markings.

Multi-Use Trails: Trail History and Local Efforts for Trail Development

The Middleville/Thornapple community once had railroad service. The railroad was discontinued during the 1970s. Based on changes to Federal and State law, railroad companies gained title to all formerly used railroad right-of-way. During the 1990's, the railroad companies sold off unused right-of-ways to abutting land owners and others.

From 1995-2000, the Village of Middleville acquired, by court decree, several segments of former right-of-way extending 5 miles south along the Thornapple River from Main Street in Downtown. In 2001, the Village developed 3.5 miles of this trail with a 10 ft. wide paved pathway. The remaining 1.5 miles between McCann Road and Irving Road is unpaved. During 2006, the Village constructed a new trail segment east from Grand Rapids Street along Crane Road, a distance of 900 feet. The ultimate objective is to connect the Paul Henry Thornapple Trail with the Middleville State Game Area. This

future trail segment will also incorporate the North Country Trail.

Planned Major Trail Routes

The major routes will be a northward extension of the Paul Henry Thornapple Trail from Crane Road within the Village to 108th Street, a distance of about 3.2 miles. Thornapple Township recently received a grant in 2019 from the Michigan Department of Natural Resources for extension of an improvement to the trail to extend 3 miles to the north towards Caledonia, with construction commencing in 2020. This proposed segment would link with the existing 3.5-mile trail and the trail recently built in Caledonia Township south to 108th Street, thereby creating a trail system connection within the Kent County regional trail system.

A second trail connection is planned to run east from the Paul Henry Trail along Crane Road to the Middleville State Game Area. This 1-mile trail segment would link the main trail with the State Game Area. Moreover, the national North Country

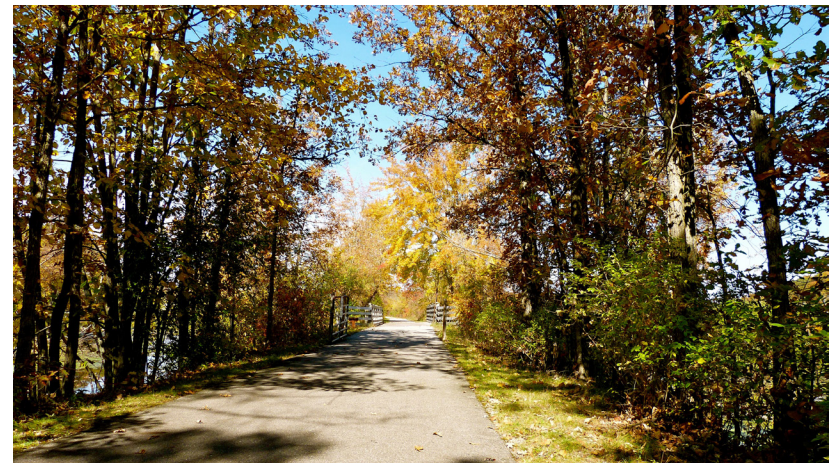


Photo Credit: Al Stover

Hiking Trail now shares right-of-way with the existing 3.5-mile segment of the Paul Henry Thornapple Trail.

A group is currently working on extension of the Paul Henry Thornapple Trail through Barry County to the City of Hastings and beyond. The ultimate success of this effort is unknown at this time, as an initiative to involve other local governments in trail funding and sponsorship is being discussed.

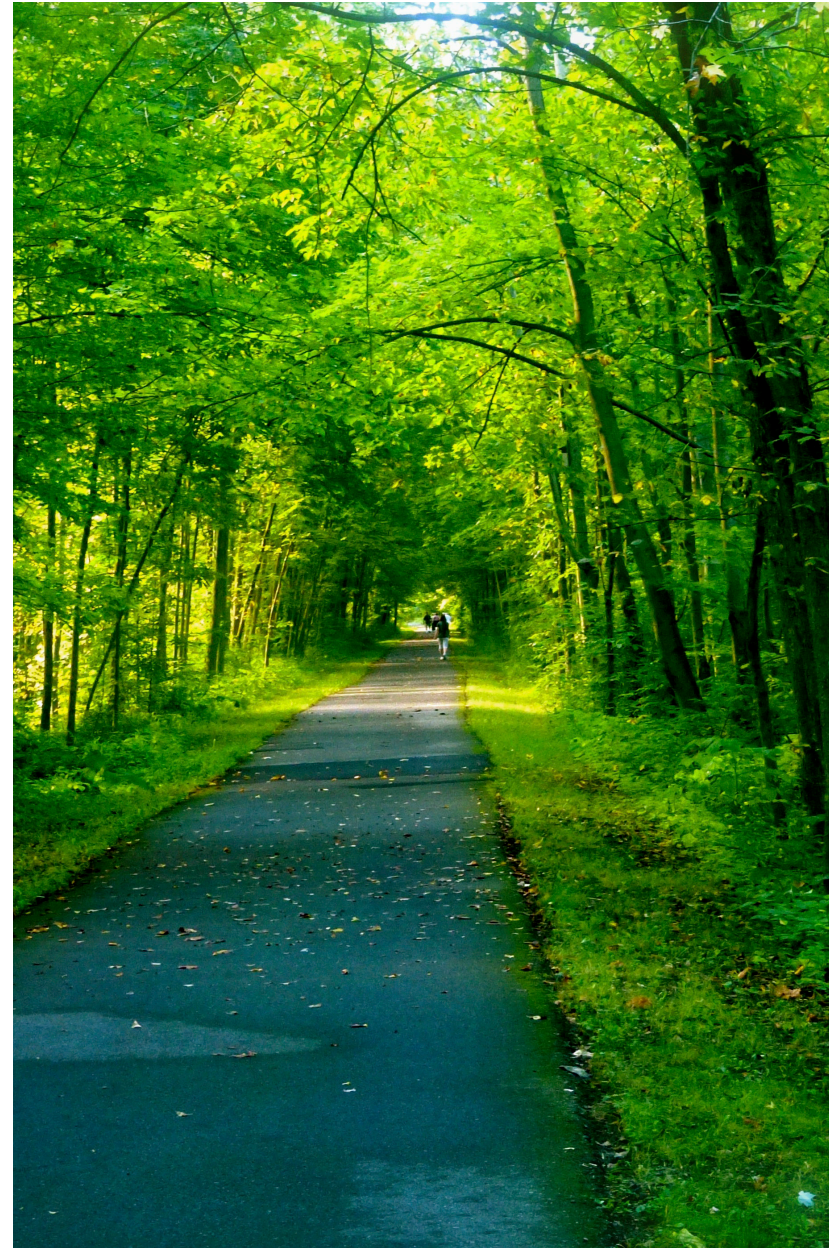
Future Land Development and Pedestrian Links

Once the major trails are developed, existing and new neighborhoods within the Village should be afforded pedestrian links with the main trail network, fostering walking and healthy life experience.

A trail link should be completed extending south from Crane Road along the “west bank” of the Thornapple River to Main Street. This will form a 2-mile “loop trail” along the Thornapple River, providing a complete, easy walking tour within a very scenic area. Another trail loop is shown extending east from Downtown along Main Street/West State Road into Section 24, turning south to Irving Road and then turning to the West along Irving Road back to Main Street. This too, offers a scenic route.

Discussion has occurred regarding participation in the safe-routes-to-school program. If implemented, connecting these pedestrian routes with the established trail system would be beneficial.

Future trail links with new residential developments, commercial nodes or employment centers near or adjoining the trail routes should become a mandatory standard.



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A Great Egret with long white feathers and a long yellow beak stands in a marshy area with water and reeds. The background is a soft, out-of-focus landscape with more reeds and water.

CHAPTER **5**

INFRASTRUCTURE

WASTEWATER COLLECTION AND TREATMENT

Existing Conditions

As of 2020, the Village of Middleville's sanitary sewer system is comprised of a mechanical wastewater treatment plant (WWTP) with capacity to treat 500,000 gallons per day (gpd) of domestic strength wastewater. The current average daily flow to the plant is approximately 410,000 gpd, and increasing.

There are five (5) wastewater lift stations (LS) in the village known as the West Side LS, East Side LS, Grand Rapids LS, Misty Ridge LS, and the State St. LS. The West Side, East Side and Grand Rapids lift stations pump wastewater directly to the WWTP. The Misty Ridge LS and State St. LS pump into the West Side LS. Each lift station is connected to the WWTP or downstream gravity sewer with a dedicated force main. There is a limited amount of additional capacity at the WWTP and lift stations. Gravity collection sewers are located throughout the village, collecting and carrying wastewater from the homes, schools and businesses to the lift stations. The capacity of the gravity sewer lines is mainly dependent on the size and slope or grade of the pipe. There is varying additional capacity in the collection sewers depending on the connection point. Map 5-1 depicts the existing and future sanitary sewer system. While details and needs are discussed here, the Department of Public Works and the Village Engineer will have the most up-to-date information.

Wastewater Collection

The backbone of a wastewater system is the collection system. The vast majority of the Village's collection system is 8" diameter sanitary sewer. Because of the branching technique used in designing sewers, only certain sewers carry the term "trunk sewers." Trunk sewers are used in conjunction with lift stations and force mains to transport the waste from outlying areas to the treatment facility.

After travel through the trunk sewers, the wastewater reaches an elevation beyond which gravity sewers cannot carry the waste. The waste is then pumped from a lift station through a force main either to another gravity sewer at a higher elevation, or directly to the wastewater treatment plant.

Wastewater Treatment

The current capacity of the Village's wastewater treatment plant average daily flow capacity of 500,000 gpd is the limiting factor. Currently, the treatment facility sees flows of approximately 410,000 gallons per day on average. In the past, these flows typically have increased in the spring and summer because of groundwater infiltrating the collection system, and decreased in the winter. However, recent improvements to the existing collection system have significantly decreased the amount of groundwater infiltration into the system.

The current permit on file with the Michigan Department of Environment, Great Lakes, and Energy (EGLE) allows the Village to discharge 1,300,000 gallons per day through the rapid infiltration beds at the treatment plant. As stated earlier, the rated treatment capacity of the plant is 500,000 gallons per day. Typically a treatment facility begins planning an expansion when it reaches 80% of its design capacity to

prevent problems if flows unexpectedly increase in the short term. Flows to the WWTP have reached 80% of the design flow and an expansion is planned to be constructed in 2021-2022. The next plant expansion would add an additional 400,000 gallons per day by building two new sequencing batch reactor (SBR) tanks.

Few, if any, onsite private wastewater disposal systems exist within the Village limits. It is the Village's intent that all parcels within the Village limits will be served by sanitary sewer. Sanitary sewer extensions will be driven by development location and land use rather than soil or groundwater quality. Outside the Village limits in Thornapple Township homes are served by private on-site systems. Property owners may abandon these septic systems when hook up to the Village sewer system is available or if annexation occurs.

System Needs to Serve Growth

The majority of new development during the planning period is expected to be varying density residential, some commercial development along the M-37 corridor, and redevelopment in the Downtown area. Should a type of development occur that is not residential or commercial in nature, a projection based on residential development with reasonable densities should model any other type of development. The exception will be wet process industries that will need to be evaluated on a case-by-case basis.

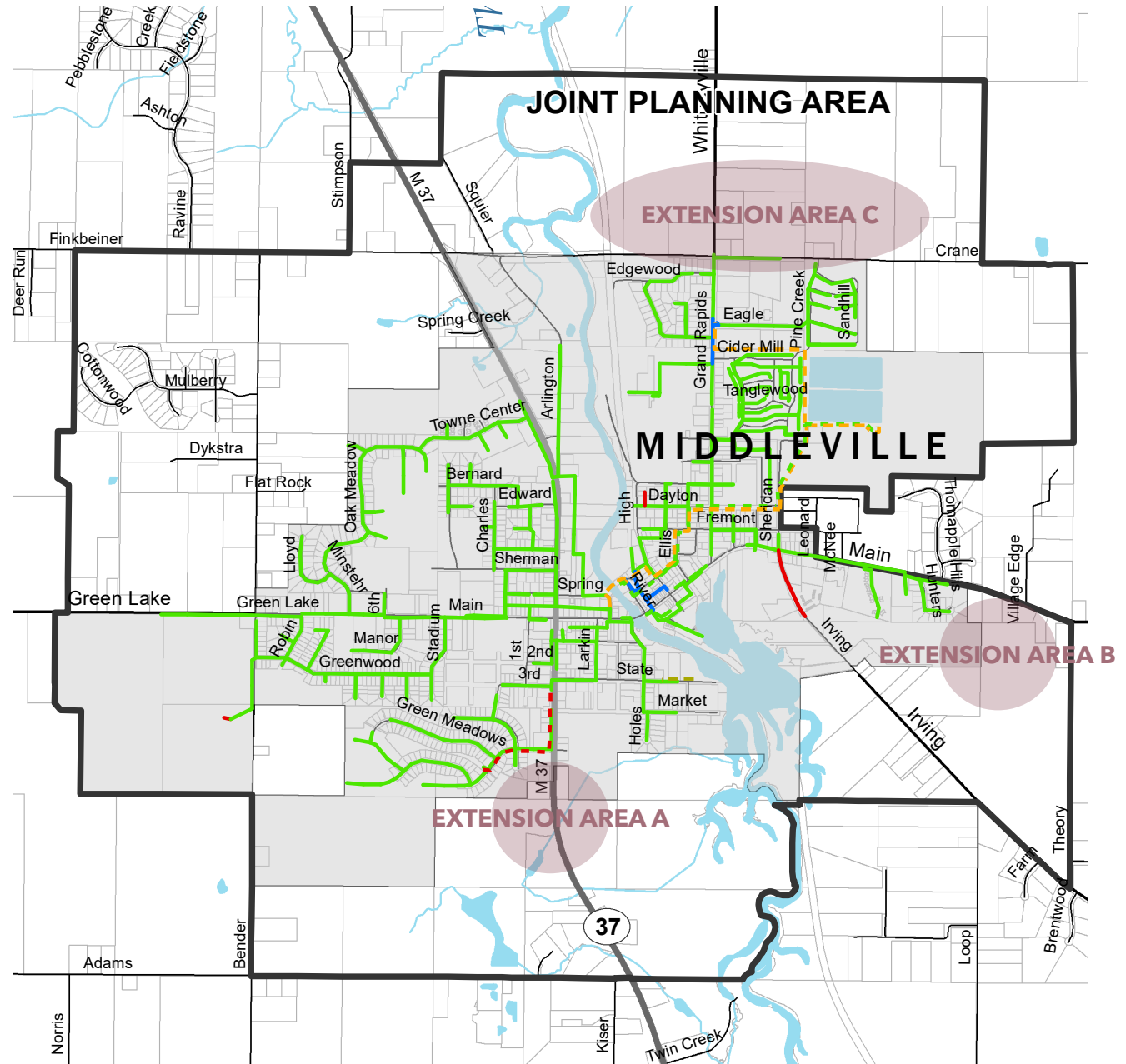
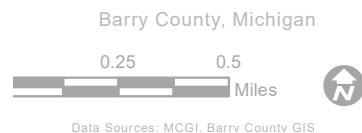
The sewer has been laid out to minimize the number of lift stations needed, as these are more expensive to build and maintain than a gravity system. If development occurs in areas that are not conducive to gravity sewer, more lift stations certainly can be added as cost benefit analysis justifies. Ideally, development will occur in such a manner that the existing system will only need to be extended a short distance, as this is the most cost effective approach. If development should occur in areas further away from existing sewer, lift stations collecting this waste and pumping it to the nearest gravity section of sewer may be the most cost-effective manner of serving these areas.

Future expansions and modifications to the wastewater system will be based upon continued study, projected need, and individual development and redevelopment.

MAP 5-1 Wastewater Collection System with the Joint Planning Area Future Extensions

Legend

- 4" Forcemain
- 6" Sanitary Sewer
- 6" Forcemain
- 8" Sanitary Sewer
- 8" Forcemain
- 10" Sanitary Sewer
- 12" Sanitary Sewer
- 12" Forcemain



WASTEWATER TREATMENT AND COLLECTION FOR THE JOINT PLANNING AREA

As of 2020, there is limited additional capacity in the Middleville sanitary sewer system; however, additional capacity in wastewater treatment plant is currently planned to comply with Michigan Department of Environment, Great Lakes, and Energy requirements. The Joint Planning Area Committee previously identified possible areas of utility expansion into the Joint Planning Area that could be made by simply extending sewer utilities without additional sanitary sewer lift stations. These areas are very limited because extensions must follow existing grade to function properly. Future expansions with lift stations, force mains, and additional capacity at the Wastewater Treatment Plant could be constructed to provide sanitary sewer service anywhere in the Joint Planning Area. Large-scale expansions such as these are not anticipated during the life of this Plan.

Sanitary Sewer Extensions

The following areas have been identified as possible sanitary sewer extensions within the Joint Planning Area boundary. In other words, these areas envision the extension of pipe without the need for additional capacity, lift stations, or grinder pumps. It should be noted that sanitary sewer extension areas indicated on the existing sanitary sewer extension system are for illustrative purposes only. Exact extension boundaries are dependent upon existing topography, construction grading, and development land use. It should be noted generally that land use and demand will also influence whether or not extensions can be made without significant additional investment.

Sanitary Sewer Extension Area A

Location: This sanitary sewer extension area is located adjacent to M-37 on the southern boundary of the Village of Middleville.

Details: This extension area would extend existing 8" sanitary sewer main up-grade off of M-37. The flows from this extension would end at the Misty Ridge Lift Station.

Limitation: The elevation slightly increases as you continue south on M-37, making extensions along the frontage of M-37 possible without adding an additional lift station. Grades remain relatively flat and extensions will likely require evaluation at the time of application.

Sanitary Sewer Extension Area B

Location: This sanitary sewer extension area is located adjacent to State Road on the eastern boundary of the Village of Middleville.

Details: This extension area would extend existing 8" sanitary sewer main up-grade off of State Road. The flows from this extension would end at the East Side Lift Station.

Limitation: The elevation increases east on State Road, making extensions along the frontage of State Road possible without adding an additional lift station. Grades level off just east of Village Edge Drive, limiting extensions to this point. The elevation also increases to the south, making sanitary sewer extensions possible on the properties immediately south of State Road.

Sanitary Sewer Extension Area C

Location: This sanitary sewer extension area is located to the north of Crane Road on the northern boundary of the Village of Middleville.

Details: This extension area would extend existing 8" sanitary sewer main up-grade off of Crane Road. The flows from this extension would end at the Grand Rapids Street Lift Station.

Limitations: The elevation increases as you continue east on Crane Road, making extensions along the frontage of Crane Road possible without adding an additional lift station. Elevations to the north and west remain relatively flat and decrease slightly to the west. Extensions to the north and west will need to be further evaluated on a project by project basis.

WATER SYSTEM IN THE VILLAGE OF MIDDLEVILLE

Existing Conditions

Water has always ranked as a priority issue with the Village of Middleville. Over the past ten years, the Village has invested considerably in its water system by adding a new water tower, a new well, and several significant distribution improvements. In the coming years the Village will further invest in the water system by adding water main looping and upsizing water mains to balance distribution.

Most of the Village water system components have been in service for many years and have sufficient life cycle in most areas to carry the Village well into the future. However, there are many older components of the system that need updating or reconstruction in order to meet the needs of growth and avoid placing strain on certain districts of the system. In 2017 the Village updated their Water Reliability Study and General Plan which provides an inventory of the Village water system assets, and outlines the most critical improvements and infrastructure upgrades needed to stay ahead of growth within the Village. While details and needs of the system are discussed here, the Water Reliability Study should be referenced for the most up-to-date information.

The Village water distribution system is comprised of four (4) production wells, three (3) storage tanks, numerous fire hydrants, several pressure reducing valves, numerous isolation valves, and over 20 miles of water main ranging in size from 4" to 12" diameter. The water system has three distinct pressure districts; an east and west high pressure district on either side of the main pressure district that generally serves the areas along the river. The water system has adequate fire flow capability throughout its current limits. The existing water system in the Village consists of four wells, a ground storage tank, two elevated storage tanks, and two high service booster stations.

**Table 11-1: Existing Well Capacities & Characteristics
(From 2003 Reliability Study)**

	Well No. 6	Well No. 3I	Well No. 4	Well No. 5	Totals
Date Drilled	2020	1960s	1996	2006	
Diameter	12"	12"	12"	12"	
Total Depth	80'	109'	352'	320'	
Rated Capacity (gpm)	500	850	250	450	2050
Current Capacity (gpm)	400	450	270	450	1570

Table 11-2: Existing Storage Tanks

	Green Lake Road	Irving Road	Bender Road
Type of Tank	Multi-Column	Rectangular	Spheroid
Manufacturer	Chicago Bridge & Iron	N/A	Maguire Iron
Year of Construction	1974	1953	2007
Capacity (gallons)	200,000	175,000	250,000

System Needs to Serve Growth

The majority of new development during the planning period is expected to be varying density residential, some commercial development along the M-37 corridor, and redevelopment in the Downtown area. To meet the growing demands of water use, and as a direct consequence to meet the EGLE requirements for firm capacity, the Village continues its search for new areas to develop additional groundwater sources. Groundwater investigations and mapping have shown that the best areas to locate future water supply wells is in the east and southeast regions of the Village. The aquifers in these areas generally have better groundwater quality and reasonably high withdrawal capacity relative to other areas in the Village. Groundwater in aquifers west of the Thornapple River tend to have nitrate concentrations that exceed the allowable drinking water limits. The aquifers west of the Thornapple River are very prolific, however, without treatment they cannot be used for the public water supply.

JOINT PLANNING AREA WATER SUPPLY

There is limited additional capacity in the water distribution system. The Joint Planning Area working group previously identified possible areas of utility expansion that could be made by simply extending water utilities without additional water storage or wells. These areas are very limited because extensions must follow existing grade. Future expansions of production wells and storage tanks could be constructed to provide public water anywhere within the Joint Planning Area. Large-scale expansions such as these are not anticipated during the life of this Plan.

Water System Extensions

The following areas have been identified as potential water extensions within the Joint Planning Area boundary. In other words, these areas envision the extension of pipe instead of additional capacity, pumps, or water towers. It should be noted that water extension areas indicated on the Existing Water Distribution System map are for illustrative purposes only. Exact extension boundaries are dependent upon existing topography, construction grading, and development land use. It should also be noted generally that land use and demand will also influence whether or not extensions can be made without significant additional investment. See Map 5-2, Future Water System within the Joint Planning Area.

Water Extension Area A

Location: This water extension area is located adjacent to Green Lake Road on the western boundary of the Village of Middleville.

Details: This extension area would extend existing 8" water line off of Main Street within the West High Pressure District.

Limitation: Due to the relative close proximity to an elevated storage tank, physical limitations are not currently anticipated.

Water Extension Area B

Location: This water extension area is located adjacent to Bender Road on the southern boundary of the Village of Middleville.

Details: This extension area would extend existing 12" water line off of Bender Road within the West High Pressure District.

Limitation: Due to the close proximity to an elevated storage tank, physical limitations are not currently anticipated.

Water Extension Area C

Location: This water extension area is located adjacent to M-37 on the southern boundary of the Village of Middleville.

Details: This extension area would extend existing 8" water line off of M-37 within the Central Pressure District.

Limitation: The elevation slightly increases as you continue south on M-37, making extensions along the

frontage of M-37 possible without adding significant infrastructure. Grades in the area stay below 790' which is the approximate elevation limitation of the Central Pressure District.

Water Extension Area D

Location: This water extension area is located adjacent to West State Road on the eastern boundary of the Village of Middleville.

Details: This extension area would extend existing 8" water line off of State Road within the East High Pressure District.

Limitation: This water extension is limited by the elevation of the Ground Water Storage Tank. Extensions will need to be further evaluated on a project-by-project basis.

Water Extension Area E

Location: This water extension area is located to the north of Crane Road on the northern boundary of the Village of Middleville.

Details: This extension area would extend existing 8" water line off of Crane Road within the Central Pressure District.

Limitation: Physical limitations are not expected for this extension area.

MAP 5-2

Water System

with the Joint Planning Area
Future Extensions

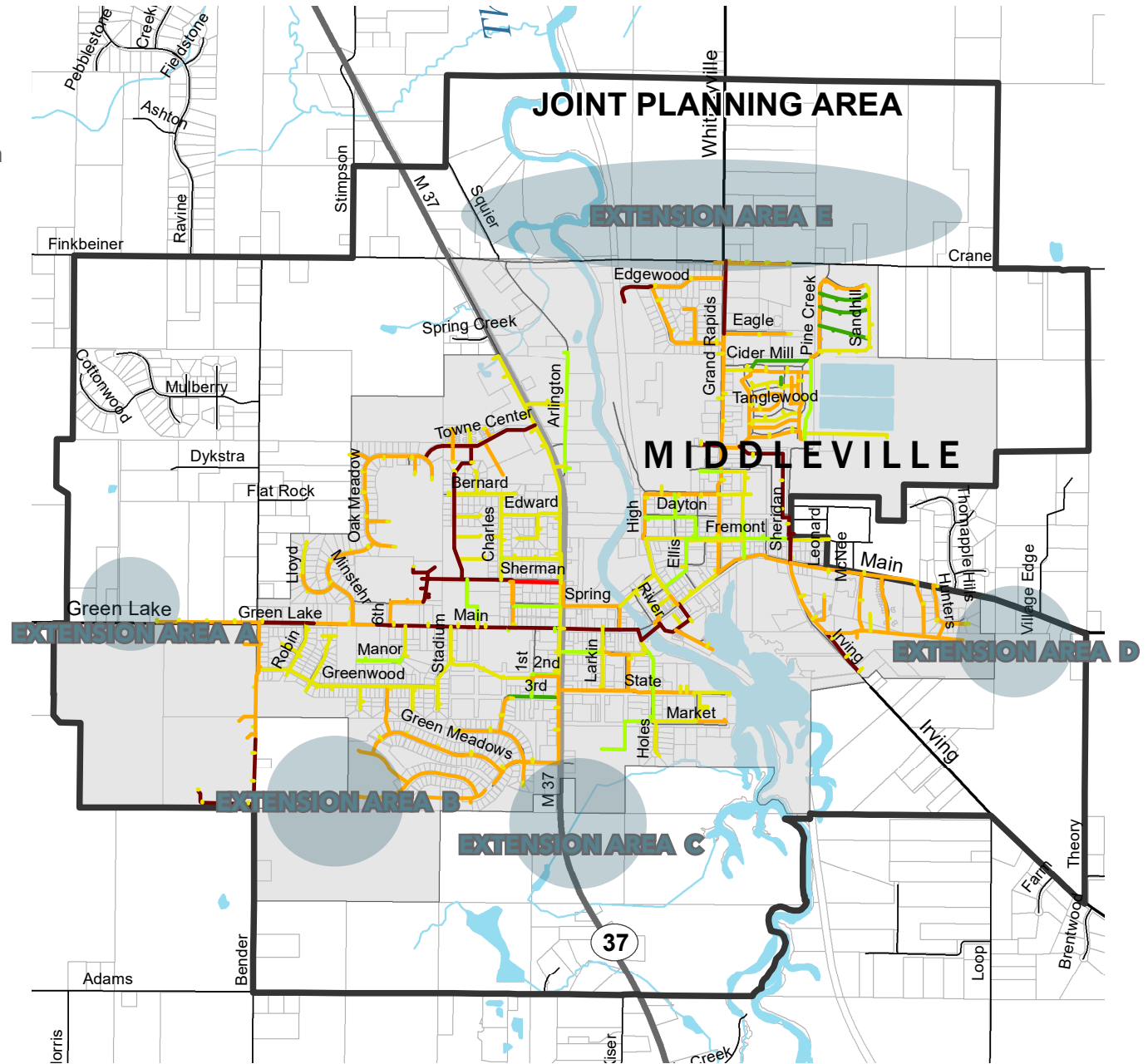
Legend

-  2" Water Line
-  4" Water Line
-  6" Water Line
-  8" Water Line
-  10" Water Line
-  12" Water Line

Middleville Township
Barry County, Michigan



Data Sources: MCGI, Barry County GIS



STORM WATER MANAGEMENT

The Village of Middletown contains a typical mix of old and new storm drainage systems. The traditional block pattern of the original Village plat required closed drain facilities, as that pattern left no surface areas for collection of storm water. Newer neighborhoods such as Misty Ridge and Rolling Oaks sub-divisions use combination systems incorporating catch basins, manholes, closed pipes and surface detention or retention basins. The newer systems result in storm water recharging groundwater whereas the older systems typically discharge directly to surface water, principally the Thornapple River.

Storm drainage facilities serving public areas (parking lots, streets, etc.) and private areas represent significant capital investment. Storm drainage facilities that are improperly designed or installed create significant long-lasting problems. Flooding of land or buildings is an obvious result. Less obvious is the impact on the natural environment such as wildlife habitats and surface waters. Storm water runoff from vehicle parking areas, gasoline stations, or industrial outdoor storage areas often carries with it hydrocarbons, oils, chemicals, or other compounds toxic to wildlife or which cause degradation of surface water quality. Storm water also carries sediment, pesticides, heavy metals, and pet waste to name a few other substances. Absent mechanisms to reduce or eliminate these substances from storm water, ecosystems, and water quality are significantly impaired.

The Federal Clean Water Act mandates point and non-point source control of storm water. Given the high initial cost and need to design and build systems that are compatible with the natural environment, this chapter discusses in-place storm drainage systems within the Village, existing problem areas, and briefly discusses stormwater and drainage design.

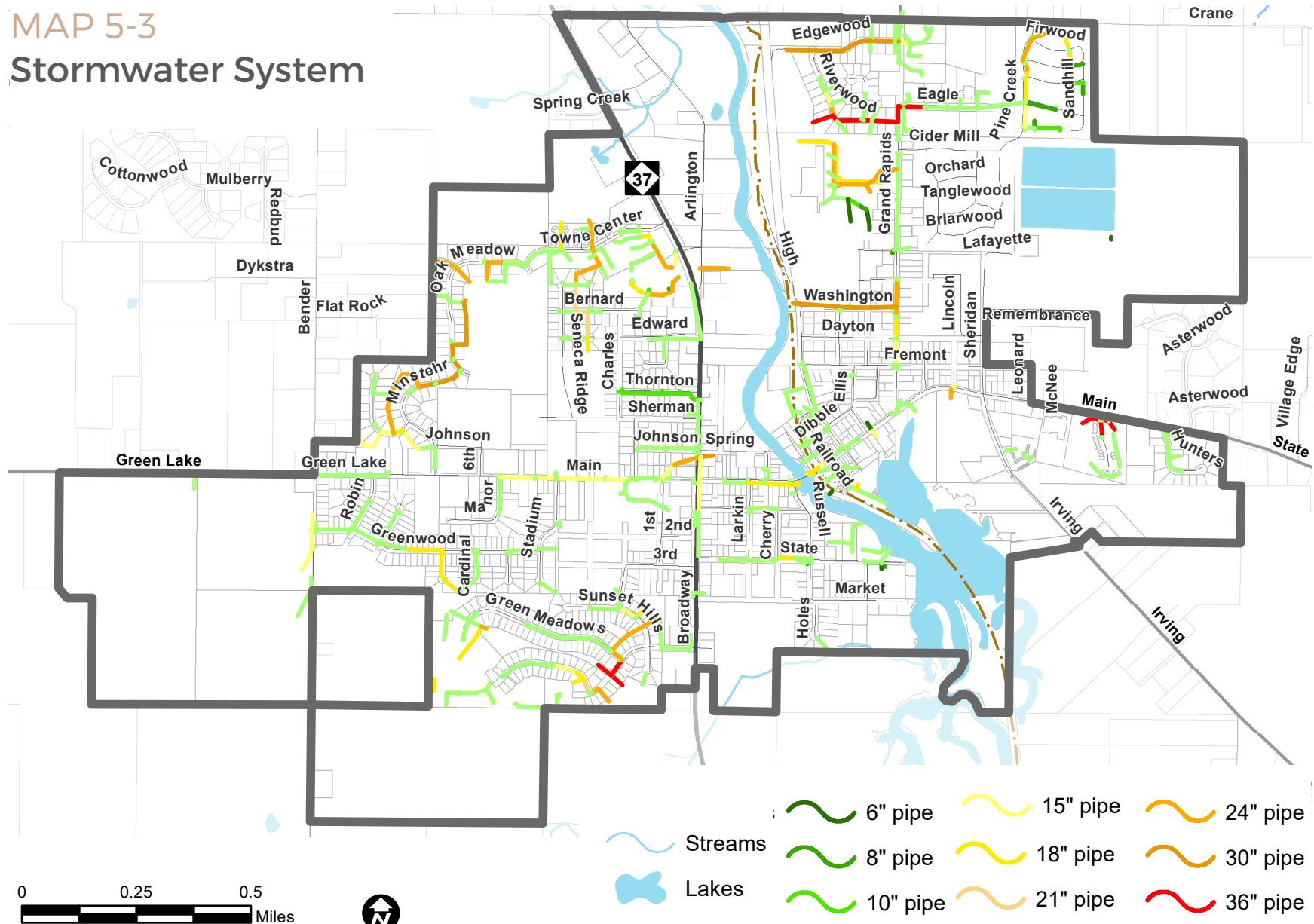
A network of predominantly closed storm drains serves the Village. This is a network of manholes, curb inlets, yard drains, pipes, and outfalls all designed to collect, carry, and discharge rain water. Map 5-3 is a map depicting existing storm drain facilities within the Village.

Many of the older neighborhoods within the Village have limited storm drain service or very little data is available from construction records. However, in 2017 utilizing SAW Grant dollars, the Village completed an inventory of the stormwater system which inventoried flow directions, line sizes, and manhole/catch basin locations and conditions. This inventory information about existing storm drain facilities and conditions can form the basis for future capital improvements programming by the Village.

Locations with Potential Storm Drain Issues

As stated earlier, some older neighborhoods within the Village have little in the way of storm drainage facilities. Other areas may be poorly designed, poorly built or are in poor condition due to age. Generally, these areas include the area between East Main Street and Washington Street and the area between West Main Street and State Street east of M-37.

MAP 5-3 Stormwater System



Private Land Development and Stormwater

Land development involves additional roof area, streets, parking areas, and drives. These new impervious surfaces cause storm water run off during rainfall events and snowmelt. Private development and stormwater infrastructure in the Village adheres to the Barry County Drain Commissioner's rules regarding the procedures and design criteria for stormwater management systems. The Drain Commissioner's Rules are guided by the Best Management Practices from the Michigan Department of Environment, Great Lakes, and Energy (EGLE).

Did You Know?

Oil and grease are washed off parking lots during rainfall and snowmelt and end up in storm drains and the Thornapple River. Water quality in the river is adversely impacted.

It is illegal to discard items such as anti-freeze, motor oil, paint, solvent, fuel, RV septage or concrete wash into a storm drain.

The Village sanitary sewers that collect wastewater from homes and business are not connected to storm drains. Storm water in closed pipes is not treated and flows into the Thornapple River.

PUBLIC STREETS

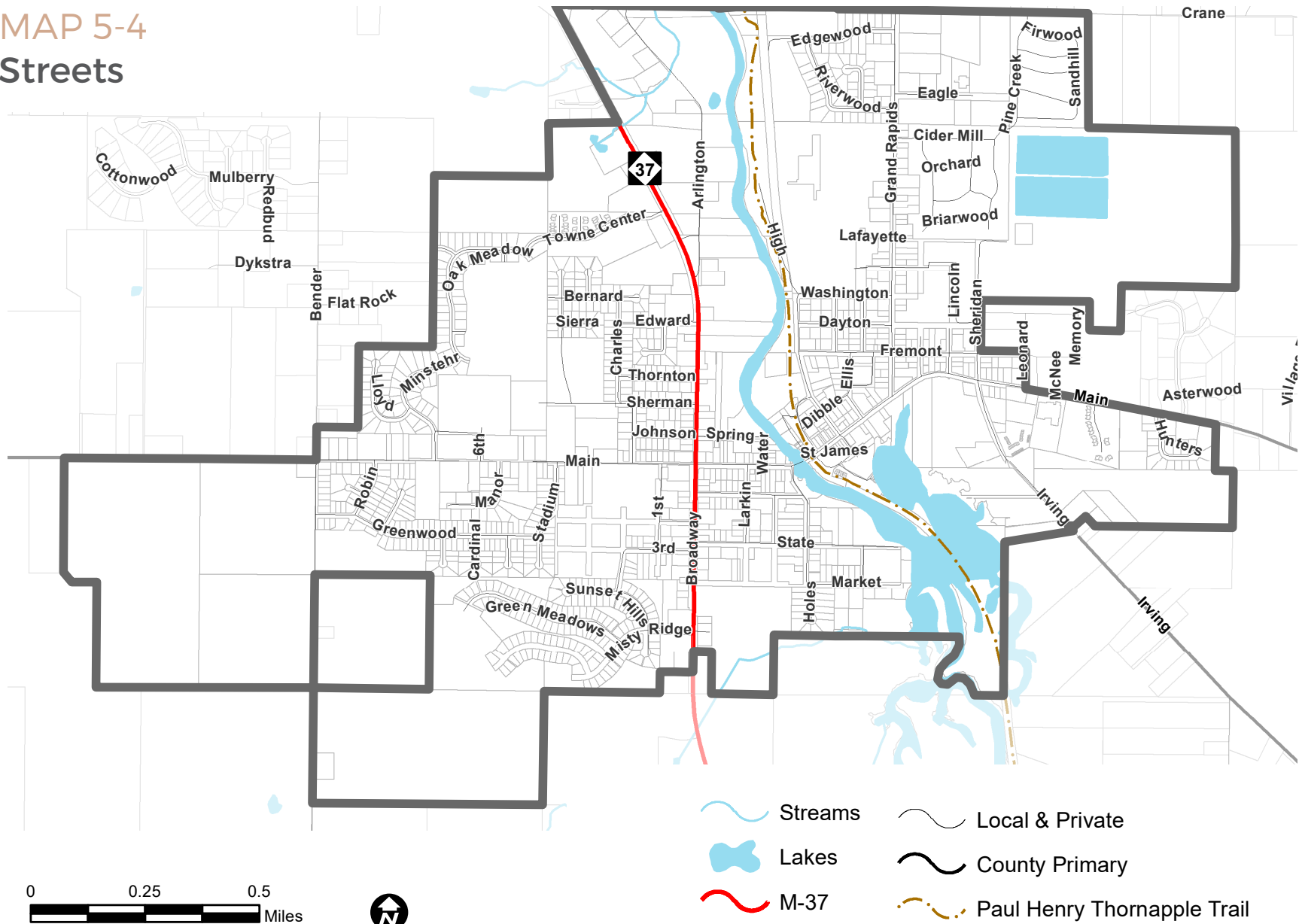
The Village of Middleville owns, builds and maintains 18.05 miles of public streets. Included in the total are 6.4 miles of major streets and 11.65 miles of local streets.

Of the 18 miles of public roads in Middleville, 6.4 miles are the major roads of East and West Main, Grand Rapids, State, Irving, and Town Center Drive, while the remaining 11.65 are local roads. See Map 5-3.

Major streets include East and West Main, Grand Rapids, State, Irving, and Town Center Drive. All other streets are classified as local.

The annual "Act 51" gasoline tax revenues maintain the roads but are insufficient for major maintenance projects like resurfacing or reconstruction. Therefore, each year the Village Council appropriates additional monies from its general fund for necessary street improvements.

MAP 5-4 Streets



Future Village Streets

Due to the planned future land uses referred to in Chapter 6 the Village evaluated where to locate future collector streets.

- **VILLAGE COLLECTOR STREET**

The Village's so-called west bank area north of Main Street is largely undeveloped except near West Main Street. If developed, this complicated landform area would require a collector street along the bottom of the steep slopes east of M-37 frontage lands.

Village Street Design Standards

Current standards for residential streets require a 22-foot cross-section plus a 12-inch gutter and stand up concrete curbing. In any development area designated for a collector street, the internal collector street should meet the following minimum design standards:

1. 26-foot street cross-section,
2. 12" concrete gutter with face curbs,
3. Curb radii with local street should be 35 feet minimum,
4. 60" wide sidewalks on both sides of the collector street are required unless alternate pedestrian facilities are incorporated in the project plan and specifically approved by the Planning Commission. Any alternate design will serve each home site or dwelling within the project.
5. The collector street should not be a direct through street in any development. Alignment, both horizontal and vertical, should discourage excess vehicle speed. Also, T-intersections are encouraged to force vehicle stops and

slower vehicle speed.

The Village desires to maintain a small-town character in its street network. Therefore, future roadwork wherever possible will be a grid like pattern instead of the curvier/cul-de-sac model common in suburban street development. The street network can be improved and dealt with where applicable, and remove any vacation of grid like street pattern.

Planning a quality Village road system requires meeting the needs of all types of users; motorists, freight, cyclists, pedestrians and individuals with mobility impairments. This may require wider travel lanes, lower vehicle speeds in cyclists and pedestrian areas or conversely higher speeds in other areas for the efficient movement of vehicles and goods.

Naturally, the transportation system's design should be in harmony with adjacent land uses. The Village should implement context-sensitive street designs to accommodate all users and ability levels by installing ADA-compliant curbs, ramps pedestrian-friendly crosswalks, sidewalks of appropriate width and distance from roadways, and on-street bicycle facilities where possible.

Improved crossings along with signalized intersections are recommended for key intersections along M-37 in the Village. Continued coordination with MDOT is critical for implementing these actions

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CHAPTER 6

FUTURE LAND USE

EXISTING LAND USE

Map 6-1 depicts existing land use by type within the Village of Middleville. The information in this chapter is based on property tax classification data and verification using Barry County GIS aerials in 2020.

The pattern and types of existing land use significantly influences planning for future land uses. To plan future uses which are clearly incompatible with established use of land is both unfair and improper. Current owners and occupiers of land have an expectation the Village will protect them from intrusive, nuisance uses and maintain the enjoyment of their premises.

Existing Land Use Definitions

AGRICULTURE: Active agriculture includes intensive animal production, grazing pasture lands, cash crop production (corn, beans, wheat, etc.) and specialty agriculture such as sod, onions, vegetable production, and wood lots. Fallow lands observed were noted as vacant.

SINGLE AND TWO-FAMILY RESIDENTIAL: This category includes all property primarily used for one or two-family occupied dwellings located in recorded subdivisions, site condominium subdivisions, lots divided under the Land Division Act upon large acreage parcels.

ATTACHED RESIDENTIAL: A parcel on which a building, including three or more separate dwelling units is located, except for attached residential units located in a mixed-use building.

COMMERCIAL: Included in this category are lands occupied by retail, office, and other mercantile and commercial service establishments.

INDUSTRIAL: A parcel of land on which assembly, fabrication, manufacturing, and any use which affects physical or chemical change to any material or product is located.

PUBLIC USE/OWNERSHIP: Vacant land or occupied land or buildings under government ownership, including park lands. Also includes land owned by a non-profit institution available for public use.

VACANT LAND: Land-area not in active use, which has no buildings.

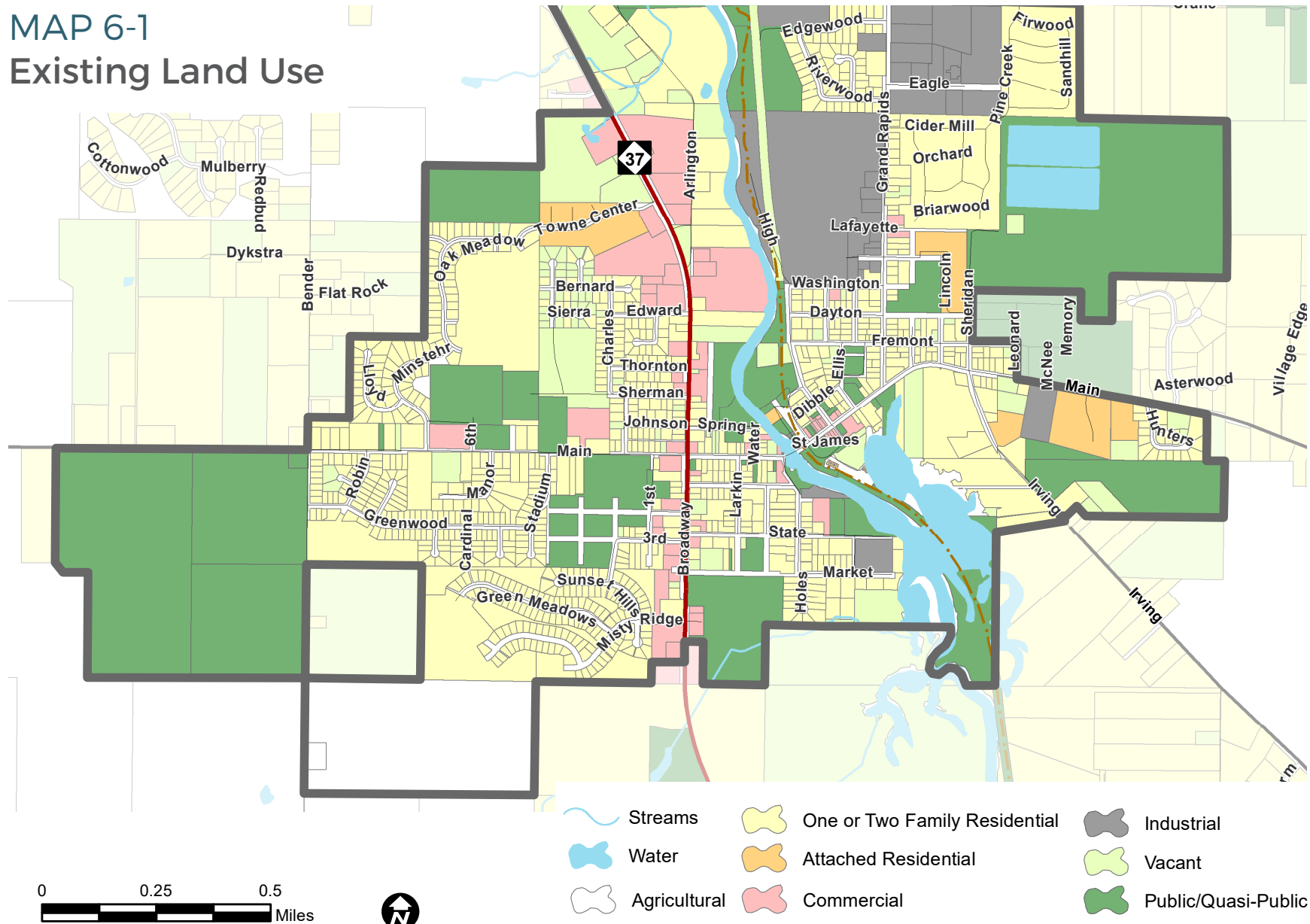
Table 6-1 represents total acreage in use with the Village by land use category, based on the physical inventory of land use.

Table 6-1: Existing Land Use - Village of Middleville

Category	Total Acres	% of Total
Agricultural	0	0%
One or Two-Family Residential	505	35%
Attached Residential	30	2%
Commercial	82	6%
Industrial	124	8%
Vacant	114	8%
Water	83	6%
Public/Quasi-Public	503	35%
TOTAL	1441	100%

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MAP 6-1 Existing Land Use



FUTURE LAND USE PLAN FOR THE VILLAGE OF MIDDLEVILLE AND ENVIRONS

Management of development in a community such as Middleville requires a well-defined future land use plan supported by sound planning rationale. The Village has unique features to be addressed in the Future Land Use Plan including: 1) areas along the Thornapple River Valley, (2) planning uses of existing vacant land (3) specialized planning areas (4) treatment of frontage lands along highway M-37 and (5) revitalization of downtown.

In preparing this Future Land Use Plan, the Village Planning Commission has drawn on considerable data resources including history of the area, natural resource inventory, population and economic information, pattern of existing land use and prior resident opinion surveys.

The Plan is based on conclusions from the Commission's review of data and knowledge of present day Village of Middleville. Map 6-1 presents the physical plan for land use by location and density.

This Future Land Use Plan addresses the various unique land use and conditions throughout the village. In addition, the Planning Commission has engaged in close collaboration with the the Thornapple Township Planning Commission to detail future land use for the Middleville-Thornapple "Joint Planning Area."

FUTURE LAND USE CATEGORIES

The future land use plan is a compilation of descriptions and recommendations for future development in the Village. Some of these categories, while not located in the Village, are within the Joint Planning Area (JPA) and are included for reference.

AGRICULTURAL (1.5 ACRE/DU) JPA: This land use category includes areas of prime and important farmland soils on which active crop, animal production (including intensive livestock operations), or specialty farming is currently evident. One and one-half- acre minimum lot areas. Subdivisions, site condominiums, or open space residential developments will be allowed in these areas but only if served with public roads. Private interior roads will not be allowed for any reason.

AGRICULTURAL - RESIDENTIAL (1.5 ACRE/DU) JPA: This land use category includes mixed uses in which crop, animal production, and specialty farming (not intensive livestock operations) would occur as well as homes on 1.5 acre minimum parcel size. Subdivisions, site condominiums, and open space residential developments will be permitted in these areas. Private roads would be allowed.

RURAL RESIDENTIAL (1.5 ACRE/DU) JPA: An exclusively single-family residential land use category with a minimum parcel size of 1.5 acres or equivalent average density. Subdivisions, site condominiums, and open space residential developments will be permitted in this area. Private roads would be allowed.

VERY LOW DENSITY RESIDENTIAL (1-2 DU/ACRE) JPA: A single-family detached residential land use category, permitting 1-2 dwelling units per acre. Public water and sanitary sewer are required for this category depending upon soil conditions and natural features.

LOW DENSITY RESIDENTIAL (3-4 DU/ACRE) : This land use category includes detached single-family, two-family dwellings, and cluster residential at a density of 3-4 dwellings per acre of land. Public water and sanitary sewer are required.

MEDIUM DENSITY RESIDENTIAL (4-8 DU/ACRE): This land use category includes a variety of attached and detached dwelling types at a density range of 4-8 dwellings per acre. Public water and sanitary sewer services are required for all medium density residential sites. Medium density residential locations will be developed with respect to existing natural environments, will take advantage of view sheds, will be pedestrian friendly, and have a full compliment of site amenities. This land use category also acknowledges the diversity of existing and historic neighborhoods in the Village. Zoning districts supporting this category should contain dimensional standards that preserve and enhance these existing neighborhoods to reduce nonconformities and the need for variances.

HIGH DENSITY RESIDENTIAL (8-12 DU/ACRE): A multiple family residential land use use category, high density residential will be carefully located within the Village at locations with a full compliment of public infrastructure. Multi-story residential buildings will be included. High density residential locations will be developed with respect for existing natural environ-ments, to take optimum advantage of view sheds, will be pedestrian friendly, and will be landscaped, include period lighting, signage, and architectural styles. Base density will be 8 dwellings per acre with a full array of site amenities up to 12 dwellings per acre.

TRANSITIONAL MIXED USE: This land use category is intended to complement the transitional area between downtown and M-37 with development flexibility, housing choice, and neighborhood-scale services. The plan for this area includes revitalization/redevelopment in a manner that (1) ties the traditional downtown and M-37 and (2) improves the downtown “gateway” appearance of the streetscape, building format, and architecture. Buildings shall be compatible with traditional village neighborhoods and offer a greater potential for walkability and incremental development in 2-3 story “storefront,” “live-work,” or stand-alone residential buildings.

This area is not intended for strip commercial buildings, large-scale stand-alone retail, or large off-street parking areas. Side and front yard setbacks should be zero or minimal with limited drives and parking in the rear of the building. The Transitional Mixed Use area should feature traffic calming, crosswalk demarcations, sidewalks, landscaping between incompatible uses, street trees, street lights, and bicycle racks. Residential densities of up to 8 units per acre may be allowable with up to 12 units per acre in mixed-use buildings. This future land use category may also be used for other neighborhood “nodes” where mixed-uses in a traditional format are desired.



Figure 6-1: W Main Street from M-37 Transitional Mixed Use Birds-Eye Illustration



Figure 6-2: W Main Street from M-37 Transitional Mixed Use Street View Illustration

HIGHWAY COMMERCIAL: The most generous of commercial land use categories incorporating a broad array of office, retail, and personal service uses. Examples of uses included in this category are business and professional, all types of retail sales and may include retail business with outdoor merchandise display, depending on site conditions. "Big box" retail businesses occupying more than 40,000 square feet of contiguous floor area are not included in this category.

DOWNTOWN VILLAGE: This land use category is intended to foster a walkable, mixed-use, pedestrian-scale downtown village district that includes storefront retail, service, office and government uses as well as a variety of residential uses, including upper story in mixed use buildings. The Downtown Village area should feature traffic calming, crosswalk demarcations, countdown walk signs, sidewalks, plantings, wayfinding signage, public art, street trees, decorative street lights, and bicycle racks. Residential densities of up to 12 dwelling units per acre may be allowable in mixed-use buildings.

SPECIAL DESIGNATION COMMERCIAL: This land use category addresses the numerous small parcels of land primarily fronting on M-37 within the Village. This designation means shared access; common re-development plans and special standards will apply in these areas. The frontage lands along M-37 will likely be subject to continued development and redevelopment. Given the increasing volume of daily traffic experienced on M-37, safe traffic operations are of paramount concern. Development and redevelopment requiring new access points should comply with the recommendations of the M-37 Corridor Committee, the Michigan Department of Transportation, and the requirements of the M-37 Access Management Plan. New building orientation along M-37 should favor placing the structure 10-15 feet off the M-37 right of way line with companion parking positioned to the rear of the building.

The objective of this approach is to create a sense of arrival and traditional business district appearance for frontage lands, especially those within a block north or south of the Main Street intersection. Adaptive use or redevelopment of frontage lands that are adjacent to existing residential neighborhoods will require visual screening and landscape buffers along the common lot line between land uses. Details of effective screening and buffers may need to be addressed on a case-by-case basis, though minimum standards of the Village landscape ordinance will be complied with. Outdoor lighting for all commercial or office sites adjacent to existing residential use will be of a full cut-off style with no direct illumination falling onto residential properties. Signage for adaptive use or redeveloped sites will conform to the sign ordinance regulations in effect at the time of site plan review. The land area between the building façade and M-37 right of way line will be devoted to improved landscape areas and pedestrian facilities.

TRANSITIONAL INDUSTRIAL: This land use category is intended to accommodate residential, mixed-use, and light industrial uses in areas of the Village which are located in residential neighborhoods but have traditionally housed industry. Uses may include small-scale industrial activities, research and development operations, offices, business incubators, educational institutions, and attached residential dwellings such as townhomes. Transitional Industrial areas should be walkable and blend seamlessly into adjacent residential neighborhoods. Additionally, appropriate screening and landscaping should be present so as to properly separate potentially incompatible uses.

INDUSTRIAL: This land use category is intended to provide employment opportunities for area residents as well as provide manufactured goods and scientific and technological research for Greater Barry County and beyond. Facilities will be developed with appropriate utility and transportation connections and will be developed in harmony with surrounding uses and natural features.

PUBLIC OPEN SPACE: This land use category is intended to indicate existing/planned parks and open space in the Village.

PUBLIC FACILITY: This land use category includes all publicly owned and operated institutions including local government offices, public safety facilities, public schools, colleges, county, state or federal facilities and the companion property.

NATURAL AREAS: This land use category includes the Thornapple River riverbank, 100-year flood plain, regulated wetlands (5 or more contiguous acres), areas with significant relief (slopes of 12% or greater) and areas containing rare or endangered fauna, flora or habitat for wildlife species.

The objective for this category is to include areas to be in public ownership for purpose of long-term protection and preservation. Typically, as land is developed, portions of the development site identified in this category would be conveyed into public ownership or will be included in some form of conservation easement. For Thornapple riverbank areas within this established Joint Planning Area, the objective will be to create public ownership for eventual pedestrian walkways and trails adjacent to the river.

WELLHEAD PROTECTION AREA: This land use category is intended as an overlay, to help protect the public water supply in the community.

THORNAPPLE RIVER LAND USE TREATMENT

Representing the Village's most important natural resource, shore lands of the Thornapple River should be permanently protected in public ownership or subject to non-build conservation easements.

Areas of shore land are highlighted on the future land use map in green and considered as a "natural area" needing protection. It is the position of the Village Planning Commission that any future development occurring on lands with river frontage will include not less than 50 feet of permanent open space public easement or ownership along the water's edge, flood plain and/or contiguous wetlands, which ever covers a greater land area.

Public access to these areas will be facilitated by building eco-sensitive trails or walkways through these areas. Each

private development will be required to dedicate right-of-way for public walking along the river banks.

VACANT LANDS

While largely developed, there are areas within the Village limits remaining vacant. These areas include: a) 20 acres more or less between Arlington and the Thornapple River, b) about 15 acres along Irving Road adjoining the "Mill Pond" and c) the former ski hill land comprising 26 acres of land more or less.

A. The West Bank Area

The "west bank" area along the Thornapple River contains a mix of inlands and wetlands. Total non-regulated land area may be as much as 10 acres. These intermingled "uplands" have exceptional surrounding natural environment and river views. This area is recommended for pockets of high density residential land use. Uplands in this area have access to public sanitary sewer and water supply. Combined with a river walk, these high density settlements will offer excellent residential settings and are an easy walk to downtown along the river.

Planning practice for revitalization of and maintaining economic health of downtown areas call for higher density residential use to be within walking distance. This west bank area is ideal in that context.

B. Irving Road/Mill Pond Area

Extending south from the intersection of East Main Street and Irving Road, this area along the so-called Mill Pond contains about 50 feet of vertical elevation. Views across the mill pond from the top of slopes are quite beautiful,

especially at sunset. As with the west bank, this area is in close proximity to downtown and easy walking distance. Medium density residential land use is planned, assuming a full complement of public infrastructure to serve this land use including sidewalks.

C. “Ski Hill” Area

This 26 acre land area was shown as “public ownership” in the 1989 Village Plan. In about 1995, the Village sold this property. Current uses adjoining this parcel in the Village are two apartment areas, attached condominiums in two areas and Hunters Ridge Subdivision. The land form on this property is very exceptional. Elevation near Irving Road is about 756 feet above sea level and then rising to 967 feet at the top of the former ski hill. The property contains a mix of meadow and woodland. Significant public water infrastructure exists on this land. A municipal water well is located near Irving Road and water mains extend up slope to a ground storage facility.

This parcel is not suited for traditional subdivision type development due to the grade change. Medium density residential using cluster design or multi-story residential format with extensive integrated open space is a better fit.

M-37 CORRIDOR

M-37 is a state trunk line traversing the Village. This route segment is about 1.25 miles in length through the Village. M-37 functions as a regional arterial highway primarily intended to serve through traffic with limited direct access from abutting properties. Intensive types of land use are not planned in the Township along the M-37 corridor in favor of areas in the Village and Joint Planning Area.

Most of the M-37 frontage will be in a special designation commercial, a category of planned land use that will require managed road access, heightened urban design and site standards, all intended to create a functional, safe, and visually pleasing urban environment and streetscape.

The redevelopment process for frontage lands will require one or more decades. The Planning Commission will have to create and then maintain consistent regulations and standards to achieve the plan objectives

ZONING PLAN

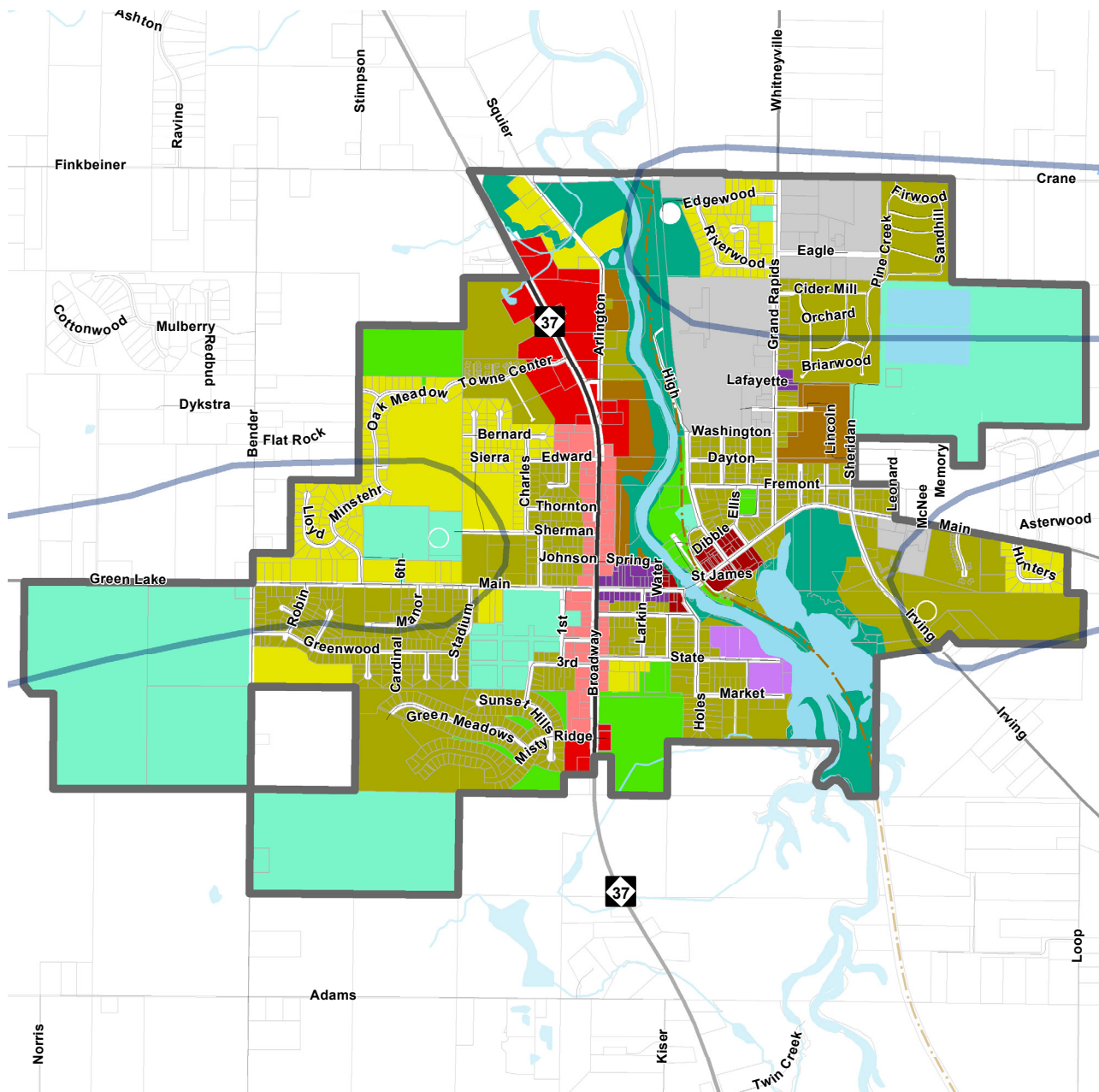
Section 33, (2), (d), of the Michigan Planning Enabling Act (Act 33 of 2008) requires that Master Plans adopted after September 1, 2008 include a Zoning Plan to explain how the future land use categories in this Plan relate to the zoning districts incorporated in the Village’s Zoning Ordinance. The following table relates the more general future land use categories with the zoning districts and discusses features and factors to be considered in reviewing requests to rezone lands in the Village consistent with this plan.

In considering a request to rezone property in the Village of Middleville, the Planning Commission must consider the future land use map and the future land use descriptive narrative of this plan. The foregoing table should be used to evaluate the degree to which the proposed rezoning is, or may be, consistent with this plan together with an evaluation of the specific request. The proposed rezoning decision should also consider whether the proposed site may be

reasonably used as it is currently zoned, whether the proposed site is an appropriate location for any and all of the land uses that might be permitted within the requested zoning district, whether there may be other locations in the community that are better suited to accommodate such uses and any potential detrimental impact on the surrounding property that could result from the proposed rezoning.

In all cases, this Zoning Plan should be applied as a guideline for the Planning Commission subject to the appropriate application of the discretionary authority permitted to the Planning Commission and Village Council by statute, case law, and good planning practice. Nothing in this Zoning Plan will preclude the Planning Commission and Village Council from considering amendments to this Master Plan to better serve the public interests of the community.

Future Land Use Categories	Supporting and Compatible Zoning Districts	Additional Potentially Compatible Zoning Districts	Evaluation Factors and Features to Determine Eligibility for Additional Potentially Compatible Zoning Districts
Low Density Residential	R-1, Low Density Single Family		
Medium Density Residential	R-1, Low Density Single Family	R-2, Medium Density, Single Family	If development is compatible with adjacent land uses and supports the intended character of the proposed district
		R-3, Multiple Family Residential	If public sewer is provided and new development includes open space and pedestrian amenities and is formed into a walkable community; and if adjacent to land already zoned R-3
		R-4, Mobile Home Residential	If public sewer is provided and new development includes open space and pedestrian amenities and is formed into a walkable community; and if adjacent to land already zoned R-4
High Density Residential	R-3, Multiple Family Residential		
Transitional Mixed Use	TBD	A new zoning district will be created to implement this category.	
Highway Commercial	C-2, Highway Commercial		
Special Designation Commercial	Develop new district	Many of these areas are zoned C-2, but that zoning district does not implement many of the site configuration, design or land use guidelines promoted by this Plan. The C-2 district should therefore be amended or a new zoning district should be developed. If neither is achieved, the C-2 district may be deemed appropriate as the supporting and compatible district if the development meets objectives of the Special Designation Commercial future land use description and other policies advocated for this area of the Village.	
Central Business District	C-1, Central Business		
Transitional Industrial	R-3, Multiple Family Residential I-1, Light Industrial	A new zoning district will be created to implement this category.	
Industrial	I-1, Light Industrial	I-2 Heavy Industrial	If public sewer is provided and new development is compatible with adjacent land uses
Public Facility	Develop new district	R-1, Low Density Single Family	The intent is that land remain in public use; however, if land were to become developed for other purposes, it should be developed under the R-1 district, the predominant zoning district surrounding lands designated Public Facility. Otherwise, the Village may develop a new zoning district.
Wellhead Protection Area	WP, Wellhead Protection Overlay	This is not a future land use designation and is primarily illustrated as an informational overlay to show where the wellhead protection area is located.	
Natural Areas	NR, Natural River	The intent is that sensitive natural lands be protected from the encroachment of development; however, if land were to become developed for other purposes it should meet the requirements of the NR, Natural River district.	
Public Open Space	Any Residential District	This future land use designation is intended to show where public parks and recreation facilities are or are planned to be located and should be zoned to be compatible with neighboring uses.	



MAP 6-2 Future Land Use Plan

Legend

-  Wellhead Protection Areas
-  LR - Low Density Residential (3-4 du/acre)
-  MR - Medium Density Residential (4-8 du/acre)
-  HR - High Density Residential (8-12 du/acre)
-  TMU - Transitional Mixed Use
-  DV - Downtown Village
-  TI - Transitional Industrial
-  I - Industrial
-  NA - Natural Area
-  OS - Public Open Space
-  PF - Public Facility
-  HC - Highway Commercial
-  SD - Special Designation Commercial



Data Sources: MCGI, Barry County GIS, USDA NRCS

MIDDLEVILLE-THORNAPPLE JOINT PLANNING AREA

As stated earlier, the Joint Planning Area consists of land within Thornapple Township adjacent to the Village. Map 6-2 presents planned future land uses Joint Planning Area. The use categories and locations shown are identical to those presented in the 2020 Thornapple Township Master Plan.

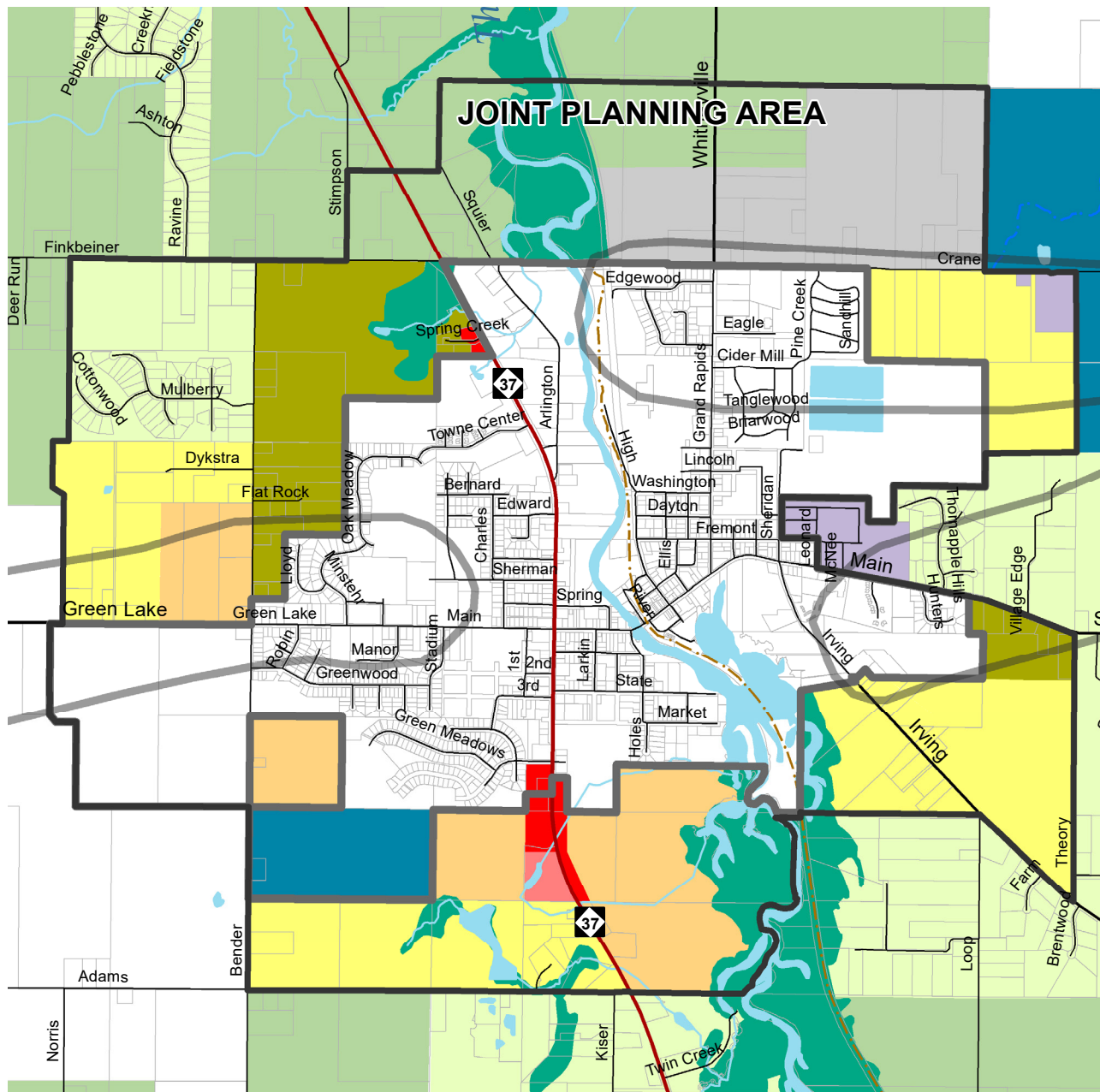
The Middleville-Thornapple Joint Planning Area is a cooperative planning effort between the Village of Middleville and Thornapple Township. The Joint Planning Area Committee is an advisory body that reviews and considers (has no formal approval authority) applicable development requests within the Joint Planning Area boundaries. The Joint Planning Area, according to the Township and Village Planning Commissions, is the area in which urban and suburban density land uses are likely to occur. The reasons for creating the Joint Planning Area are several, including:

1. Collective desire to contain sprawl in favor of a more compact growth pattern,
2. A common plan permits setting of an urban growth boundary (Joint Planning Area limits) in which new development can be authorized concurrent with extension of public water and sewer services,
3. The Township has ample undeveloped land in the Joint Planning Area whereas the Village owns and operates public water and sewer utilities to serve areas in the Joint Planning Area (the Village has little remaining undeveloped land),
4. The Village and Township are equally influenced by M-37 and the proposed east/west arterial roadway (Crane

Road/Finkbeiner Road) connecting with US 131,

5. A common land use plan for the Joint Planning Area forms the basis for cooperative decision-making and orderly expansion of the Village into the Joint Planning Area.

The result of this collaboration is the future land use plan for the Middleville-Thornapple Joint Planning Area, a utility plan for the Joint Planning Area (see Chapter 5), and a management/development review process for the Joint Planning Area.



MAP 6-3 Future Land Use Plan

For Joint Planning Area

Legend



Wellhead Protection Areas

Future Land Use



A - Agriculture (1.5 acre/du)



AR - Agriculture Residential (1.5 acre/du)



RR - Rural Residential (1.5 acre/du)



VR - Very Low Density Residential (1-2 du/acre)



LR - Low Density Residential (3-4 du/acre)



MR - Med Density Residential (4-8 du/acre)



HC - Highway Commercial



O - Office



I - Industrial



NA - Natural Area



OS - Public Open Space



PF - Public Facility



Data Sources: MCGI, Barry County GIS

FUTURE
LAND USE

An aerial photograph of a town street at dusk, with buildings on either side and a hill in the background. The image has a warm, reddish-orange tint.

CHAPTER 7

GOALS AND OBJECTIVES

A VISION FOR MIDDLEVILLE

Planning goals are general, across the board statements concerning the future. They create the future vision of Middleville. Development policies present the ways and approaches for management of future change. Policies may address programming, geographic areas, public investment, and community design.

The Village of Middleville has experienced significant population growth, expansion and physical development since adoption of the 1989 Master Plan. Factors such as increasing traffic volumes on the road network, new subdivision and commercial development as well as conversion of farm and fallow lands to large lot residential use are changing the character of Village and area. New residents are seeking a “small town character” environment in which to live. This obvious trend creates a dichotomy. On the one hand, people want small town and rural amenities. On the other hand, these people build new houses and accessory buildings on previously undeveloped lands, thereby changing forever the small town character.

The goals and policy statements offered in this chapter afford guidance for today’s decision-makers and for the future. Of paramount concern for each decision, “does the development, as presented, conform to established goals and policies for the Village and Joint Planning Area?” The Planning Commission hereby establishes the following goals and policies:

Farmland

GOAL: Beyond Village limits, large and significant areas of prime farmland exist. These lands should be reserved for continuing agricultural use during the planning period as indicated in the Thornapple Township Master Plan.

POLICIES:

1. Support the Township’s efforts to limit non-agricultural use of prime farmland consistent with law and zoning standards employed by the Township.
2. Actively encourage farmland retention incentive programs, such as use of PA 116 of 1974, as amended.
3. Encourage purchase of farmland development rights (PDR) programs via Barry County. Farmlands planned for alternate land use that are within the Joint Planning Area should not be included in the PDR program.

Natural Environment

GOAL: The Village will protect and conserve the existing and abundant natural features and resources found in the community.

POLICIES:

1. Collaborate with the Barry-Eaton Health Department, the Village, and Thornapple Township to implement specific standards to protect and maintain groundwater quality. Specific topics, such as areas of elevated nitrates and arsenic, will be studied and collaborative measures implemented to protect groundwater quality and supply.
2. Identify and implement measures intended to prevent the degradation of surface water quality such as management of soil erosion, point and non-point sources, and elimination of improperly functioning private wastewater disposal systems.
3. Discourage land disturbance along the shores of the Thornapple River and tributaries. Removal of trees, natural shore land vegetation, and soil disturbance diminishes wildlife habitats and prompts soil erosion into the surface water. The Lower Grand River Organization of Watersheds will be consulted for best management practices to implement for these areas.
4. Protect permanent and ephemeral wetlands from being eliminated by earth fill. Defined 100 year flood plain areas should not be diminished by volume. To the extent possible, wetland and floodway should be placed in public ownership or be preserved by use of conservation easements.
5. Prohibit clear cutting of established woodlots in favor of best woodlot management practices. Residential and other types of development that occur on wooded sites will be required to engage in minimal tree clearance to conserve woodlot amenities.
6. Work with neighborhoods, residents, and organizations to maintain and strengthen the Village's mature public and private tree canopy.
7. Evaluate the impact of proposed development on existing wildlife habitat when rendering decisions on development. Whenever a tract of land has documented habitat areas, the design and layout of any development on that tract should respect habitat areas and migration routes.
8. The Village and environs have locations blessed with exceptional scenic views. Preserve locations affording such views for future generations through conservation easements, public or private parkland, or context sensitive development.

Recreation Lands, Passive Open Spaces, and Trails

GOAL: The Village will create and maintain a network of passive open spaces with trail links along the River and to active recreation facilities.

POLICIES:

1. Continue to collaborate with Thornapple Township and the Thornapple-Kellogg Public School District as part of the Thornapple Area Parks and Recreation Commission, (TAPRC). The TAPRC should continue to spearhead youth and adult active recreation programs.
2. Preserve areas containing significant natural features by placing into public ownership or by way of permanent conservation easements.
3. Collaborate with the Township, TAPRC and the Barry County Parks and Recreation Commission to acquire strategically located sites for active recreation facilities. As population growth and development occurs, acquiring such land will become increasingly more expensive and difficult. Acquisition of future recreation sites should be given a high priority.
4. Collaborate with Thornapple Township to extend the Paul Henry Thornapple Trail northward from Crane Road to the north boundary of the Township along the route of the former Michigan Central Railroad. Added extensions southward should be implemented by Rutland Township, the City of Hastings, and other local government entities.
5. Continue to extend trail and pedestrian links from the

Paul Henry Thornapple Trail to residential developments in the Village of Middleville, Joint Planning Area and the Township, thus creating a useful network of pedestrian trails. As private development occurs, these links should continue to be planned into such development.

6. Acquire public park and conservation land along the Thornapple River linked to the Paul Henry Thornapple Trail and include boat and canoe access, family picnicking, nature study, and wildlife protection areas.

Development, Redevelopment, and Economic Base

GOAL: The Village, in collaboration with Thornapple Township, will vigorously pursue a diverse economic base, redevelopment, and full employment.

POLICIES:

1. Continue the transformation of the Village's downtown into a mixed use and walkable economic center for specialty retailers, finance, medical care and health, personal services, eating, local government services, culture, and community events.
2. Continue collaboration and support for the Barry County Economic Alliance with emphasis given to growth of firms already doing business in the County.
3. Promote key sites, infill opportunities, and redevelopment that attracts new investment and achieves the future vision for the Village.

4. Maintain status as a Redevelopment Ready Community (RRC) through the Michigan Economic Development Corporation by following the best practices of the Redevelopment Ready Community program.
5. Maintain an inventory of properties, buildings, and prioritized redevelopment sites that may be available for sale, including their access to infrastructure, telecommunications, and use potential.
6. Identify needed or desired businesses and encourage them to locate in the Village.
7. Collaborate with the Downtown Development Authority to plan and implement downtown events to encourage residents and tourists to enjoy downtown amenities and businesses.
8. Leverage Middleville's location on the Thornapple River, Paul Henry Thornapple Trail, and North Country Trail and designation as a North Country Trail Association "Trail Town" to attract visitors to the area.

Land Use

GOAL: As physical change occurs, the Village will assure each use of land is compatible with the neighborhood and does not overburden community infrastructure.

POLICIES:

1. Provide parcels fronting highway M-37 (Broadway/ Arlington) with special planning treatment to assure long term traffic safety and land use compatibility. Coordinate with the M-37 Corridor Committee to further implement this Plan and M-37 Access Management Plan.
2. Ensure that residential development and redevelopment respects existing neighborhood character and residential use building form.
3. Encourage a variety of traditional and non-traditional housing types in the Village, including missing-middle housing, accessory dwellings, and higher residential densities on blocks near downtown.
4. Encourage retail and service uses for areas now served or easily served by public sanitary sewer and water supply, primarily within the Village, with limited areas within the Joint Planning Area.
5. Encourage land for future industrial and heavy commercial land uses in location(s) served by public utilities, class A, all-weather roadways and high capability fire protection.

Community Facilities

GOAL: As the community changes, community facilities will be improved to provide optimum service for all residents.

POLICIES:

1. Maintain and improve fire protection and life safety services at high service levels.
2. Maintain services for law enforcement and crime prevention and continually evaluate relationship with Barry County Sheriff's Department regarding law enforcement needs.
3. Assure all new development has adequate water supply for fire protection.
4. Maintain K-12 education facilities and programs in the Thornapple - Kellogg school district to foster high academic achievement.
5. Study options for a free-standing, multi-use public library/ community center facility within or adjacent to downtown Middleville.
6. Continue to collaborate and cooperate with Thornapple Township where administrative and service efficiencies are beneficial to both communities, especially as local demand for services grows.
7. Consider relocation of Village administration offices from Main Street if demand for Downtown space warrants and incorporate into civic campus setting.

Sanitary Sewer and Water Supply

GOAL: The Village will provide safe, healthful disposal of sanitary wastewater and water supply for domestic use and fire protection.

POLICIES:

1. Require public sanitary sewer collection and treatment for all new housing, office, commercial, industrial, and institutional use of land in the Village. Encourage such collection and treatment when extensions align with the utility policy within the Joint Planning Area. Collection and treatment capacity will be evaluated on a case by case basis, depending on location. All sanitary system improvements will be consistent with the sewer/water service area plan and municipal standards.
2. Serve existing residential areas in the Joint Planning Area that experience issues with on-site wastewater disposal with public sewer, if feasible.
3. Require public water supply for new housing, office, commercial, industrial, and institutional uses in the Village. Encourage such supply when extensions align with the utility policy within the Joint Planning Area. All water supply improvements will be consistent with the Capital Improvement Plan and municipal standards.
4. Serve existing subdivisions, site condominiums, or other uses of land experiencing issues with safe water supply (i.e. ground water quality) with public water service, if feasible.

5. Assure long-term supply of potable water prior to actual need by aggressively identifying and acquiring sites for future groundwater wells, storage, and necessary well head protection zones.
6. Ensure that land development requiring public sewer and water supply will not be approved by the Village unless such services are provided to the site before or concurrent with the start of such development.
7. Apply for federal, state, and local grants that can assist in the funding of wastewater treatment plant improvements.

Transportation

GOAL: The Village will provide the best possible major and local street system; complete streets and nonmotorized facilities will serve citizens and visitors of all means, abilities, and ages, providing effective linkages between surrounding communities, employment, neighborhoods services, schools, and recreation amenities.

POLICIES:

1. Continue regular liaison with Thornapple Township and the Barry County Road Commission to establish road maintenance and improvement priorities in the Joint Planning Area.
2. Require public streets in all new developments within the Village. Condominium developments wherein private streets are general common elements and maintenance is assured may be allowed as an exception to this rule as well as private service drives along M-37 when addressed

by reciprocal access easements to which the Village is a party.

3. Control access to state highway M-37 and major streets from frontage lands in accordance with the M-37 Access Management Plan and the work of the M-37 Corridor Committee.
4. Support expansion of demand responsive public transit services as area population increases.
5. Implement and maintain a capital improvements program for major and local streets as well as a similar program for sidewalks and pedestrian facilities. The capital improvement program should include a “dig once” policy in which sidewalks and other non-motorized improvements are included in capital projects such as sanitary and sewer main repair and replacement.
6. Maintain and refine as necessary a Complete Streets policy and Safe Routes to School program to help meet the needs of all types of users-motorists, pedestrians, users of assistive devices, and bicyclists.
7. Consider traffic calming measures as opportunities arise, particularly in neighborhoods and downtown.
8. Coordinate with Activate Barry County on transportation project priorities in the Village.

Community Character, Aesthetics, and Design

GOAL: Small town character and natural features of the Village will be sustained via careful growth management and insistence on high quality design for all types of new development and redevelopment.

POLICIES:

1. Maintain the existing Village character through the preservation and extension of a traditional interconnected street grid network, street trees, and sidewalks.
2. Require high quality design, building form, and aesthetic standards in all new development or redevelopment to enhance and preserve Village character. Consider form-based zoning codes for certain areas of the Village such as Downtown.
3. Reduce parking minimums in the Zoning Ordinance or provide parking flexibility to encourage infill development and prevent underutilized surface parking lots from proliferating or occupying street frontage. Encourage or require that parking be located in side or rear yards.
4. Implement the Main Street America and Michigan Main Street Four-Point Approach transformation strategies in the Village downtown: economic vitality, design, promotion, and organization.

5. Collaborate with the Downtown Development Authority on the rehabilitation of existing downtown structures, protection of historic buildings, and other downtown improvement projects.

Managing Change

GOAL: The Village Planning Commission, in collaboration with other government agencies, will carefully manage future change and development.

POLICIES:

1. Proactively recommend changes to the Village Code of Ordinances intended to address land use issues and assure sound development practices. All such changes impacting the Joint Planning Area will be undertaken in collaboration with the Joint Planning Area Committee and Thornapple Township Planning Commission.
2. Give public notice to residents for each new development requiring a zoning change or special land use consideration. Consider giving public notice for site plan review or other requests where the proposed use may create serious, negative impacts or is large scale.
3. Review the content of the Master Plan in 5-year intervals and consider needed adjustments.

Sustainability

GOAL: The Village will enable and encourage sustainable development practices that are vital to the long-term health, safety, and welfare of the community.

POLICIES:

1. Encourage green and low-impact development practices.
2. Incorporate the objectives of the Blue Zones and Active Barry County into Village codes and ordinances, when applicable.
3. Enable renewable energy such as solar, wind, and geothermal for both large-scale and small-scale private use in the Village.
4. Seek grants related to energy consumptions reduction and energy conservation.

Community Engagement & Collaboration

GOAL: The Village will be proactive in its approach to community engagement and provide transparent and meaningful ways for the public to provide input on development projects, Plan implementation, and ordinance amendments.

POLICIES:

1. Revise the Village policy to allow for social media updates on development projects, policy changes, and public

notices.

2. Improve communication with the business community and neighboring local governments to fortify relationships and collaboration with the greater community.
3. Provide options for digital or virtual participation for those who are unable to attend meetings in-person.
4. Reduce barriers to public participation by providing child-care on site for members of the public.
5. Hold annual “off-site” meetings of the Planning Commission and Village Council at various community locations to encourage participation and make public meetings more accessible.

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A yellow CAT excavator is the central focus, positioned on a gravel-covered construction site. Its arm is extended towards the right. In the background, several large, cylindrical concrete pipes are stacked. The sky is filled with white clouds. The text 'CHAPTER 8' is overlaid on the left side of the image.

CHAPTER 8

IMPLEMENTATION

IMPLEMENTATION STRATEGIES AND ACTIONS

Implementing the Master Plan will require numerous short-term and long-term actions on the part of the Village. This chapter provides a full review of these actions including (A) a description of each action, (B) when the action should occur and (C) follow-up measures that may be required.

Because the Village and Township Planning Commissions have closely collaborated in preparing policy and land use recommendations in the Middleville-Thornapple Joint Planning Area, some actions reviewed in this chapter require further collaboration and agreement for successful implementation.

This chapter establishes the “work program” for the Planning Commission including various actions required to implement provisions of this plan. Changes to the zoning ordinances, strategies for the Joint Planning Area, access management standards, storm water best management practices, subdivision and site condominium rules, capital investments, and maintaining this plan are matters discussed in this chapter.

1. Village Zoning Ordinance

This Master Plan introduces updated concepts and approaches for managing growth that were introduced in the 2007-2020 Master Plan.

The forgoing concepts and other elements of this Master Plan will require amendments to the Village zoning ordinance. Topics to be addressed in the zoning ordinance include, but are not limited to:

1. Add zoning districts, amend existing districts, and modify standards to reflect the vision and intent of future land use designations and goals and objectives.
2. Improve access management standards governing access to M-37 and Village Streets.
3. Create and adopt zoning districts implementing the special planning area concept and policies for W. Main Street between the bridge and M-37; west bank north of W. Main Street to Edwards, and M-37.
4. Evaluate and amend requirements, as necessary, for alternative pedestrian facilities [sidewalks, pathways, multi-use trails], connectivity between development sites and with waterfront and natural areas.
5. Prepare municipal design standards manual or adopt form-based code standards for areas of the Village as determined by the Planning Commission.
6. Prepare and adopt construction standards for all forms of public infrastructure, as needed.
7. Continue revising special land use standards in all zoning districts, as necessary.
8. Adopt regulations addressing lands with shoreline on the Thornapple River that address setbacks, soil disturbance and tree clearing.
9. Other topics the Planning Commission deems necessary to implement provisions of the Master Plan.

2. Growth Management in the Middleville-Thornapple Joint Planning Area

Implementing the future land use plan for the Joint Planning Area requires close and continued collaboration between the Village and Township. Lands in the Joint Planning Area are within Thornapple Township and subject to its zoning and related ordinances. However, future development and in-fill within the Joint Planning Area may require public utility services only available from the Village. As such, the Township and Village Planning Commissions have concluded that successful growth management in the Joint Planning Area requires the following actions:

1. The Village and Township Planning Commissions will prepare and recommend enactment of common zoning provisions to be applied within the Joint Planning Area that mirror future land use categories, density, and related site development standards. The Township zoning ordinance will apply in the Joint Planning Area until a development site is annexed. At the time formal annexation is concluded, the common zoning ordinance language of the Village will apply. The Village Council will, at the time of annexation, enact appropriate zoning on the development parcel such that applicable regulations are the same as those in effect prior to the annexation.
2. A permanent 6-person Joint Planning Area Committee will be maintained with 3 members from each Planning Commission. The Joint Planning Area Committee will meet and give initial consideration and advisory review to all new land developments proposed with the Joint Planning Area as determined by the Township/Village Zoning Administrator/Planner. The Joint Planning Area Committee will convene as needed based on information provided by the Village/ Township Zoning Administrator/ Planner.
3. The Joint Planning Area Committee will determine whether the proposed application conforms to the future land use plan and/or utility plan for the Joint Planning Area. As such, the Joint Planning Area Committee will primarily be concerned with rezoning requests and requests for utility extensions as part of a development request.
4. If the development proposal does conform to the future land use plan and/or utility plan, the Joint Planning Area Committee may proceed to consider the following matters as part of its advisory review, if determined necessary:
 - a. Preliminary site plan comments
 - b. Compatibility with adjoining land uses and future land uses in the Joint Planning Area
 - c. Roadway access location(s) and non-motorized transportation connections
 - d. Sufficiency of public sewer and water infrastructure to serve the proposed land use
 - e. Proposed storm drainage method
5. If the development proposed does not conform to the future land use plan and/or utility plan, the Joint Planning Area will advise the applicant to revise plans in accordance with the future land use plan and/or utility plan, or recommend denial of the request to the Township Planning Commission. The Joint Planning Area Committee will prepare a written report to the Township Planning Commission outlining a reason for the

recommendation of denial

6. If the application conforms to the future land use plan and/or utility plan the Joint Planning Area Committee will prepare a written report explaining their findings to the Township Planning Commission and may address the matters considered in items 4(a-e) above.
7. Formal application and companion information is then forwarded to the Township Planning Commission with the Joint Planning Area Committee recommendation and comments.
8. Township Planning Commission receives application and schedules public hearing, if required. At this time, the application materials may be copied to the Village Planning Commission (if determined applicable) with a request for review and comment.
9. The Thornapple Township Planning Commission review of the proposed application may include a decision on when the land owner will petition the Village for annexation as a condition of development approval if utility extensions are required.
10. If a development is granted approval or conditional approval by the Planning Commission and requires utility extensions, site grading or other construction activity may not occur unless and until a shared services agreement has been executed or a petition to annex real property has been filed by the owner of the property with the Middleville Village Council and that petition has been approved by the Council and the Barry County Board of Commissioners.
11. If the development property is formally annexed, the Village Council will acknowledge and enact zoning

district standards identical to those in effect within the Township prior to annexation. If a shared services agreement has been executed between the Village and Township, Township zoning standards will remain.

12. If the development property is formally annexed, all documents relating to the approved land development will be transferred from the Township to the Village. If a shared services agreement has been executed between the Village and Township, the Township and Village will share documents related to the approved land development.

3. Village Capital Improvements Program

Public infrastructure investments by the Village directly impact physical development. According to the Michigan Planning Enabling Act, once a plan for development and change within the Village is enacted by the Planning Commission, public improvements may not occur unless the location, character and extent have been submitted to and approved by the Planning Commission.

It is the intent of the Planning Commission, working with the Village Council, to prepare an annual public capital improvements program covering current year and four additional years.

4. Master Plan Maintenance

Following enactment of the updated Master plan for the Village of Middleville, the Planning Commission will periodically undertake full evaluation of content and relevancy of the Plan.

Consistent with the Michigan Planning Enabling Act, the Planning Commission will conduct full review of the Master Plan not less than every five years. Whenever the Commission concludes amendments to the Master Plan are needed, it will draft such changes, confer with adjacent local governments and the County, hold public hearings, and consider adoption of such amendments to this Master Plan.

5. Redevelopment Strategy

Encouraging development and redevelopment in the Village, as outlined in the goals and objectives, will require a deeper dive and comprehensive strategy for successful implementation. As part of this strategy, the Village has identified four primary components: placemaking, streamlining, marketing, and redevelopment ready sites.

1. **PLACEMAKING.** The Village will strive to create quality places where people want to live, work, play, and learn. The Village will continue to work with the property owners, businesses, and community partners in the improvement of Downtown Middleville to make it a unique and inviting place. The Village will continue to work with the Downtown Development Authority to help preserve and enhance the character of the downtown and surrounding area. Public art installations and “tactical urbanism,” or the act of implementing flexible, short-term projects as a way of prototyping urban design, will be piloted and encouraged throughout the Village.
2. **STREAMLINING AND PROCESSES.** The Village will continue to assess and improve its development processes and the manuals and outlines available to guide the public and development community. This includes reviewing and amending its zoning ordinance where necessary to ensure that development reviews are thorough, fair, responsive, and efficient. Application forms

and checklists will be reviewed to ensure that they are accurate and easy to understand. A development process guide will also be developed which offers a visual representation of how review and approval processes work in the Village.

3. **MARKETING.** Through partnerships with the Village of Middleville Downtown Development Authority and the Barry County Chamber of Commerce and Economic Development, the Village will promote the prosperity of all businesses within Middleville. The Village will leverage the Thornapple River and its location on both the North Country Trail and Paul Henry Thornapple Trail and market itself as both a “trail town” and “water trail town.” The four-point principles of Main Street America and Michigan Main Street are embraced in this Plan. Those principles include the following:
 - A. **ECONOMIC VITALITY.** Focuses on capital, incentives, and other economic and financial tools to assist new and existing businesses, catalyze property development, and create a supportive environment for entrepreneurs and innovators that drive local economies.
 - B. **DESIGN.** Supports a community’s transformation by enhancing the physical and visual assets that set the commercial district apart.
 - C. **PROMOTION.** Positions the downtown or commercial district as the center of the community and hub of economic activity, while creating a positive image that showcases a community’s unique characteristics.
 - D. **ORGANIZATION.** Involves creating a strong foundation for a sustainable revitalization effort,

including cultivating partnerships, community involvement, and resources for the district.

4. REDEVELOPMENT READY SITES. The Village will prioritize redevelopment ready sites by assessing the inventory of undeveloped land and potential redevelopment areas. The prioritization criteria include the following:

- Safe and adequate access to state and/or primary roads
- Vacant or underutilized buildings and land
- Availability of utilities
- Future land use planning
- Current zoning
- Environmental suitability

Through this review process potential redevelopment areas were identified. The list of specific sites within these areas will evolve over time and as conditions change. While some of the sites within these areas are currently listed for sale, others are not and property may not be immediately available.

While the sites may change over time, the current locations include the following:

- 120 W. Main: Former Baby Bliss Building
- 4611 M-37: Former Mid-Villa Site

More information on these sites is located on the following pages.

120 W. MAIN: FORMER BABY BLISS BUILDING



Middleville is a small Village located in Northwestern Barry County. The Village is only 30 minutes away from downtown Grand Rapids yet still provides the comfort and sanctuary of a defined small town community. The Village hosts Barry County's largest employer, Bradford White, and contains bountiful housing stock of rental and owner occupied units with ample real estate.

TAX PARCEL: 08-41-046-003-00

TOTAL LAND ASSEMBLY: 0.327 acre

ZONED: C-1 Central Business District

FUTURE LAND USE: Planned Development Area of high density residential and mixed-use development in neo traditional design with Riverfront access. Ideal for a brew pub/restaurant.

Located within Downtown Development Authority (DDA) District.

POTENTIAL FUNDING:

- DDA Façade Grants
- DDA Sign Grant
- Brownfield Redevelopment Tax Credit
- New Market Tax Credit
- Community Development Block Grant

2020 ASSESSED VALUE: \$69,000

OWNER: Thornapple Flats LLC

PHONE: (616) 292-7790

EMAIL: blake@soldbyapex.com

4611 M-37: FORMER MID-VILLA SITE



Middleville is a small Village located in Northwestern Barry County. The Village is only 30 minutes away from downtown Grand Rapids yet still provides the comfort and sanctuary of a defined small town community. The Village hosts Barry County's largest employer, Bradford White, and contains bountiful housing stock of rental and owner occupied units with ample real estate.

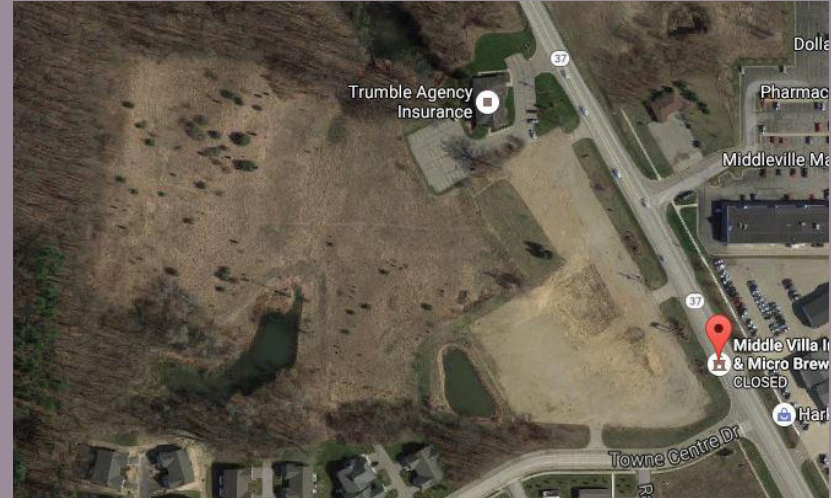
TAX PARCELS: 08-41-022-138-00, 08-41-022-130-00

TOTAL LAND ASSEMBLY: 22 acres

ZONED: C-2 Highway Commercial

FUTURE LAND USE: Mix of Highway Commercial and Medium Density Residential (4-8 dwelling units/acre)

Located within Downtown Development Authority (DDA) District.



POTENTIAL FUNDING:

- DDA Façade Grants
- Sign Grant
- Brownfield Redevelopment Tax Credit
- New Market Tax Credit

2020 ASSESSED VALUE

08-41-022-138-00: \$328,900

08-41-022-130-00: \$0

OWNER: Mid-Villa LLC

PHONE: 616-292-1366

EMAIL: nsuwyn@hotmail.com

WORK PLAN MATRIX

A work plan, or implementation matrix, is a tool that can be utilized by the Planning Commission, Village Council, and Village staff to implement the Master Plan. The work plan matrix groups the implementation actions described above, indicates the responsible party, and the timeline for implementation. Each action is generalized so that similar action items are combined into a common and implementable strategy.

ACTION	RESPONSIBLE PARTY	TIMING
1. Zoning Ordinance amendments	Village Planning Commission, Village Council, Village Staff	Years 1-3, ongoing
2. Growth Management in the Middleville-Thornapple Joint Planning Area	Village Planning Commission, Village Council, Village Staff, Joint Planning Area Committee, Thornapple Township Planning Commission, Thornapple Township Board, Thornapple Township Staff	Ongoing
3. Village Capital Improvements Program	Village Planning Commission, Village Council, Village Staff	Ongoing
4. Master Plan Maintenance	Village Planning Commission, Village Council, Village Staff	Year 5, ongoing
5. Redevelopment Strategy	Village Planning Commission, Village Council, Village Staff	Year 1, ongoing

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OPEN HOUSE RESULTS

APPENDIX I

Village of Middleville Master Plan

OPEN HOUSE SUMMARY REPORT

Village of Middleville
Master Plan Update
September 2020

williams&works

Introduction

On Friday, September 11, 2020 the Village of Middleville held a public open house for the purpose of gathering public opinions regarding land use, development, and Village priorities in support of its efforts to update the Village's Master Plan. The public engagement activities at the open house resulted in quantifiable data and qualitative information from Village residents and visitors to help confirm policy related to land use planning during the lifetime of the Plan. This report presents the findings of the public open house. It includes a summary of its findings in terms of the input received and a discussion of the methods used to solicit feedback.

Public Open House

The public open house was held on Friday, September 11, 2020 at the Middleville Market and Middleville's Community Pavilion between 3 pm to 7 pm. The open house featured interactive stations designed to solicit input from residents through engaging and fun activities. Four stations were spaced out the length of the Pavilion to provide for ample social distancing and sanitizers for safe engagement. The general purpose of each activity was to prompt the public with an issue or concern facing the Village, and the public was tasked with providing feedback on what is most important to them and what ideas they have to address these issues or concerns. Participants were given the opportunity to engage in any of the activities as they pleased and further discuss specific items of personal importance with Village officials.

While the Market received more than an estimated 100 visitors, we approximate between 60 to 80 individuals engaged with an Open House activity or facilitator. The event was publicized through the Market and vendors, and attracted participants by being in a visible location where people already gather.

Results from each of the activities are presented on the following pages, along with next steps.



Participants were asked to place a pin on a map indicating where they live. The purpose of this station was to gain a sense of which areas of the Township are most frequently represented and to offer an icebreaker opportunity. The map located below indicates where participants placed their pin. Some participants indicated that they were from the following communities outside of Middleville:

What are your BIG IDEAS for the Village of Middleville?



Your Priorities (Station 2)

Participants were told to imagine they were in charge of directing the Village's spending or implementation priorities. They were given a total budget of 10 sanitized pennies in disposable cups and instructed to place them into labeled jars according to how they would spend the Village's funds based on what was most important to them. By dividing the total number of pennies by 10, we can estimate that 58 people participated in this activity.

Table 1. Priorities of Village of Middleville Participants

Category	Pennies
Enhance the Riverfront	99
Improve Walkability/Trails	96
Continue to Improve Downtown	95
Preserve Natural Ares	81
Preserve Small Town Character	77
Utilize Green Stormwater Facilities	38
Enable Sustainable Development	35
Encourage More Housing Types	32
Focus on Infill and Redevelopment	30

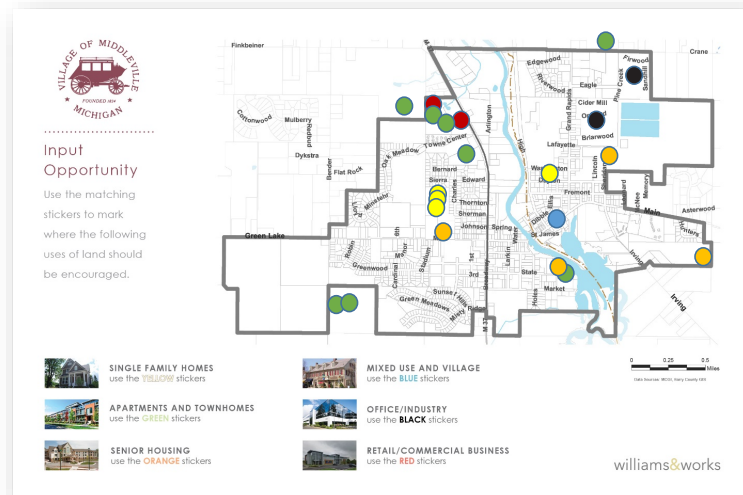
Enhancing the riverfront, improving walkability/trails, and continuing to improve downtown were the most important priority of participants. Preserving natural areas and small-town character were also important to participants. The above priorities can help the Planning Commission when implementing or tackling objectives outlined in the Master Plan.

Participants also asked to include the following priorities as "write-ins":

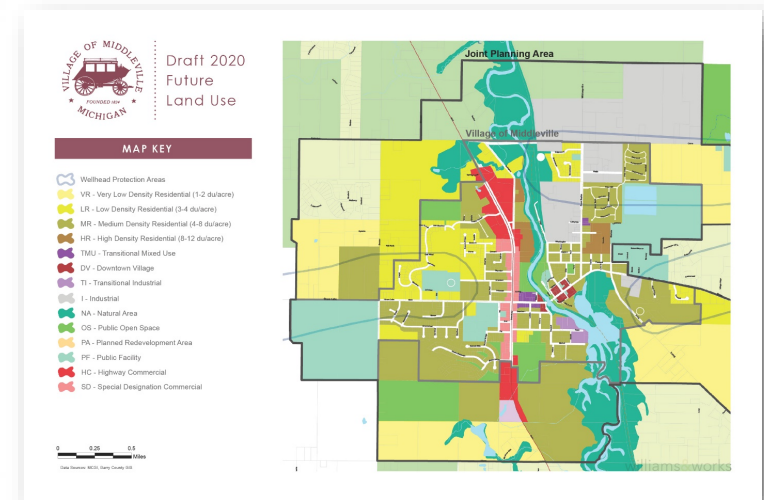
- Playground (2 participants wrote-in this topic)
- Splash pad (3 participants wrote-in this topic)
- Recycling facility (10 participants wrote-in this topic)
- Better public water, less calcium, and magnesium (10 participants wrote-in this topic)
- Community center
- Hardware store
- Dog park
- Lower taxes

Land Use & Development (Station 3)

To glean insights into land use and development issues, participants were asked to place colored stickers on a map of the Village to identify where land uses should be placed in the Village. They were also asked to review the draft future land use map and react to it. The map below shows where participants indicated that they would like to see certain land uses in the Village.

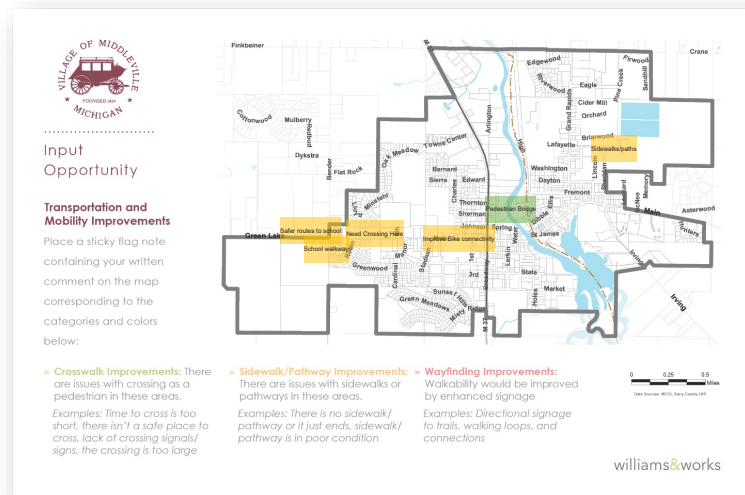


Also provided was the draft future land use map for reference and review. With the exception of a few locations suggested for industry and office uses, the public provided input which largely reflects what is proposed in the draft 2020 future land use map.

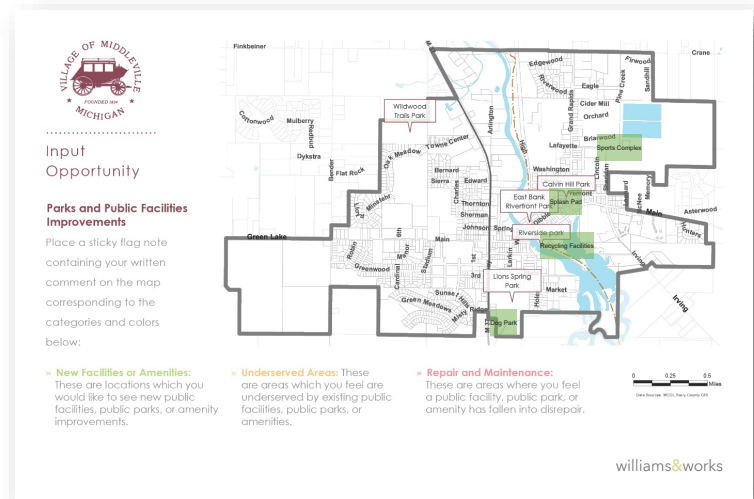


Transportation & Mobility and Parks & Public Facilities (Station 4)

Participants were also asked to provide feedback regarding transportation and mobility as well as parks and public facilities improvements. Regarding transportation and mobility, participants were asked about crosswalk improvements, sidewalk/pathway improvements, and wayfinding improvements. Generally, participants were very interested in improved pedestrian connections to the school across Main Street as well as improved bike connectivity.



Regarding parks and public facilities improvements, participants were asked about new facilities and amenities, underserved areas, and areas where repair or maintenance is needed. Participants generally suggested new facilities within existing parks or public spaces.



Themes & Next Steps

Generally, participants indicated that they love the small-town atmosphere of the Village, would like to see the waterfront and downtown improved, would like to continue to expand trail connections, and would like to see general public facilities upgrades. The Village of Middleville Planning Commission or Master Plan Committee should review and discuss the open house results contained in this report at their next meeting and discuss any tweaks or changes that may be necessary to the Master Plan draft. Williams & Works can assist with guidance or recommendations regarding this input, as needed.

PLAN ADOPTION RESOLUTIONS

APPENDIX II

VILLAGE OF MIDDLEVILLE PLANNING COMMISSION
BARRY COUNTY, MICHIGAN
(PC Resolution No. 21-01)

At a regular meeting of the Village of Middleville Planning Commission held on May 4, 2021, via videoconference software pursuant to applicable emergency orders related to the COVID-19 pandemic, the following Resolution was offered for adoption by Planning Commission Member Cramer and was seconded by Planning Commission Member Dahlke:

**A RESOLUTION RECOMMENDING APPROVAL OF THE UPDATED VILLAGE OF MIDDLEVILLE
MASTER PLAN TO THE VILLAGE COUNCIL AND CONSTITUTING PLANNING COMMISSION
APPROVAL OF SUCH MASTER PLAN**

WHEREAS, the Michigan Planning Enabling Act, MCL 125.3801 *et seq.* ("MPEA") authorizes the Planning Commission to prepare a Master Plan for the use, development and preservation of all lands in the Village; and

WHEREAS, the Planning Commission prepared an amended Master Plan and submitted such plan to the Middleville Village Council for review and comment; and

WHEREAS, on March 9, 2021 the Middleville Village Council received and reviewed the proposed Master Plan prepared by the Planning Commission and authorized distribution of the Master Plan to the Notice Group entities identified in the MPEA; and

WHEREAS, notice was provided to the Notice Group entities as provided in the MPEA; and

WHEREAS, the Planning Commission held a public hearing on May 4, 2021 to consider public comment on the proposed amended Master Plan, and to further review and comment on the proposed amended Master Plan; and

WHEREAS, the Planning Commission finds that the proposed amended Master Plan is desirable, proper, and reasonable and furthers the use, preservation, and development goals and strategies of the Village;

NOW, THEREFORE, BE IT HEREBY RESOLVED AS FOLLOWS:

1. **Approval of 2021 Master Plan.** The Planning Commission approves the proposed Master Plan, including all of the chapters, figures, descriptive matters, maps and tables contained therein.

2. **Distribution to the Middleville Village Council.** Pursuant to MCL 125.3843, the Middleville Village Council has asserted by resolution its right to approve or reject the proposed Master Plan and therefore, the approval granted herein is not the final step for the adoption of the plan as provided in MCL 125.3843. In addition, the Planning Commission hereby approves distribution of the proposed amended Master Plan to the Village Council. The Planning Commission respectfully recommends to the Village Council that the Village Council give final approval and adoption of the proposed Master Plan.

3. **Findings of Fact.** The Planning Commission has made the foregoing determination based on a review of existing land uses in the Village, a review of the existing Master Plan provisions and maps, and input received from the Village Council and at the public hearing, as well as the assistance of a professional planning group. The Planning Commission also finds that the amended Master Plan will accurately reflect and implement the Village's goals and strategies for the use, preservation, and development of lands within the Village of Middleville.

4. **Effective Date.** The Master Plan will be effective upon the date that it is approved by the Middleville Village Council.

YEAS: Jason Holzhausen, Maria Dahlke, Michael Cramer, Amanda Pullen, Jennifer Haggeman and Ellis Burke

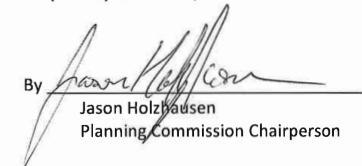
NAYS: None

ABSTAIN: None

RESOLUTION DECLARED ADOPTED.

Date: May 4, 2021

Respectfully submitted,

By 
Jason Holzhausen
Planning Commission Chairperson

**VILLAGE OF MIDDLEVILLE
COUNTY OF BARRY, MICHIGAN**

Minutes of a regular meeting of the Village Council of the Village of Middleville, County of Barry, Michigan, held in the Village Hall, 100 East Main Street, Middleville, Michigan, and via electronic means using Zoom online video teleconferencing, and in accordance with Michigan's Open Meetings Act and Resolution 21-11, adopted by the Barry County Board of Commissioners on March 23, 2021, on the 25th day of May, 2021, at 7:00 p.m., Local Time.

PRESENT: Members: Amanda Fisk, Sherry Ronning, Ed Schellinger, Mike Lytle, Mike Cramer, Kevin Smith, and Tom DeVries

ABSENT: Members: None

The following preamble and resolution were offered by Member DeVries and supported by Member Schellinger:

RESOLUTION NO. 21-13

**A RESOLUTION ADOPTING THE PROPOSED
VILLAGE OF MIDDLEVILLE MASTER PLAN UPDATE**

WHEREAS, the Michigan Planning Enabling Act, MCL 125.3801 *et seq.* ("MPEA") authorizes the Planning Commission to prepare a Master Plan for the use, development and preservation of all lands in the Village; and

WHEREAS, the Planning Commission prepared an updated Master Plan and submitted such plan to the Village Council for review and comment; and

WHEREAS, on March 9, 2021 the Middleville Village Council received and reviewed the proposed Master Plan prepared by the Planning Commission, authorized distribution of the

Master Plan to the Notice Group entities identified in the MPEA, and asserted its right to give final approval or rejection of the Plan; and

WHEREAS, notice was provided to the Notice Group entities as provided in the MPEA; and

WHEREAS, the Planning Commission held a public hearing on May 4, 2021 to consider public comment on the proposed Master Plan, and to further review and comment on the proposed Plan; and

WHEREAS, after the public hearing was held, the Planning Commission voted to approve the updated Master Plan on May 4, 2021, and recommended adoption of the proposed Master Plan to the Village Council; and

WHEREAS, the Village Council finds that the proposed Master Plan is desirable, proper, reasonable, and furthers the use, preservation, and development goals and strategies of the Village;

NOW, THEREFORE, BE IT HEREBY RESOLVED AS FOLLOWS:

1. **Adoption of 2021 Master Plan.** The Middleville Village Council hereby approves and adopts the proposed updated Master Plan, including all of the chapters, figures, descriptive matters, maps and tables contained therein.
2. **Distribution to Notice Group.** Pursuant to MCL 125.3843, the Middleville Village Council approves distribution of the updated Master Plan to the Notice Group.
3. **Findings of Fact.** The Middleville Village Council has made the foregoing determination based on a review of existing land uses in the Village, a review of the existing Master Plan provisions and maps, and input received from the Planning Commission and the public, as well as the assistance of a professional planning group. The Village Council also finds

that the updated Master Plan will accurately reflect and implement the Village's goals and strategies for the use, preservation, and development of lands within the Village of Middleville.

4. **Effective Date.** The amended Master Plan shall become effective on the adoption date of this resolution.

AYES: Members: Fisk, Ronning, Lytle, Schellinger, Cramer, Smith, and DeVries

NAYS: Members: None

ABSTAIN: Members: None

RESOLUTION DECLARED ADOPTED.

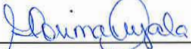


Glorimar Ayala, Clerk
Village of Middleville

STATE OF MICHIGAN)
) ss.
COUNTY OF BARRY)

I, the undersigned, the duly qualified and acting Clerk of the Village of Middleville, Barry County, Michigan (the "Village"), do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Village Council at a regular meeting on the 25th day of May, 2021, the original of which is on file in my office. Public notice of said meeting was given pursuant to and in compliance with Act No. 267, Public Acts of Michigan, 1976, as amended, including in the case of a special or rescheduled meeting, notice by posting at least eighteen (18) hours prior to the time set for the meeting.

IN WITNESS WHEREOF, I have hereto affixed my official signature on this 27th day of May, 2021.



Glorimar Ayala, Clerk
Village of Middleville

2021 MASTER PLAN

www.villageofmiddleville.org

