



MASTER PLAN 2025

ADOPTED · NOVEMBER 11, 2025

CALVIN TOWNSHIP

18693 Mt. Zion Road
Cassopolis, MI 49031



calvintownship.org

**TOWNSHIP OF CALVIN
COUNTY OF CASS, MICHIGAN**

RESOLUTION NO. 11-2025 A

**TOWNSHIP BOARD RESOLUTION TO ADOPT CALVIN TOWNSHIP 2026
MASTER PLAN**

WHEREAS the Michigan Planning Enabling Act (MPEA) authorizes the Planning Commission to prepare a Master Plan for the use, development, and preservation of all lands in the Township; and

WHEREAS the Planning Commission prepared a proposed updated Master Plan and submitted the plan to the Township Board for review and comment; and

WHEREAS, on November 11, 2025, the Township Board received and reviewed the proposed Master Plan prepared by the Planning Commission and authorized distribution of the Master Plan to the Notice Group entities indentified in the MPEA; and

WHEREAS notice was provided to the Notice Group entities as provided in the Michigan Planning Enabling Act; and

WHEREAS, the Planning Commission held a public hearing on November 6, 2025, to consider public comment on the proposed updated Master Plan, and to further review and comment on the proposed updated Master Plan; and

WHEREAS the Township Board finds that the proposed updated Master Plan is desirable and proper and furthers the use, preservation, and development goals and strategies of the Township;

WHEREAS the MPEA authorizes the Township Board to assert by resolution its right to approve or reject the proposed Master Plan:

THEREFORE, BE HEREBY RESOLVED AS FOLLOWS:

1. **Adoption of 2026 Master Plan.** The Township Board hereby approves and adopts the proposed 2026 Master Plan, including all the chapters, figures, maps, and tables contained therein. Pursuant to MCL 125.3843 the Township Board has asserted by resolution its right to approve or reject the proposed Master Plan and therefore the approval granted herein is the final step for adoption of the plan as provided in MCL125.3843 and therefore the Master Plan shall be effective as of the date of adoption of this resolution dated November 11, 2025.
2. **Effective Date.** This resolution shall take immediate effect.

The foregoing resolution offered by Board Member, Keith Carter

Second offered by Board Member Rosemary Gillam

Upon roll call vote the following vote:

“Aye” _____

Adrienne Glover yes

Michelle Anderson yes

Rosemary Gillam yes

Keith Carter yes

James D. Hershberger yes

“Nay” X

The Supervisor declared the resolution was adopted.

Michelle Anderson 11/11/25
Michelle Anderson, Clerk, Date

The Chair declared the resolution adopted.

Secretary

Date

Acknowledgements

We extend our deepest gratitude to everyone who contributed their time, expertise, and insights into the development of this plan. Special thanks go to our dedicated team members, visionary leaders, supportive stakeholders, and the vibrant community whose invaluable input has shaped Calvin Township's vision.

BOARD OF TRUSTEES

Adrienne Glover, Supervisor
Rosemary Gillam, Treasurer
Michelle Anderson, Clerk
Keith Carter, Trustee
James D. Hershberger, Trustee

STAFF

Douglas Kuhlman, Zoning Administrator

PLANNING COMMISSION

Kenneth Bradfield
Phyllis Polmateer
Elizabeth Marshall
John Smith
Rebecca Mitchell
James D. Hershberger, Trustee

Prepared by:



235 East Main Street, Suite 105
Northville, MI 48167
mcka.com

CONTENTS

Contents

1. INTRODUCTION	2
1.1 Welcome	3
1.2 Planning & Process	4
1.3 Purpose of the Master Plan	8
2. COMMUNITY PROFILE	12
2.1 History and Evolution of Calvin Township.....	13
2.3 Existing Land Use	16
2.4 Demographics.....	22
3. NATURAL SYSTEMS	30
3.1 Natural Resources & the Environment.....	32
3.2 Parks & Facilities.....	42
3.3 Agricultural Preservation	44
4. INFRASTRUCTURE, TRANSPORTATION, PUBLIC SERVICES	48
4.1 Infrastructure	50
4.2 Transportation	51
4.3 Public Services	54
5. STRATEGIC ACTION PLAN.....	56
5.1 Public Engagement Summary.....	58
5.2 Future Land Use & Zoning Plan	60
5.3 Goals & Actionable Items	68

CHAPTER 1



1.1 Welcome

Welcome to Calvin Township's Land Use Master Plan. This document serves as a critical guidebook that reflects the community's vision for the future and addresses important issues such as land use, sustainability, and transportation. The Master Plan is designed to serve as a blueprint for the Township's future, telling the story of its past, present, and most importantly, its future potential.

This Plan is the result of a collaborative effort by the Township Board, Planning Commission, residents, and other stakeholders to develop a long-term strategic vision for the community. The Master Plan sets the foundation for future improvements and investment, with the goal of providing the highest quality of life in Calvin Township. It is the intent of this Plan to:

- Target growth and development to appropriate areas;
- Protect the Township's environmental features, agricultural areas, and natural assets; and,
- Support the highest and best land uses for each property in the Township

MISSION STATEMENT:

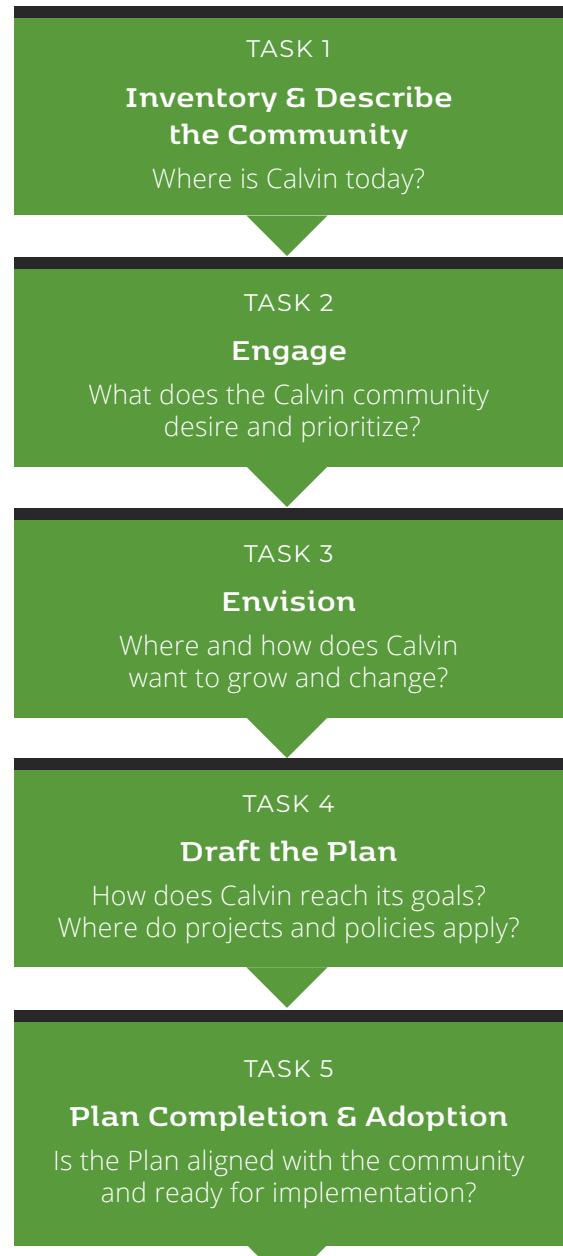
The Calvin Township Board is elected to serve its community. The Board shall conduct township business with honesty, integrity, and transparency acting in the community's best interest.

1.2 Planning & Process

The Master Plan incorporates a planning process that is inclusive of the input of the community, its stakeholders, and municipal leadership, developed to provide insight into the future of the Township and a road map to achieve its vision. This Plan aims to garner the collective experiences and realities of residents and consolidate the community opinion and observations into a digestible and comprehensive plan to guide Calvin Township forward.

This inclusive planning process includes the collection of data from the community, stakeholders, and Township officials by reviewing existing plans and studies, holding community meetings and events, and developing a measurable action plan. This public planning process was necessary to craft a plan that is both representative of the community and where its implementation will be supported in the coming years.

Summary of Calvin's Key Project Tasks



PLAN CONTENTS

As required by the Michigan Planning Enabling Act (PA 33 of 2008, as amended), and in compliance with best practices established by the Redevelopment Ready Communities (RRC) program from the Michigan Economic Development Corporation (MEDC), Calvin Township's Master Plan is comprehensive in nature and addresses the challenges, opportunities, and needs of the community as it continues to evolve.

The Plan was prepared with the technical assistance of McKenna, based on the following process:

TASK 1:

Inventory And Describe the Community.

Chapter 2: The Community Profile dives into the Township's physical development pattern and offers a contextual demographic analysis, comparing the community to the larger region and the State of Michigan. An inventory of existing land use is also presented. This background information was analyzed to identify important characteristics, changes, and trends occurring in Calvin Township.

Chapter 3: Natural Systems is a continuation of existing conditions within the Township but with an emphasis on the natural environment. Maps and data presented in this chapter help inform the Township on how it should move forward with environmental policy, agricultural preservation, energy, and addressing the impacts of climate change.

Chapter 4: Infrastructure, Transportation, Public Services focuses on the functionality of Calvin Township. This chapter acts as a "check-up" to understand the overall health of the Township, helping understand the bones and circulatory systems that support the well-being of the Township.

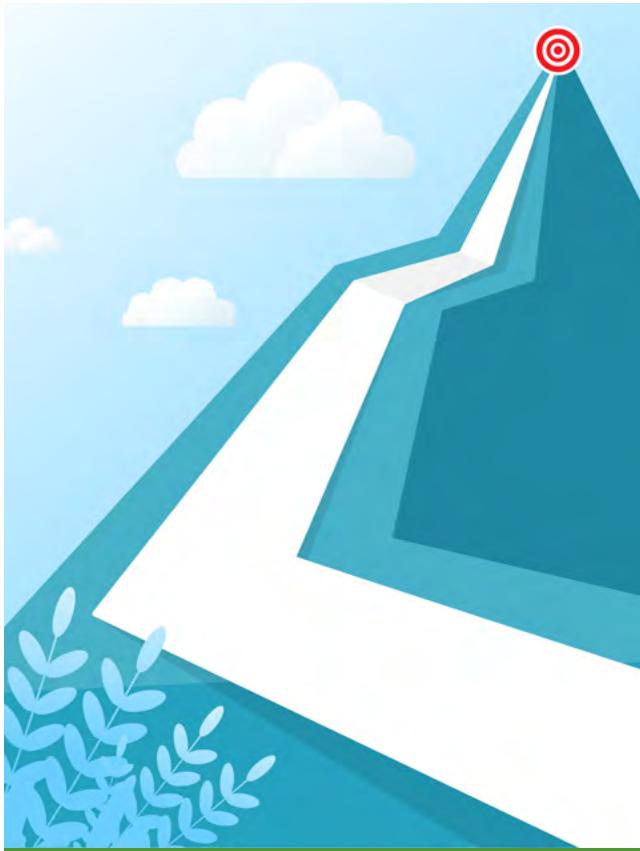


TASK 2:

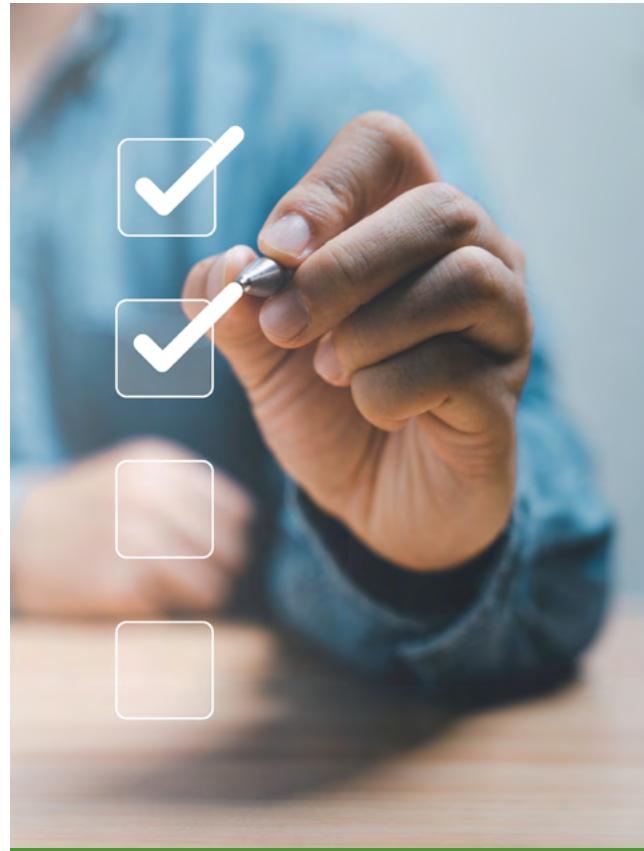
Engage.

Chapter 5: The Strategic Action Plan describes the public engagement process and summarizes the input the Township received. This describes how and why of the remainder of Chapter 5.



**TASK 3:****Envision.**

Chapter 5: Using the gathered input, the remainder of the Strategic Action Plan examines the commentary received and establishes Calvin Township's vision, goals, and objectives to get there.

**TASK 4:****Draft the Plan.**

This document concludes with a strategic action plan for the implementation of the identified goals and objectives. The Strategic Action Plan (Chapter 5) details short-, mid-, and long-term action plans, offering a checklist of what projects, policies, and efforts are to be accomplished through the life of this plan. The Future Land Use Map and Zoning Plan are also detailed in Chapter 5, which specifies the intent and location of where various types of future development can be accommodated within the community.

TASK 5:

Plan Completion & Adoption.

In July 2025, the Planning Commission formally recommended to the Calvin Township Board of Trustees that the draft plan be released to the public for 63 days of review. The Township provided notices to all adjacent municipalities, utility agencies, regional planning bodies, and local stakeholders. The Township Board then authorized the release of the draft Plan on July 24, 2025. The draft Plan was available at Township Hall to be viewed in person, or digitally upon request. On November 6, 2025 the Planning Commission held a public hearing on the final Plan. Following the public hearing, the Commission voted to adopt the Plan.

18693 Mt. Zion Road
Cassopolis, MI 49031

www.Calvintownship.com

CALVIN TOWNSHIP

MASTER PLAN 2025

1.3 Purpose of the Master Plan



BACKGROUND

In Michigan, a Master Plan is used for a variety of purposes. At the most basic level, a master plan is the basis for a community's zoning ordinance. One of the legal tests of validity for a zoning ordinance is that it must be based on a master plan for the development of the jurisdiction, which is also required by the Michigan Zoning Enabling Act (PA 110 of 2006, as amended).

To accomplish this, Calvin Township's Master Plan presents the vision for the community over the next 20+ years, while also prescribing specific, short-term implementation activities intended to realize the vision of the Plan. The recommendations presented in this Plan, both in text and graphically, provide a legal basis for zoning and other land use controls in the Township and are based upon identified community goals and objectives.

Effectively, this master plan serves as the primary policy guide for local officials considering development proposals, land divisions, capital improvements, and other matters related to land use and development. In this respect, Calvin Township's Master Plan provides a stable and consistent basis for decision-making.

HISTORY OF CALVIN TOWNSHIP'S PLANNING EFFORTS

In 2009, Calvin Township's last Master Plan was completed. Since this time, a variety of events have occurred on the local, regional, and national levels that reframe how the Township will approach its Master Plan. To name a few:

- Climate concerns have been ever-growing including fluctuations in water levels, temperatures, and rainfall; increased intensity and frequency of extreme weather events, among other conditions. As such, Calvin Township must make an effort to predict and proactively address these issues.
- The 2020 COVID-19 Pandemic changed the way the world operates. Part of the aftermath of the pandemic includes increased employer flexibility in work-from-home policies, increased health awareness, and a reduction in office and commercial use due to the proliferation of online services.
- Technological advancements such as Artificial Intelligence (AI), Electric Vehicles (EVs), and Autonomous Vehicles (AVs) have taken the world by storm. As these technologies continue to advance, the way planners, engineers, and other Township officials approach the planning process, Township policy, and procedure have shifted.

1.4 Advancing All Planning Efforts & Resources

The planning process extends beyond this initial document. Various local, regional, and state agencies play a large role in shaping Calvin Township's success. Many of these entities have developed their own strategic and long-range plans that will ultimately impact the future of Calvin Township. Calvin Township should make every effort to partner with these entities to ensure both the success of the Township and its partners. Such plans include:

- **CALVIN TOWNSHIP MASTER PLAN (2009)**
While a lot has changed in the world over 15 years later, it is still important to consult the previous Master Plan, as a lot has also remained the same in Calvin Township. Many goals and objectives from the previous plan carry over into today. As such, this plan acts as an extension of the 2009 Master Plan.
- **CALVIN TOWNSHIP PARKS AND RECREATION PLAN (2024)**
The Parks and Recreation plan was last updated in 2024 and allows the Township to be eligible for Michigan Department of Natural Resources (MDNR) grant funding from 2024-2028. Just freshly updated before this plan, the Parks and Recreation Plan provides valuable insight into the parks and recreation goals of the Township.
- **MASTER PLANS & PARKS AND RECREATION PLANS OF NEIGHBORING COMMUNITIES**
In creating this plan, the Master Plans and Parks and Recreation Plans of neighboring communities were consulted when determining the content and implementation of this plan. This is because planning extends beyond the borders of the Township. Land use choices may impact neighboring communities through impacts such as pollution and stormwater runoff. Additionally, by working together, municipalities can pool resources to increase impact like creating a multi-community trailway or providing recreational programs to residents across multiple municipalities.



• CASS COUNTY

- » **Master Plan (2014)** The 2014 Master Plan establishes strategies for managing growth that protects and enhances the unique character of Cass County and the quality of life within. The strategies within the plan emphasize balancing environmental protection, resource management, housing, and economic development, to encourage a sustainable economy that provides prosperity for all.
- » **Parks Master Plan (2021)** The Recreation Plan serves as a framework for the maintenance and development of park facilities and recreational opportunities and facilities to meet the needs of area residents and visitors for the next five years. A new five-year recreation plan is required to allow the County to be eligible and apply for recreation grants from the Michigan Department of Natural Resources (MDNR).

• SOUTHWEST MICHIGAN PLANNING COMMISSION (SWMPC)

The SWMPC is a valuable resource, as it undertakes planning efforts that include defining visions, creating actionable plans, securing funding to maintain infrastructure, and spurring economic development while preserving natural resources. Additionally, the SWMPC has a variety of documents that may be utilized by Calvin Township and assist in their decision making. These include:

- » **Comprehensive Economic Development Strategy (2022)** The Economic Development Strategy acts as a guidebook for economic and community development and looks at issues related to the area's declining and aging population. Additionally, this document acts as the principal economic development strategy for the tri-county area (Berrien, Cass, and Van Buren counties).
- » **Economic Recovery and Resiliency Plan (2023)** As a response to the COVID-19 pandemic, SWMPC partnered with the University of Michigan Economic Growth Institute to obtain relevant economic data and to run economic models to demonstrate where collective efforts should be made for an increased return on investment. This plan utilizes a new tool, organizational orbits, to strengthen the economy of the area.

• STATE OF MICHIGAN

» Michigan's Statewide Housing Plan (2022)

This comprehensive statewide housing plan serves as Michigan's first housing plan. It acknowledges our state's challenges, but also our assets. It frames how we create housing stability for all residents through a combination of data, education, programming, investment, collaboration, inclusion, and equitable processes.

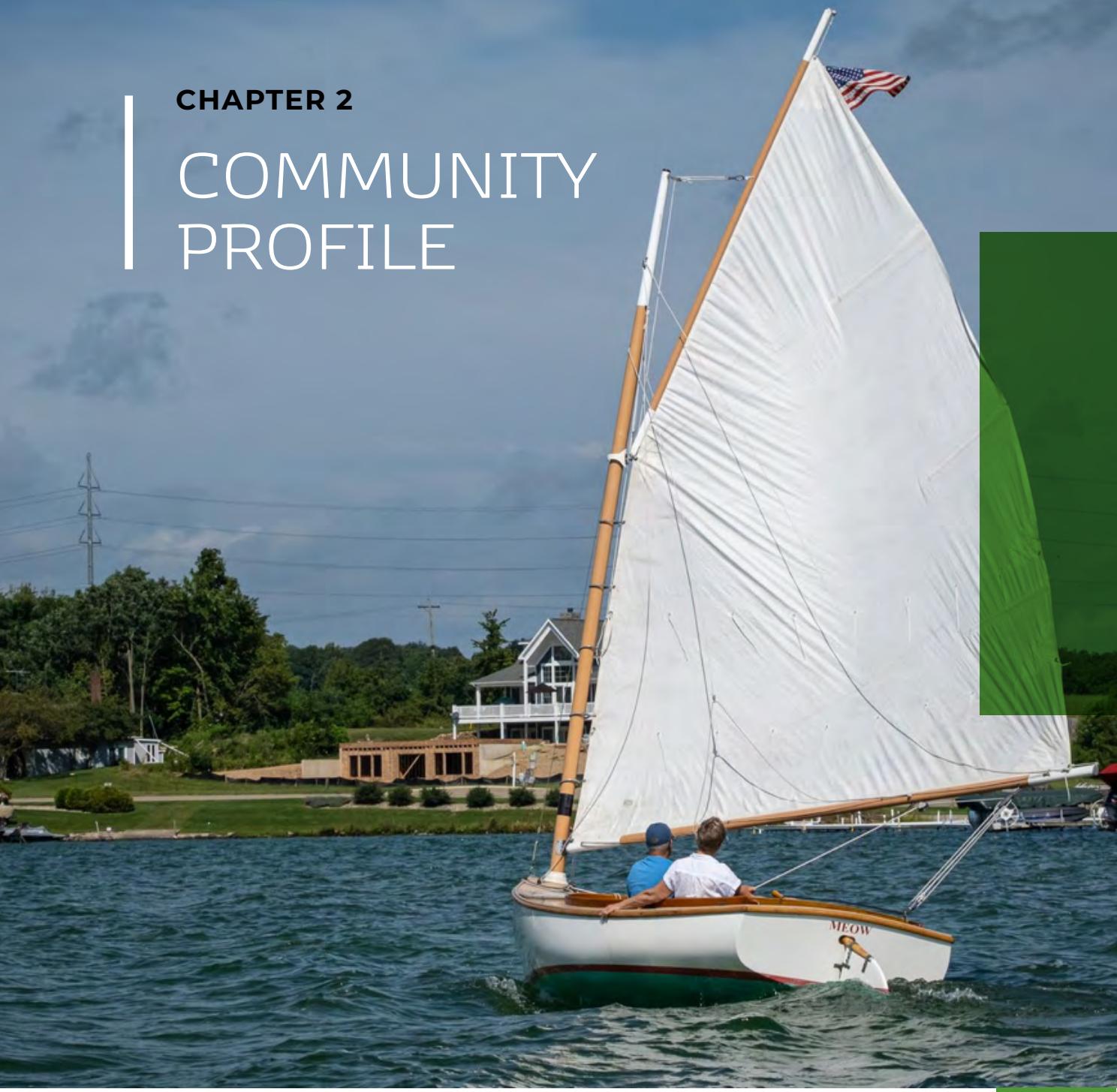
FUNDING OPPORTUNITIES

An important piece of the implementation process involves the funds to execute projects. Various state organization such as Michigan Economic Development Corporation (MEDC), Michigan State Housing Development Authority (MSHDA), Michigan Department of Natural Resources (MDNR), the Rural Readiness Grant program, and Environment, Great Lakes, and Energy (EGLE) frequently have funding opportunities available for qualified communities. It's advantageous for Calvin to continue to engage with these organizations to determine what level of funding may be available for their desired projects.



CHAPTER 2

COMMUNITY PROFILE



Diamond Lake, Calvin Township: Courtesy of The Diamond Lake Association

2.1 History and Evolution of Calvin Township

Historically, Calvin Township was a popular retreat community for African Americans from the Chicago area, establishing a rich, racially and ethnically diverse heritage. The township developed in such a way that many newcomers were relatives of existing residents, fostering a close-knit and familiar community atmosphere. The area was known for its welcoming, supportive neighbours who contributed to a thriving community spirit.

As time passed, the township underwent significant cultural shifts, partly spurred by civil rights legislation, which further diversified its population. Additionally, its lower-than-average property costs made it an increasingly appealing place for new residents. Despite its ongoing openness to newcomers, Calvin Township has seen a decline in the number of businesses and facilities that once supported its days as a resort destination.

Today, Calvin Township embraces its position as a rural-agricultural lake community. The community is unique to Cass County, as it is the only one that has access to fourteen lakes within its boundaries.

2.2 Locational and Regional Context

Calvin Township appeals to many who enjoy a combination of both a rural-agricultural and lake lifestyle. While there are many lakes wholly included within Township borders, the Township shares Diamond Lake, Juno Lake, and Painter Lake with nearby municipalities.

Covering just under 36 square miles, Calvin Township is located in Cass County, Michigan, which is situated on the southwest corner of the State, just north of the State of Indiana. Calvin Township encompasses the suburban fringe of the Village of Cassopolis, located to the northwest of the Township. Additionally, the Township is located approximately

eight (8) miles north of the City of Elkhart, Indiana, and approximately 20 miles to the northeast of the City of South Bend, Indiana.

Many of Calvin Township's houses are located near or along lakes or off major Township roads such as Calvin Center Road and Calvin Hill Street. Calvin Center Road splits the Township into eastern and western halves, while Calvin Hill Street splits the Township's southern half in two. While not directly intersected by a freeway, the Township is boxed in by US-12, M-40, M-60, and M-62.



Diamond Lake, Courtesy of The Diamond Lake Association



Regional Context

Calvin Township, Cass County, Michigan

June 24, 2025

LEGEND

- Calvin Township
- Michigan Counties

0 3 6
Miles



Basemap Source: Michigan Center for Geographic Information, v. 17a. Data Source: Calvin Township 2023. McKenna 2024.

 MCKENNA

2.3 Existing Land Use

Knowledge of current land usage provides a basis to consider the compatibility of new land development and is a valuable reference tool for the day-to-day problems associated with land management and the provision of public services.



The existing land use map, Map 2, provides an inventory of the land uses within the community. It is a crucial source of background information used to develop the future land use plan, analyzed in further portions of this Plan. The existing land use map is designed to show the general land use patterns and relationships. It is important to note that it represents a snapshot in time and, therefore, is not intended to be precise in every detail. Existing land use categories should not be confused with zoning because they do not indicate nonconforming uses, undeveloped land, or other factors.

Existing Land Use descriptors can be generalized to show the following:

RURAL & AGRICULTURAL

The predominant land use within the Township can be distilled down to rural residential and agricultural production. Residential dwellings accommodate a single family on larger parcels of land as compared to a more traditional neighborhood setting. Some residential dwellings may be associated with active farm production on adjacent land.



WATERFRONT RESIDENTIAL ▾

This classification includes land areas that are occupied by single-family dwellings, adjacent to or near water bodies within the Township. This type of land use commonly has smaller lot sizes than would be found in a rural residential setting and has a higher dwelling density per acre than other regions of the Township.

This type of land use is found around: Diamond Lake in the northwest portion of the Township; Paradise Lake located in the north/northeast portion of the Township; Long Lake & Curtis Lake near Calvin Center Road and Mt. Zion Street; and Puterbaugh Lake along the western portion of the Township, north of Mt. Zion Street and south of Osborn Street.



Home for Sale on Diamond Lake, Cassopolis, MI: Redfin 2024



Calvin Township Hall

Camp Wagner

COMMERCIAL

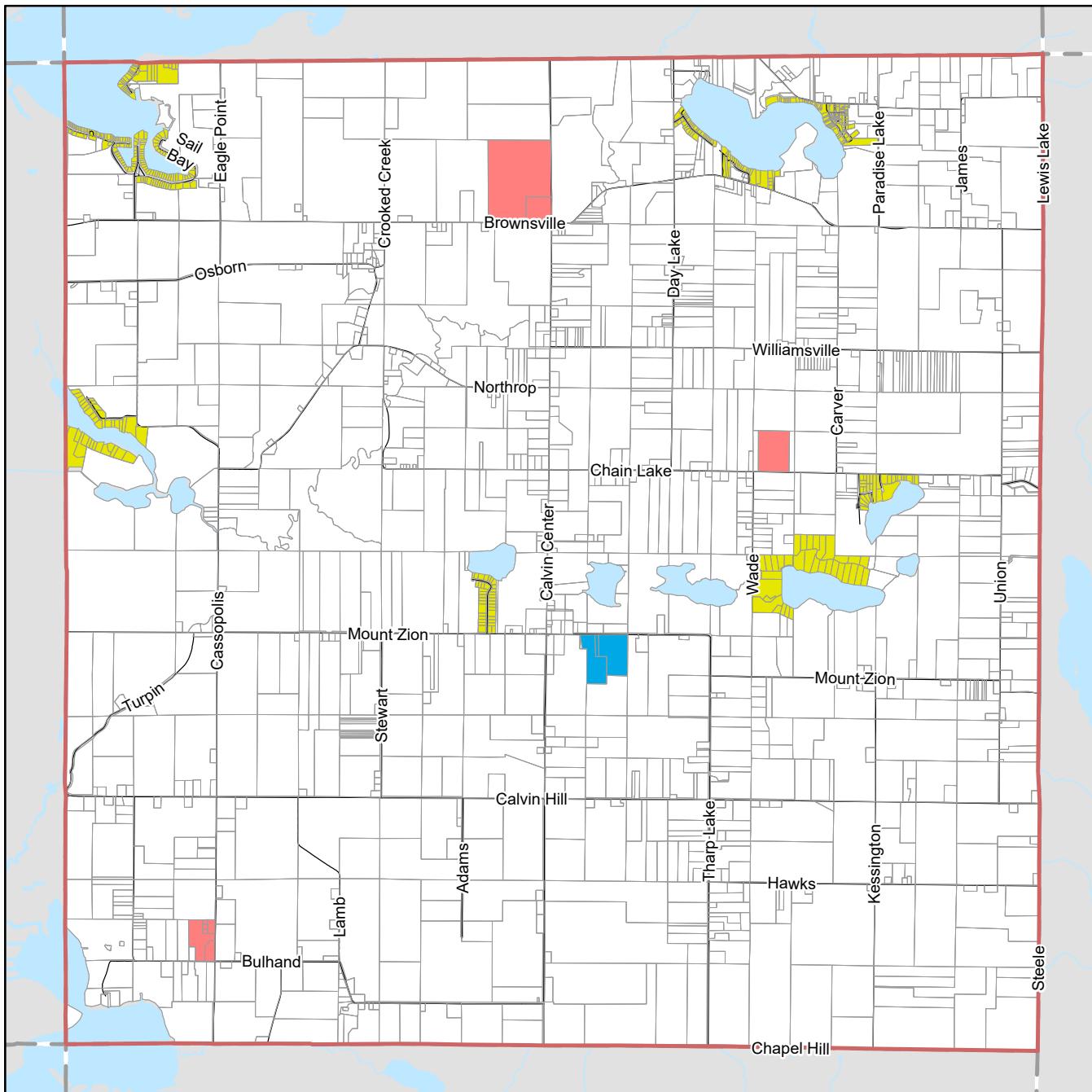
Commercial land uses – separate from agricultural production – are limited within the Township. Commercial enterprises are intended to serve the community and surrounding population by providing goods and services.

The existing land use analysis identified three areas within the Township that are classified as commercial as listed below. The Township may have additional parcels of land that are utilized for commercial enterprises, however, these are not apparent.

1. Camp Wagner, located along Calvin Center Road and Brownsville Street. Per Camp Wagner's online profile, the property is used for activities and camping tailored to groups and organizations.
2. Chain Lake Street & Wade Road, which hosts the Universal Casket Company, Inc. This commercial enterprise manufactures and distributes caskets to the region.
3. Cassopolis Road & Bulhand Street is the third commercial area of the Township. The commercial enterprise in this area is listed to provide machine repair services.

CIVIC (PUBLIC / SEMI PUBLIC)

Civic uses are comprised of parks and planned greenspace (such as floodplain areas), schools, municipal buildings (such as Township Hall), and other municipally owned lots. These land uses are generally intended to provide a public service.



Existing Land Use

Calvin Township, Cass County, Michigan

June 24, 2025

LEGEND

- Waterfront - Residential
- Commercial
- Civic
- Rural/Agriculture

0 2,000 4,000
Feet



Basemap Source: Michigan Center for Geographic Information, v. 17a. Data Source: Calvin Township 2023. McKenna 2024.

PLACE

Planning Framework – Neighborhoods, Nodes, and Corridors

A major component of a community master plan is to identify existing land use patterns. To make informed decisions regarding the future of land uses in Calvin Township, it is critical to have a clear understanding of existing land uses and the relationships between those land uses. Documenting the existing land use framework not only identifies the locations of particular land use activities but also highlights the areas with future growth potential and areas where land use conflicts may exist.

A key element to consider when determining the future fabric of a community is the identification of where current activities (such as residential, commercial, industrial, and recreational) take place. These existing conditions and land use analyses will help to determine what areas and corridors should be preserved, redeveloped, or intensified.

This Master Planning process has also identified other factors that exist within the fabric of the Township that helped determine not only the Future Land Use Plan, but also the overarching goals, objectives, and

recommendations, as described in the next section – specifically neighborhoods and corridors.

Neighborhoods

Calvin Township, being predominately rural and agricultural, does not consist of true neighborhoods where homes are laid out in a grid-like pattern, with pedestrian sidewalks and same-sized lots. Calvin Township does have pockets of residential development in which homes are more closely placed than in a typical rural setting. These areas are mainly located adjacent to lakes.

Diamond Lake

The cluster of residential dwellings located near the southeastern portion of Diamond Lake could be classified as a “neighborhood” in the sense that the lots are smaller in size and residential density is greater here than in other areas of the Township. This area of the Township has local road access to M-62, which ties into downtown Cassopolis.



Diamond Lake, Image provided by Google Earth, 2023.



Paradise Lake, Image provided by Google Earth, 2023.

Paradise Lake

The Paradise Lake “neighborhood” offers small lots that have direct frontage onto Paradise Lake, which is situated towards the northeast of the Township. Similar to the Diamond Lake “neighborhood”, Paradise Lake does not offer pedestrian network pathways that are more commonly found in traditional neighborhoods.

Nodes

While Calvin does not have a traditional node (like that of a neighborhood), areas around the Township’s lakes can be described as such since they act as places of gathering, whether that be for recreation or other purposes.

Corridors

Calvin Township does not have traditionally established corridors that are prevalent in densely populated municipalities. Because Calvin Township is rural and its roadways are overseen by the Road Commission of Cass County, most of the road networks run on a traditional grid pattern (north-south, east-west).

The predominant roads within the Township are Calvin Hill Street, which runs east-west, and Calvin Center Road, which runs north-south.

2.4 Demographics

This section of the Plan examines the demographic trends in Calvin Township by analysing data from the U.S. Census Bureau. The analysis offers regional context and comparisons with neighbouring communities. Understanding the existing demographic patterns gives insight into what the Township needs to plan for in the future. This section includes a review of the population, race, age structure, educational attainment, as well as employment and housing summaries. The data and trends identified provide a foundation for developing strategies to address the needs of Calvin Township residents.



POPULATION TRENDS

Over the past two decades, Calvin Township has experienced slight population decreases that have been increasing with time. The 2009 Master Plan predicted a population increase to 2,237 residents in 2010 and 2,483 residents in 2020; however, the opposite trend has been occurring. From 2000 to 2010 the population decreased very slightly by 0.2% and then decreased by 2.2% from 2010 to 2020. Similarly, the County and nearby municipality of Cassopolis have experienced a decrease over the past decade.

Table 1. Age Group by Years for Men and Women in Calvin Township

MUNICIPALITY	2000	2010	2020	% CHANGE (2000-2010)	% CHANGE (2010-2020)
Calvin Township	2,041	2,037	1,993	-0.2%	-2.2%
Cass County	51,104	52,293	51,589	2.3%	-1.3%
NEIGHBOURING MUNICIPALITIES					
Cassopolis	1,740	1,774	1,712	2.0%	-3.5%
Niles	12,278	11,600	11,988	-5.5%	3.3%
South Bend, Indiana	103,353	101,168	103,453	-2.1%	2.3%

Source: U.S. Census Bureau, P1 Redistricting Data 2000, 2010, 2020

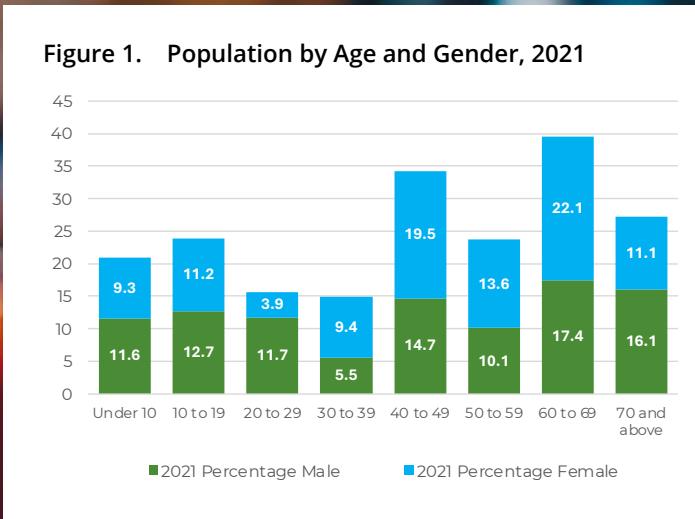


Figure 1. Population by Age and Gender, 2021

POPULATION BY AGE AND GENDER

The median age of residents in Calvin Township is 47.3 years old. Graph 1 provides an overview of how Calvin's Township population varies by age and gender based on a percentage. By looking at the combined totals for each column on the graph, there is a noticeable drop in residents between the ages of 20 to 40 years old and a greater percentage of residents from the ages of 40 to 49 and 60 to 69 years old.

For the age groups between 20 and 40 years old, there is also a distinct change by gender. The population of females drops by more than half between the ages of 20 to 29. The population of males drops by half between the ages of 30 to 39. This is represented in Figure 1, (which accounts for the percentage of males in each age group with green and blue for females) as well as in Table 2.

Figure 2. Age Group by Years for Men and Women in Calvin Township

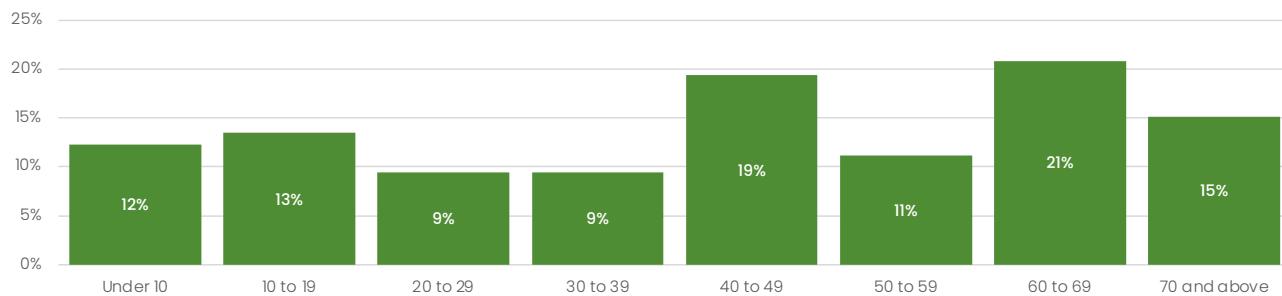


Table 2. Age Group by Years for Men and Women in Calvin Township

AGE GROUP BY YEARS	MALE (#)	FEMALE (#)	MALE (%)	FEMALE (%)
Under 10	108	94	11.6	9.3
10 to 19	118	103	12.7	11.2
20 to 29	109	46	11.7	3.9
30 to 39	51	104	5.5	9.4
40 to 49	136	181	14.7	19.5
50 to 59	94	89	10.1	13.6
60 to 69	161	180	17.4	22.1
70 and above	149	99	16.1	11.1
Total	926	896		

Table 3. Race - Population

RACE	2010	%	2020	%	% CHANGE (2010-2020)
Total Population	2037		1,993		
White	1501	74%	1,525	77%	2%
Black	381	19%	293	15%	-23%
American Indian and Alaska Native alone	13	1%	17	1%	31%
Population of two or more races:	119	6%	131	7%	10%
White; Black or African American	58	3%	58	3%	0%
White; American Indian and Alaska Native	17	1%	33	2%	94%

Source: U.S. Census Bureau, P1 Redistricting Data 2000, 2010, 2020

POPULATION BY RACE

Over three-fourths of the population has been and continues to be White followed by Black residents making up about 15 percent of the population (Table 3). It is important to note a noticeable decrease in the number of Black residents in the Township over the last decade. Additionally, there has been a slight increase in the number of American Indian and White-American Indians in the Township, although altogether this population group makes up less than 3% of the overall population.

EDUCATIONAL ATTAINMENT

The educational attainment rate for Calvin Township is 16.9%, which delineates those who hold a bachelor's degree or higher. Residents who are 65 years and older (estimated 101) account for the largest age group that holds higher education degrees. Residents who are 45-64 account for the second highest level of holding a bachelor's degree or greater, at an estimate of 79 residents.

For comparison, within Cass County, an estimated 21% of the population (51,589 total population) have a bachelor's degree or higher. The State of Michigan has an educational attainment rate of 31.7%. Calvin Township's lower attainment rate of 16.9% could be impacted by the relatively low population levels (1,993 per the 2020 Census).

HOUSING

Of the 1,040 built homes in Calvin Township, 80% are occupied. Of the occupied houses, 81% are owner-occupied and about 19% are renter-occupied. The 200 existing vacant housing structures have the potential to accommodate an influx of potential residents and increase the population to exceed the population levels from the year 2000. This dataset does not capture the quality of the existing, vacant homes, which will be addressed later in this plan.

The average household size is 2.6 people. This statistic in conjunction with additional household data signifies that the average home is a family-occupied household with either two parents and a child, a single parent and two children, or a household with a senior over the age of 65 years old. The majority of the households, 63%, are occupied by married

couples, 24% are non-family households – 90% of which are people living alone and about 55% of the people living alone are seniors – then 12% are single-female parent-led households, and the remaining 1% being single-male parent-led households. (Table 4)

Most households are single-family (82%), 90% of which are occupied by married-couple families. There are a significant number of mobile [manufactured] homes, (16%) of which 24.7% of mobile homes are occupied by single-mother households.

Based on the data sets from the US Census, single mothers do not occupy duplexes or multi-family units in the county, nor do single people or seniors living alone, instead they occupy mobile homes.

Table 4. Housing by Family Type and Unit Type

	TOTAL OCCUPIED-HOUSES	MARRIED-COUPLE FAMILY HOUSEHOLD	SINGLE-MALE FAMILY HOUSEHOLD	SINGLE-FEMALE FAMILY HOUSEHOLD	NON-FAMILY HOUSEHOLD
Housing by Family Type (#)	626	392	8	75	151
Housing by Family Type (%)		63%	1%	12%	24%*
HOUSING BY UNITS/HOUSING TYPE:					
1-unit structures	82.1%	90.6%	87.5%	66.7%	67.5%
2-or-more-unit structures	1.9%	2.8%	12.5%	0%	0%
Mobile homes and all other types	16.0%	6.6%	0%	33.3%	32.5%

Source: US Census Bureau, American Community Survey 5-year estimates, 2021

*Of the non-family households, 90% are people living alone.

Of the people living alone, 55% are people over the age of 65-years-old.

EMPLOYMENT PROFILE

This section outlines the employment levels for the Township based on 2021 ACS (American Community Survey, 5-Year Estimates) data, which is the most current information available from the United States Census. Because this data is an estimate, the following numbers may have a margin of error. However, the following data provides a breakdown of where those within the Township, who are 16 years and older, hold employment.

Table 5. Race - Employment

INDUSTRY	# EMPLOYED
Full-time, year-round civilian employed population 16 years and over	475
Management, business, science, and arts occupations:	155
Management, business, and financial occupations:	56
Management occupations	45
Business and financial operations occupations	11
Computer, engineering, and science occupations:	28
Computer and mathematical occupations	16
Architecture and engineering occupations	7
Life, physical, and social science occupations	5
Education, legal, community service, arts, and media occupations:	58
Community and social service occupations	6
Legal occupations	19
Educational instruction, and library occupations	20
Arts, design, entertainment, sports, and media occupations	13
Healthcare practitioners and technical occupations:	13
Health diagnosing and treating practitioners and other technical occupations	4
Health technologists and technicians	9
Service occupations:	23
Healthcare support occupations	0
Protective service occupations:	0
Firefighting and prevention, and other protective service workers including supervisors	0
Law enforcement workers including supervisors	0
Food preparation and serving related occupations	13
Building and grounds cleaning and maintenance occupations	4
Personal care and service occupations	6
Sales and office occupations:	91
Sales and related occupations	56
Office and administrative support occupations	35
Natural resources, construction, and maintenance occupations:	40
Farming, fishing, and forestry occupations	3
Construction and extraction occupations	11
Installation, maintenance, and repair occupations	26
Production, transportation, and material moving occupations:	166
Production occupations	157
Transportation occupations	0
Material moving occupations	9

Source: U.S. Census Bureau, P1 Redistricting Data 2000, 2010, 2020

COMMUTING

An indication of this area's economic position relative to the surrounding region can be illustrated in travel time to work for residents. Table 6 further outlines the time residents, age 16 and older, spend traveling to their place of employment. The average travel time to work was estimated at 27.4 minutes.

The average travel time to work was estimated at 27.4 minutes.

Table 6. Travel Time (2021 ACS)

TRAVEL TIME TO WORK	%
Less than 10 minutes	4.80%
10 to 14 minutes	4.30%
15 to 19 minutes	12.10%
20 to 24 minutes	27.00%
25 to 29 minutes	12.00%
30 to 34 minutes	20.10%
35 to 44 minutes	4.60%
45 to 59 minutes	9.20%
60 or more minutes	5.80%



Table 7. Place of Work (2021 ACS)

PLACE OF WORK	
Worked in state of residence	46.10%
Worked in county of residence	33.60%
Worked outside county of residence	12.40%
Worked outside state of residence	53.90%

Table 7 showcases the place of work for residents 16 years and older within the Township. 53.9 percent of those who are employed are shown to work outside of the State. Employment outside of the State may be attributed to the regional draw of both Elkhart, Indiana and South Bend, Indiana. As further information, Elkhart, Indiana has an estimated population of 53,949 residents (2021) and South Bend has an estimated population of 103,353 (2021). This level of population between the two cities would require high levels of services and promote industry to support its residents and the region as a whole.

KEY FINDINGS

Through analysing the Township's existing conditions, the following overall land use themes have been identified:

ENHANCING
& PRESERVING

EXPLORING
& EXPANDING

PLANNING AHEAD
TO WELCOME ALL



Rural Residential & Agricultural

A majority of the Township's land use is comprised of rural residential and agricultural production, with single-family homes located on and off agricultural land. As an essential land use, this plan must recognize the needs of rural residential and agricultural production so that it can be enhanced and preserved.

Higher Density Residential Areas

The Township has limited higher-density residential areas, with most density occurring along Diamond and Paradise Lakes. This plan should investigate the possibility of the Village of Cassopolis expanding, which lies to the northwest of Calvin Township, towards the southeast around Diamond Lake. This exploration is essential to prepare for any potential increases in population density that could occur as a result.

Aging Populations

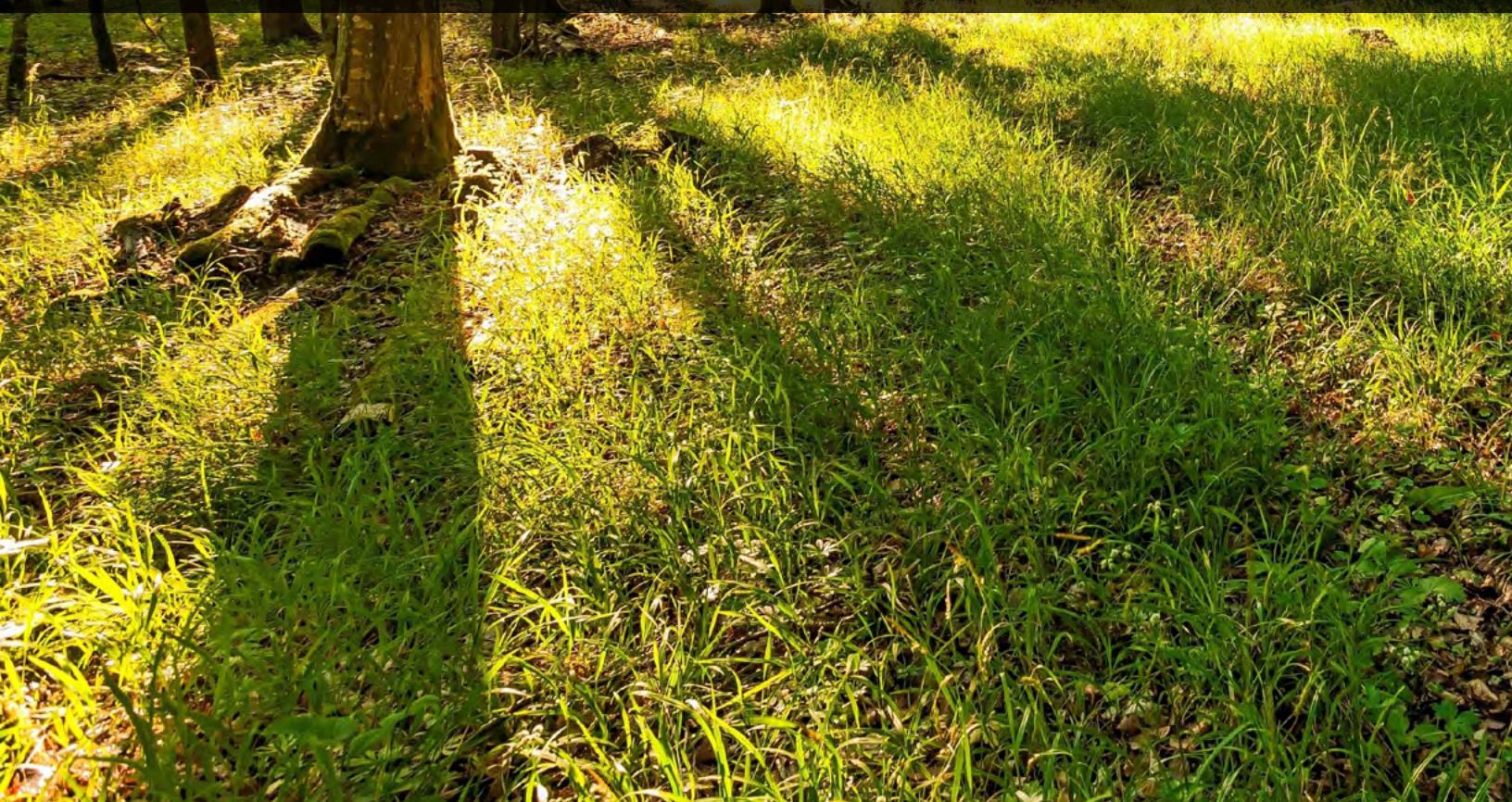
Like many other municipalities in Michigan and even the United States, Calvin has a steadily aging population that is important to consider. Given the Township's commitment to providing a welcoming environment for all residents, this plan will explore themes and ideas on aging in place and encouraging amenities to residents and visitors of all ages.





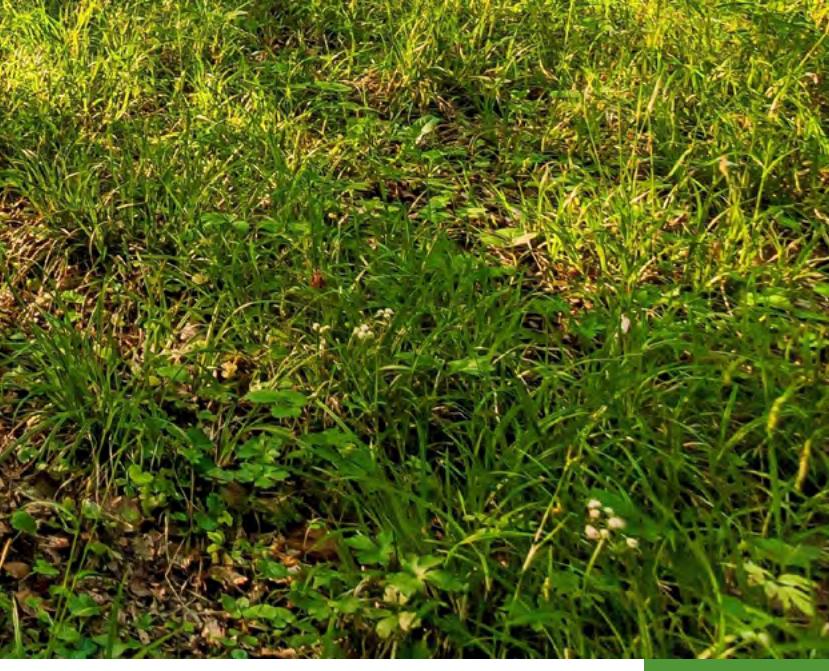
CHAPTER 3

NATURAL SYSTEMS





Calvin Township stands as a rural-agricultural Michigan community with wooded areas and soils well-suited for agriculture. This chapter serves as a cornerstone for sustainable development, recognizing the intrinsic value of the Township's ecological heritage and the necessity of responsible stewardship. By embracing the principles of conservation, preservation, and sustainable management, Calvin Township aspires to cultivate a future where the natural environment is preserved for generations to come, ensuring a harmonious balance between human needs and those of the environment.





3.1 Natural Resources & the Environment

NATURAL FEATURES & CHARACTERISTICS

Calvin Township encompasses a wide variety of physical resources and landscape features. The quantity and quality of these natural attributes have been and will continue to be a determining factor in the types of recreational patterns and land use development approvals over the coming years.



Topography

While topography in the Township is generally rolling, several areas exist in the Township where the slopes of the terrain are more than five percent. Land with slopes less than five percent is generally considered desirable for development, requiring minimal, if any, grading. Land areas with slopes ranging from five to twelve percent can be developed with careful grading and conservation measures. Land areas with slopes over twelve percent should not be developed except for recreational and open space activities.

Cass County Geographical Information Systems (GIS) has elevation data for the entire County. In a review of this data, it is noted that the Township experiences lower elevation levels near the lakes (Diamond, Paradise, and Long) with gradual increases as the distance away from the lakes increases.

Some areas within the Township have significant elevation changes, predominately between Calvin Centerline Road & Tharp Lake Road, north of Calvin Hill Street. Elevations in this area, according to Cass County, can exceed 1,000 feet above sea level.

Additionally, Calvin Township is the location of the Calvin impact crater, the largest meteor impact crater in Michigan. The impact occurred during the Late Ordovician period, which ended approximately 450 million years ago. The meteor's impact left a nearly circular crater that is about 5 miles wide. Despite the impact area being so large, it's practically impossible to see because it's buried approximately 100-400 feet underground and since it happened so long ago. In fact, no one knew the crater was there until it was discovered in 1987.



Landcover

Historically, land cover in the Township was dominated by forests, swamp, savanna, and prairies. Examples of vegetation found in the area include:

- Beech and sugar maple forests
- Mixed hardwood swamps
- Shrub swamp / emergent swamps
- Wet prairies
- Mixed oak savannas
- Oak and hickory forests
- Mixed conifer swamps

Soils

Soil characteristics have an important influence on the ability of land to support various types of equipment, drainage, and development locations. Four specific soil characteristics influence their ability to be used for various purposes. These include the following:

- Bearing capacity: the ability to support the weight of trails, buildings, and vehicles;
- Erodibility/stability: the susceptibility to withstand erosion hazards;
- Drainage: the ability for soils to retain, drain, and receive water;
- Resource value: the economic worth.

These soil aspects are also especially important for Calvin because of the prevalence of agriculture within the community. Soil type should be considered if development is to be planned in the future. Overall, Cass County is almost entirely made up of sandy or loamy soils. The remainder of the county is made up of muck soils, or well-decomposed organic material, mostly evident in wetland areas.

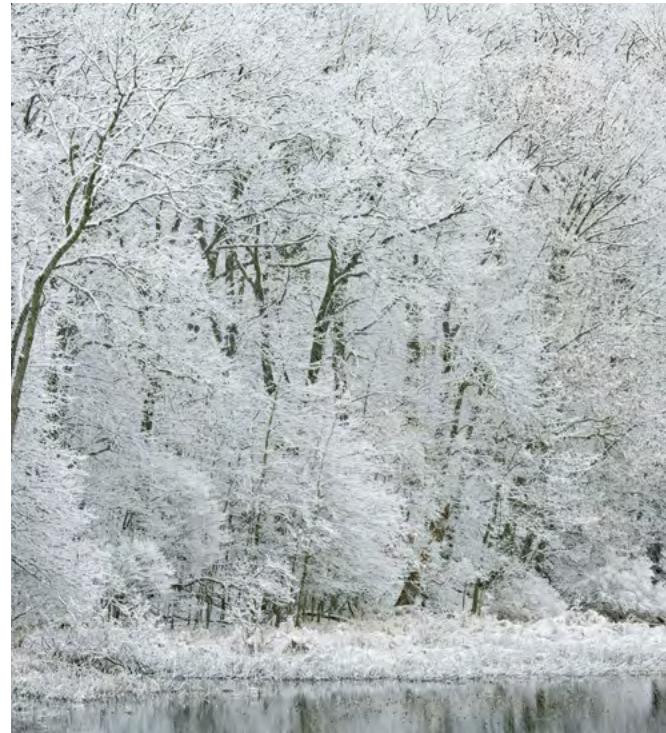


Water Bodies and Wetlands

The Township is home to multiple lakes and creeks which provide recreational opportunities for its residents and visiting patrons. Of these lakes, Paradise is the largest that is fully located within the Township. The Township also incorporates a portion of Diamond Lake, which is located to the northwest and predominantly located within the Village of Cassopolis. Additional lakes, which are connected via creek to one another, are also located near the central portion of the Township.

Due to the number of lakes within the Township, and its rolling topography, the Township also hosts a number of emergent and forested wetlands, predominately located near and around the existing water bodies. The largest contiguous forested wetland within the Township is located west of Calvin Center Road and south of Chain Lake Street. Additional wetlands and other natural features are shown on the accompanying map.

Wetlands are associated with poor soil conditions and seasonal standing water. Although they are not ideal for development or agriculture, wetlands serve as green infrastructure as they work as a natural filtering system, which is important for rural communities like Calvin that rely heavily on well water. In addition, wetlands serve as retention areas for stormwater and groundwater recharge. Wetlands also provide habitats and food sources for several native aquatic and terrestrial species. Future development and land use should be sensitive to the existing wetland patterns within the Township.

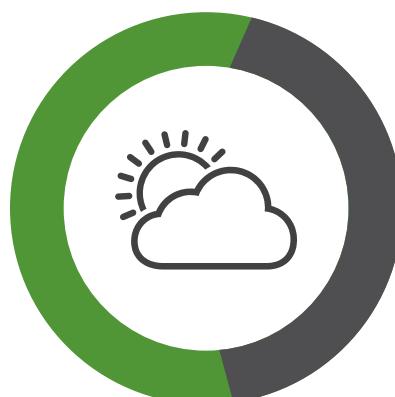
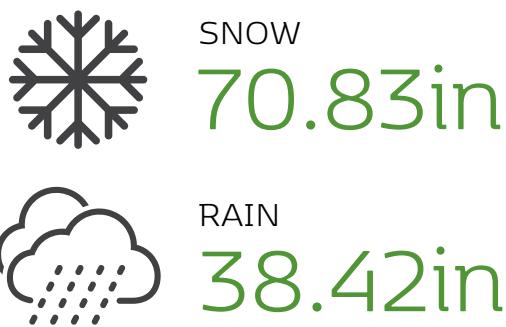


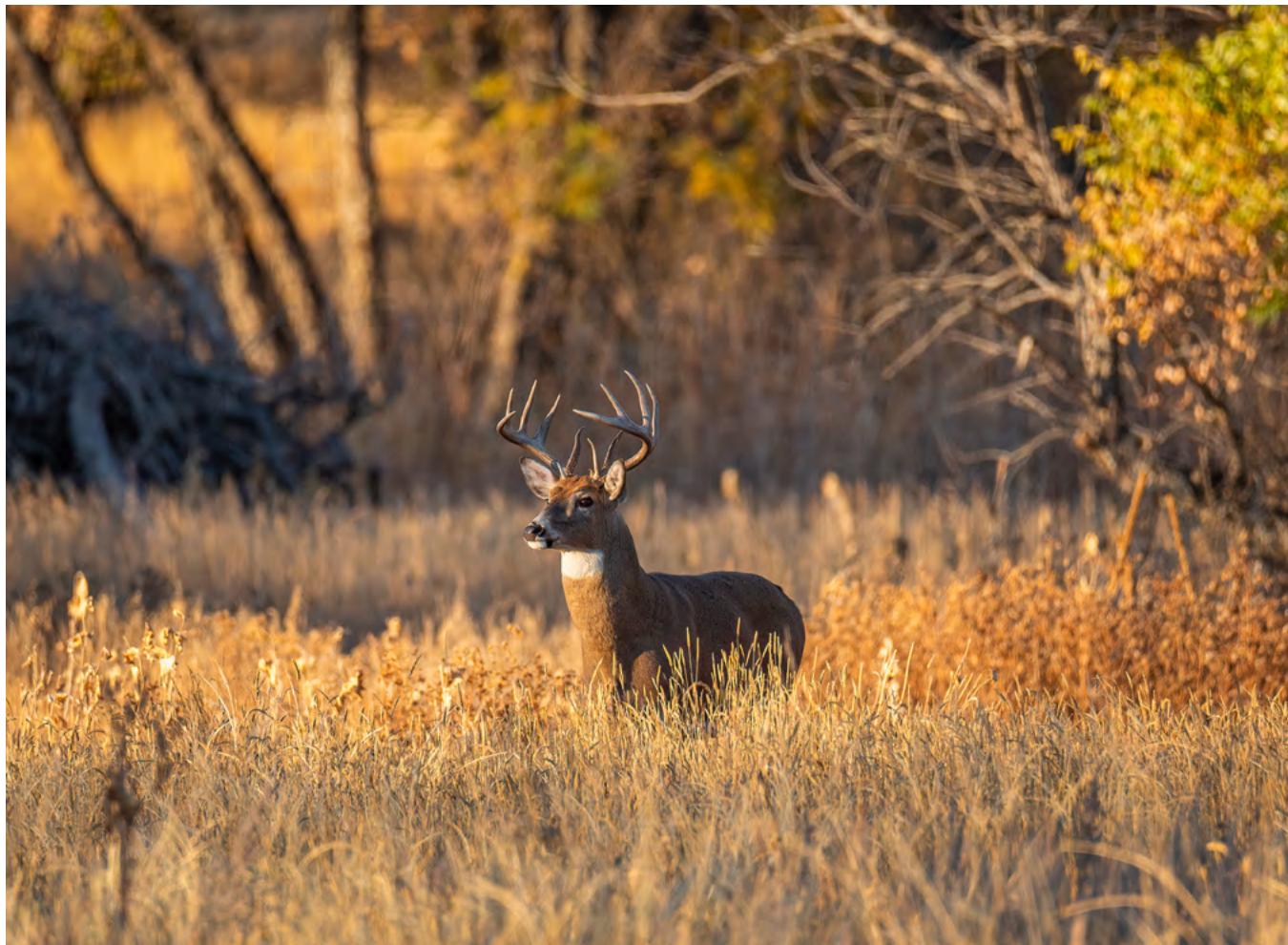
Agricultural Lands

Agricultural land is spread out throughout the Township, with significant concentrations south of Calvin Hill Street and west of Calvin Center Road, north of Chain Lake Street. Agricultural production within the Township is predominantly field-grown crops, such as soybeans and feed corn (livestock feed). Additional crops throughout the years have included tomatoes, alfalfa, rye, winter wheat, and more.

Weather and Temperature

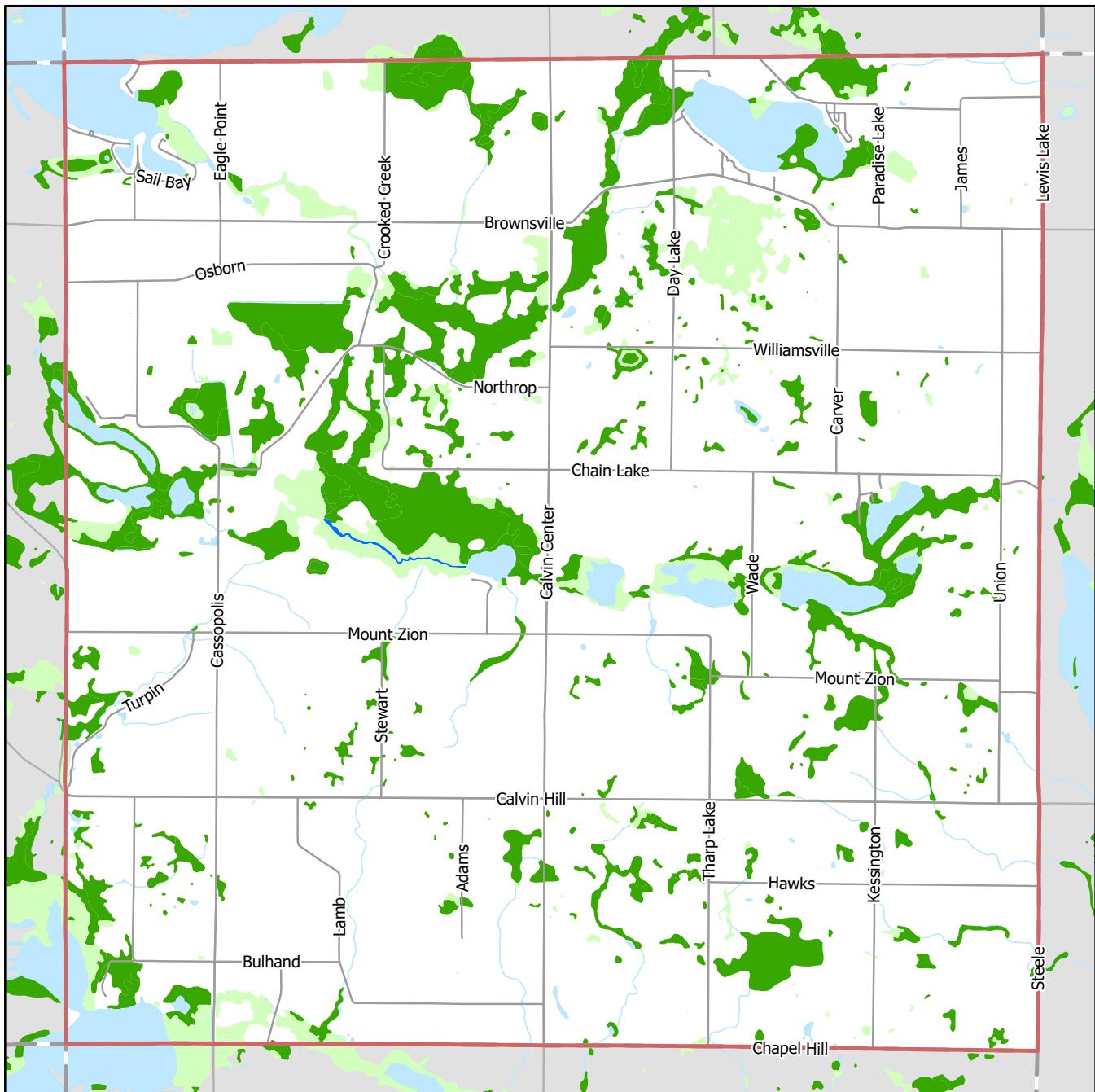
Calvin Township has a moderate climate with warm-to-hot summers and cold winters. The average temperature ranges from 19 to 81 degrees Fahrenheit with an average overall temperature of 49.7 degrees. Annually, Calvin receives approximately 38.42 inches of rain per year, which is higher than the Michigan average of 32.79 inches per year. Calvin receives more snow than the State of Michigan, which receives 70.83 and 60.66 inches of snow, respectively, per year on average.





Wildlife

As a community with various inland lakes, many types of flora and fauna can be found within the Township. With the warm transitional creeks and lakes within the Township, there is a lot of support for wildlife. Fish species can include largemouth bass and bluegill. Amphibians and reptiles include painted turtles, toads, and eastern newts. Land animals come in a great variety and include species like white-tailed deer, raccoons, and a variety of bird species.



Natural Features

Calvin Township - Cass County, Michigan

June 24, 2025

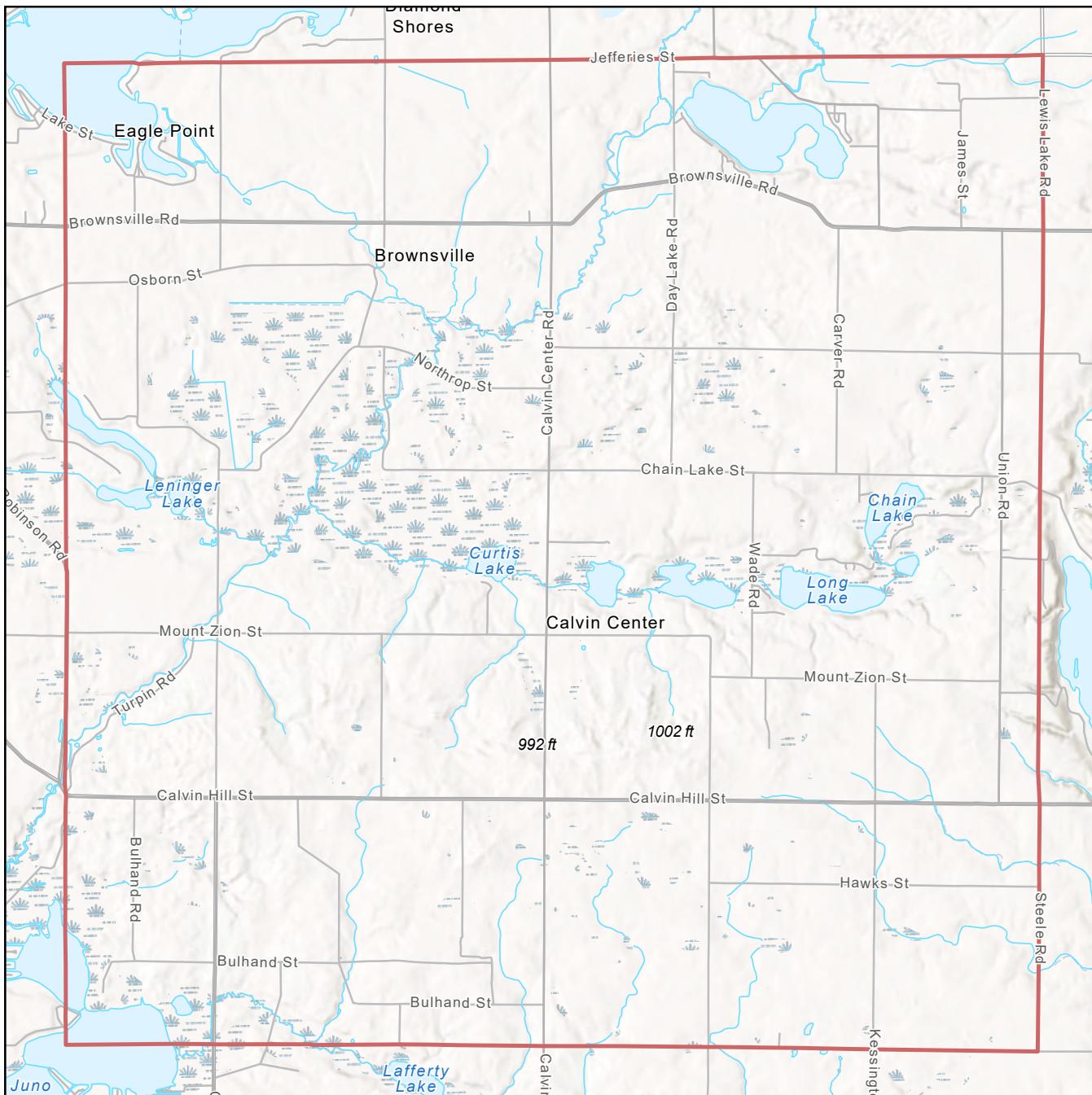
LEGEND

- Emergent Wetlands
- Forested/Shrub Wetlands
- Lakes & Ponds
- Riverines

0 2,000 4,000
Feet



Basemap Source: Michigan Center for Geographic Information, v. 17a. Data Source: Calvin Township 2023. McKenna 2024.



Topography

Calvin Township, Cass County, Michigan

June 24, 2025

LEGEND

Calvin Township

0 2,000 4,000
Feet



Basemap Source: Michigan Center for Geographic Information, v. 17a. Data Source: Calvin Township 2023. McKenna 2024.

MCKENNA

CLIMATE CHANGE ADAPTATION

Every community in the United States has experienced the effects of climate change. In general, Michigan has seen warming temperatures, increased frequency and intensity of extreme weather events, changing precipitation patterns, and fluctuations in lake levels. As the climate continues to change, Calvin Township will continue to feel the impact, especially as a community with inland lakes. Much of the threat the community may experience may be due to flooding and increased rainfall. To gauge the impact of climate change on the community, Calvin Township should consider:

CONDUCTING A RISK ASSESSMENT



A risk assessment that actively engages the public, identifies current vulnerabilities, and forms an adaptation plan.

UPGRADING INFRASTRUCTURE



Infrastructure should be updated to withstand hazards such as erosion, flooding, wind storms, heat waves, ice storms, etc. This could involve retrofitting buildings for energy efficiency or reinforcing critical infrastructure (roads, bridges, utilities).

CONSERVATION



Efforts to protect natural resources such as lakes, rivers, wetlands, farmland, and forests, which are essential for resilience. Not only are these features essential for the wildlife that inhabit them, but they also provide essential processes for the wellbeing of Calvin Township. For example, large spans of trees can protect buildings from wind and weather, and wetlands filter stormwater.



3.2 Parks & Facilities

Calvin Township recently adopted its 2024 Parks and Recreation Plan, which ensures the Township's eligibility for Parks and Recreation Grants issued by the Michigan Department of Natural Resources (MDNR). The Township must strive to renew its eligibility for MDNR grants every 5 years. While the Township only hosts one park, there is a vast number of recreational opportunities within Township borders.

FACILITIES



Dr. Otis Newsome Memorial Park & William J. Robinson Community Center

The Dr. Otis Newsome Park and William J. Robinson Community Center make up 1.77 acres, which is fenced-in and is surrounded by farmland and woods. The Park features a softball field, basketball court, bleachers, tables, grills, playground equipment, and a pavilion. To the south is a natural spring-fed pond.



Cassopolis School District

Although not within the Township's borders, the Cassopolis School District offers a variety of recreation facilities and services for children and their families.



Camp Wagner

Camp Wagner is a private facility situated on 120 acres of mixed grasslands, wooded forests, and wetlands and offers a range of activities for groups and organizations. Camp Wagner serves as the primary location for multiple camp meetings and summer camps. Examples of activities include swimming sports, a climbing wall, scavenger hunts, go-carting, arts and crafts, and more.



RECREATIONAL OPPORTUNITIES

Water Facilities

On some of Calvin Township's lakes and streams, there are public boat launches available, which are owned by the MDNR. These boat launches include:

- **CHAIN LAKE BOAT LAUNCH.**

A hard surface, medium watercraft ramp located off Chain Lake. Ten Parking spaces are available for public use.

- **DIAMOND LAKE PUBLIC BOAT LAUNCH.**

A hard surface, medium watercraft ramp located off of Diamond Lake. 58 Parking spaces are available for public use. A recreation passport is required to use the boat launch.

- **PARADISE LAKE BOAT LAUNCH.**

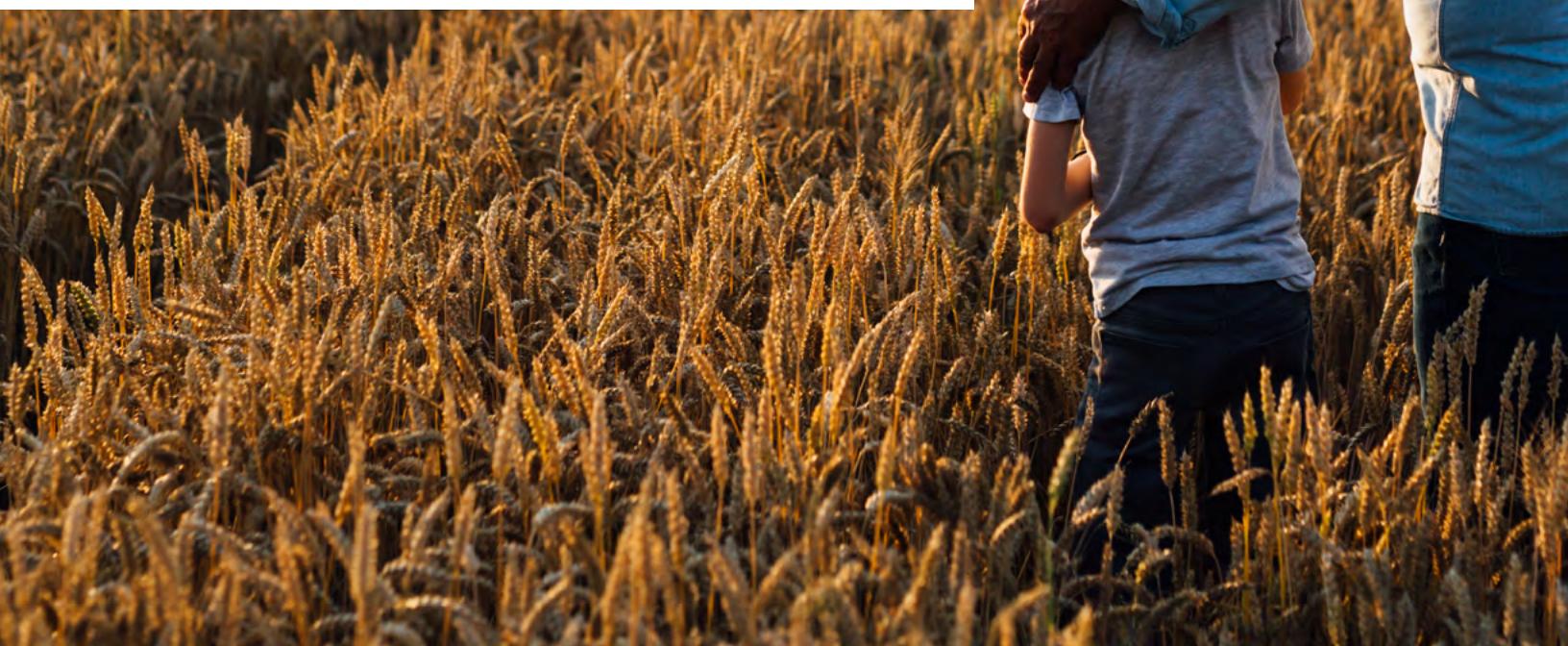
A hard surface, medium watercraft ramp located off of Paradise Lake. 15 parking spaces are available for use.



Paradise Lake Boat Launch

3.3 Agricultural Preservation

Agriculture, often overlooked, is an extremely important land use. Agriculture is not just a means of producing food and generating income for rural areas; it is integral to maintaining the cultural, economic, and environmental health of Calvin Township. As one of the most common land uses in the Township, agriculture plays a crucial role in Calvin Township for several reasons:





ECONOMIC CONTRIBUTION

In many rural communities where agriculture is the primary land use, it provides the primary means of livelihood for many residents. It contributes to Calvin Township's local economy through employment in farming, agribusiness, processing, and other ways.



EMPLOYMENT OPPORTUNITIES

Beyond direct farming, agricultural operations support secondary employment such as food processing, equipment maintenance, and other service industries that cater to agricultural uses.



IDENTITY

Agriculture has been a large portion of Calvin Township's identity for a while. Residents are proud to identify with the agricultural roots of the community, as caretakers of the land and people.



SUSTAINABILITY AND LAND STEWARDSHIP

Farmers can be described as stewards of the land, playing a direct role in managing natural resources such as soil and water. Sustainable agriculture practices can help maintain and preserve these features, contributing to long-term sustainability and resiliency.



FOOD SECURITY

Farms provide food security not just for Calvin Township but also for places beyond the municipality, region, and state. By preserving agricultural uses, the Township is playing its part in helping feed both its residents and those beyond Township borders.



ECONOMIC INDEPENDENCE

By being able to produce food and generate income locally, rural communities like Calvin Township can achieve a degree of economic independence. This is because producing food locally reduces reliance on external markets and can buffer the Township against larger economic fluctuations.



INNOVATION AND DEVELOPMENT

Beyond agricultural production, agriculture can also be a site for innovation with regard to farming practices, sustainability, and community-led development initiatives. These innovations can be shared more broadly, influencing wider agricultural practices.

HISTORY AND EVOLUTION OF CALVIN TOWNSHIP'S AGRICULTURAL PRACTICES

Calvin Township's agricultural roots are deeply tied to its Black community history. Historically, many Black Americans who came to the Calvin Township area either had money to purchase land or earned money working for others. Black farmers chose Calvin Township for many reasons, including the established Chain Lake and Mt. Zion churches, affordable land, and the nearby Quaker community which offered assistance and protection.

Corn and fruit trees (apples, cherries, etc.) were a common crop. Animal husbandry was also common, with livestock such as cows and chickens being common. Overall, the community's agricultural profile was, and still is, very similar to other Michigan agricultural communities. Agricultural production within the Township is predominantly field-grown crops, such as soybeans and feed corn. Additional crops throughout the years have included tomatoes, alfalfa, rye, winter wheat, and more.



PRIMARY CHALLENGES

Some of the biggest challenges agricultural communities like Calvin Township face include:

- **URBANIZATION PRESSURES AND LOSS OF FARMLAND**

While Calvin Township is not currently experiencing many development pressures, it may become a concern in the future. This is largely because the Township has a wide variety of inland lakes, including Diamond Lake, which flanks Cassopolis; populations from Cassopolis have already spilled over into Calvin's northwest corner. For the most part, development primarily looks like single-family homes, and this trend is expected to continue.

- **ECONOMIC CHALLENGES**

(Cost of land, profitability, market access).

- **ENVIRONMENTAL ISSUES**

(Climate change, soil degradation, water scarcity).

- **POLICY AND REGULATORY HURDLES**



PRIMARY SOLUTIONS

Fortunately, many of the primary challenges listed above have a variety of solutions or methods of mitigating them, such as:

- **LAND USE POLICIES**

Land use policies are one of the primary tools a community has to protect agricultural uses within its borders. There is a wide selection of policies that can be mixed and matched to cater toward the needs of Calvin Township, including:

- **Agricultural Zoning**

The current zoning districts and their assigned parcels should be reevaluated and rezoned to reflect the intent of this Master Plan.

- **Urban Growth Boundaries (UGBs)**

UGBs define the limits around a municipality within which urban development can occur. Development outside of these boundaries are restricted, thereby protecting large areas of agricultural land from urban encroachment. Although more common in larger cities, small townships like Calvin can also establish UGBs to control urban sprawl and prevent the encroachment of development into agricultural or natural areas.

- **ECONOMIC INCENTIVES**

(Tax breaks, grants, subsidies for sustainable practices).

- **COMMUNITY INITIATIVES**

There are many ways in which agricultural use can be creatively protected and encouraged. Some of the most popular agricultural community initiatives include farmer's markets, farm-to-table restaurants, and agricultural tourism (corn mazes, u-pick operations, hay rides, distilleries, and more).

- **EDUCATION AND OUTREACH**

There are many methods by which Calvin Township can promote agricultural education, from young to old. Some communities have farm-to-school programs, which connect schools with local farms to serve healthy meals in school cafeterias and to promote food education. Communities with more senior populations may opt to hold educational events for seniors. Young or old, education and outreach programs can look like gardening activities, cooking lessons, and farm visits.

- **COLLABORATION WITH CONSERVATION GROUPS AND GOVERNMENT AGENCIES**



CHAPTER 4

INFRASTRUCTURE, TRANSPORTATION, PUBLIC SERVICES



The transportation system provides a backbone for accessibility and helps guide how people will travel within a community. The conditions of a road, including whether it is paved or widened, will affect the amount or type of traffic on any particular road.



4.1 Infrastructure

Infrastructure encompasses a wide array of essential facilities and systems that ensure the functionality of Calvin Township. Infrastructure includes physical assets—such as roads, bridges, sidewalks, water supply systems, sewers, and electrical grids—and services, including telecommunications networks (which cover internet connectivity and broadcasting), transportation systems, and the distribution of water and power. These elements are critical not only for sustaining economic activities but also for facilitating comprehensive community development.

Water & Sewer

In general, limited areas of Cass County are served by public sewer and water services. These areas are principally limited to Dowagiac and the county's four villages. Public sewer and/or water in each of the county's townships are non-existent or otherwise very limited. Where sanitary services has been extended to township areas, such as Calvin, it is typically limited to specific lake areas such as, but not limited to, Barron Lake in Howard Township, Indian Lake and the Sister Lakes area in Silver Creek Township, the Finch Lake area in Volinia Township, the lakes of Pine, Hemlock, Saddlebag and Fish in Marcellus Township, Diamond and Donnell Lakes in Penn Township, and the Christiana/Juno lakes area in Mason and Ontwa townships. Sewer and water services are provided by local municipalities through agreements with sewer/water authorities operating within the county.

Electric & Gas

Calvin receives its electrical power from Indiana-Michigan Power and Midwest Energy, which is true for the entire county. Nearly all of Cass County receives natural gas service from the SEMCO Energy Gas Company, including Calvin Township. Even in communities where natural gas service is present, service may not extend to many, if not the majority, of households within the community.

Internet, Cell & Broadband

Internet is available within the Township through a variety of means including fiber optic, wireless towers, DSL lines, satellite dishes, and cellular hotspots. There are a variety of cellphone and internet providers available for residents to choose from, however, AT&T serves the majority of Calvin Township.

In 2020, a generous donation of 44 acres of land located at the intersection of Jefferies Street and Day Lake Road was made to the Township, marking a significant contribution to the community's growth and development. This expansive parcel, rich in natural beauty and open space, holds tremendous potential for a variety of uses that could greatly benefit local residents. The donation represents an exciting opportunity for the Township to enhance the quality of life for its residents and create a lasting legacy for future generations.

4.2 Transportation

Calvin Township is situated west of M-40 and north of US-12, which are State of Michigan highways. The Township is approximately 5 miles north of I-80, an east/west interstate highway in Indiana.

The Road Commission of Cass County maintains the Township's internal road system. Generally, the road network within the Township operates on a grid-like pattern, with roads running north-south and east-west. Calvin Township's roads are typically two-way, with narrow shoulders on either side of the road. As such, agricultural landowners may face difficulties, as there is not enough space for farm equipment to move along the roads while allowing other vehicles to pass by.

The following road classification system further details the types of roads within the Township.

ROAD CLASSIFICATION SYSTEM

There are several classifications of roads within Calvin Township. The following classifications are designed by the Federal Highway Administration and are referred to as the National Functional Classification, or NFC. Higher functions emphasize mobility and lower functions represent more property access.

The following functional road classifications are present in Calvin Township (in descending order of function):

- **MAJOR COLLECTOR:**
a road that serves major intercounty travel corridors and traffic generators (e.g., Calvin Hill, Calvin Center).
- **MINOR COLLECTOR:**
a road that serves several different neighborhoods and provides linkage to major collector roads (e.g., Paradise Lake).
- **LOCAL:**
a low volume and low traffic speed road that is a way used primarily for access to adjacent properties (e.g., Chain Lake, Day Lake, Hawk, etc.).

Road classifications are important aspects of any community. In many circumstances, a particular road classification can dictate how and where state and federal road improvement project dollars are spent. Further, road classifications can indicate various traffic patterns such as traffic volumes and speed limits.



Public Transportation

Public transportation is not prevalent within Calvin Township, as most residents rely on their personal vehicles. However, Cass County does offer a public busing system, which is discounted 50% for the elderly, disabled, and children from the ages of 5-12 that are accompanied by a parent or guardian.

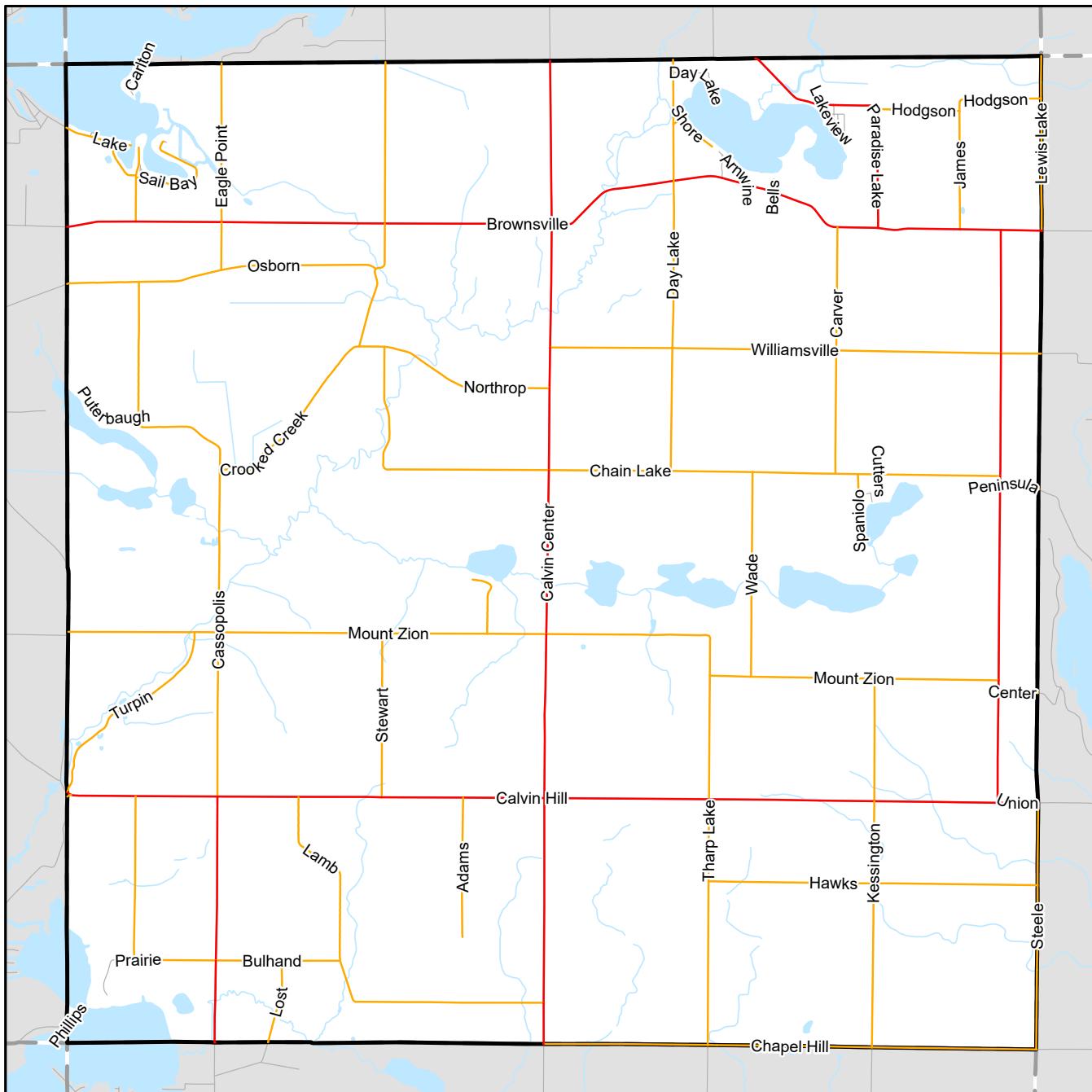
These buses are available from 6 AM to 6 PM Monday through Friday. Anybody in Cass County can use this busing service, however, they must make a reservation by calling at least 24 hours in advance.



Non-Motorized Transportation

In Calvin Township, there is little to no infrastructure that exists to support non-motorized transportation. Typically, for more urbanized Townships, non-motorized transportation looks like sidewalks, bike lanes, and/or trails. Because of the limited amount of development within the Township, there are few incentives for residents to walk or ride bicycles.

As such, there are little to no sidewalks, and roads are outfitted with narrow shoulders, which further discourages walking and bicycling. This is true for neighborhoods as well, such as Lakewood off of Diamond Lake.



Transportation System

Calvin Township, Cass County, Michigan

June 24, 2025

LEGEND

- A31 - Principal Arterial
- A32 - Minor Arterial

0 2,000 4,000
Feet



Basemap Source: Michigan Center for Geographic Information, v. 17a. Data Source: Calvin Township 2023. McKenna 2024.

 MCKENNA

4.3 Public Services

TOWNSHIP HALL

Calvin Township Hall is located at 18693 Mt Zion, Cassopolis, Michigan.

PUBLIC SAFETY

Police

The Cass County Sheriff's Department provides emergency services county-wide. These services include road patrols; the investigation and enforcement of state and local laws in association with crimes against persons and property and violations of the Motor Vehicle Code; operation of the county's 911 dispatch system; and the support of emergency responders and the local citizenry in association with efforts to prepare for, respond to and recover from emergencies and disasters. Calvin Township does not have a local police department.

The Michigan State Police Department (MSPD) does not operate a post in Cass County, but the county receives state police services through the Niles Post in Berrien County. There are two other State Police posts in adjacent counties—the White Pigeon Post in St. Joseph County and the PawPaw Post in Van Buren County. The MSPD is generally responsible for enforcing the criminal and traffic statutes of the state. The typical citizen is most aware of its presence in association with traffic enforcement along the county's state highways, but the Department's efforts extend far beyond state highway monitoring. The MSPD maintains numerous divisions as part of its enforcement efforts including, but not limited to, a Traffic Safety Division; Special Operations Division including an Aviation Unit, Canine Unit, Underwater Recovery Unit, and Emergency Support Team; a Forensic Science Division including laboratories for crime scene and 'post-blast' investigations, drug analysis, document examination, polygraph testing, fingerprint examination, toxicology and blood/alcohol analysis, firearms examination, and arson evidence analysis; and a Training Division. The MSPD is responsible for providing protection services to the state governor and the state capitol complex.



Fire & Emergency Medical Services (EMS)

Calvin Township is served by the Penn Twp. Fire Department, while emergency medical services are provided by SMCAS EMS. Fire departments from nearby municipalities also provide fire protection services.

HEALTHCARE

Hospitals

The closest hospitals and medical centers to Calvin Township include the Cassopolis Family Clinic Network, Corewell Health, and a variety of medical facilities within Cassopolis. There are no healthcare facilities immediately within Calvin Township's borders.

EDUCATION

Schools

The Township is served by Cassopolis Public Schools, which serves approximately 850 students and consists of Sam Adams Elementary School, Cassopolis Middle School, Cassopolis Ross Beatty High school, and an Adult/Alternative Education Center.

Libraries + Cass Historical Library

Calvin Township is served by the Cass District Library, which has branches located in Cassopolis, Edwardsburg, Howard, and Mason/Union and operates an affiliated computer learning center at the Cass County Council on Aging in Cassopolis. The Main Branch and the Local Branch are some of the closest to Calvin Township due to their location in Cassopolis.

Cemeteries

Calvin Township is served by six cemeteries carrying the Township's rich history, including Calvin Center, Shaffer, Mount Zion, Chain Lake, Bethel, Birch Lake, and Community Chapel cemeteries.



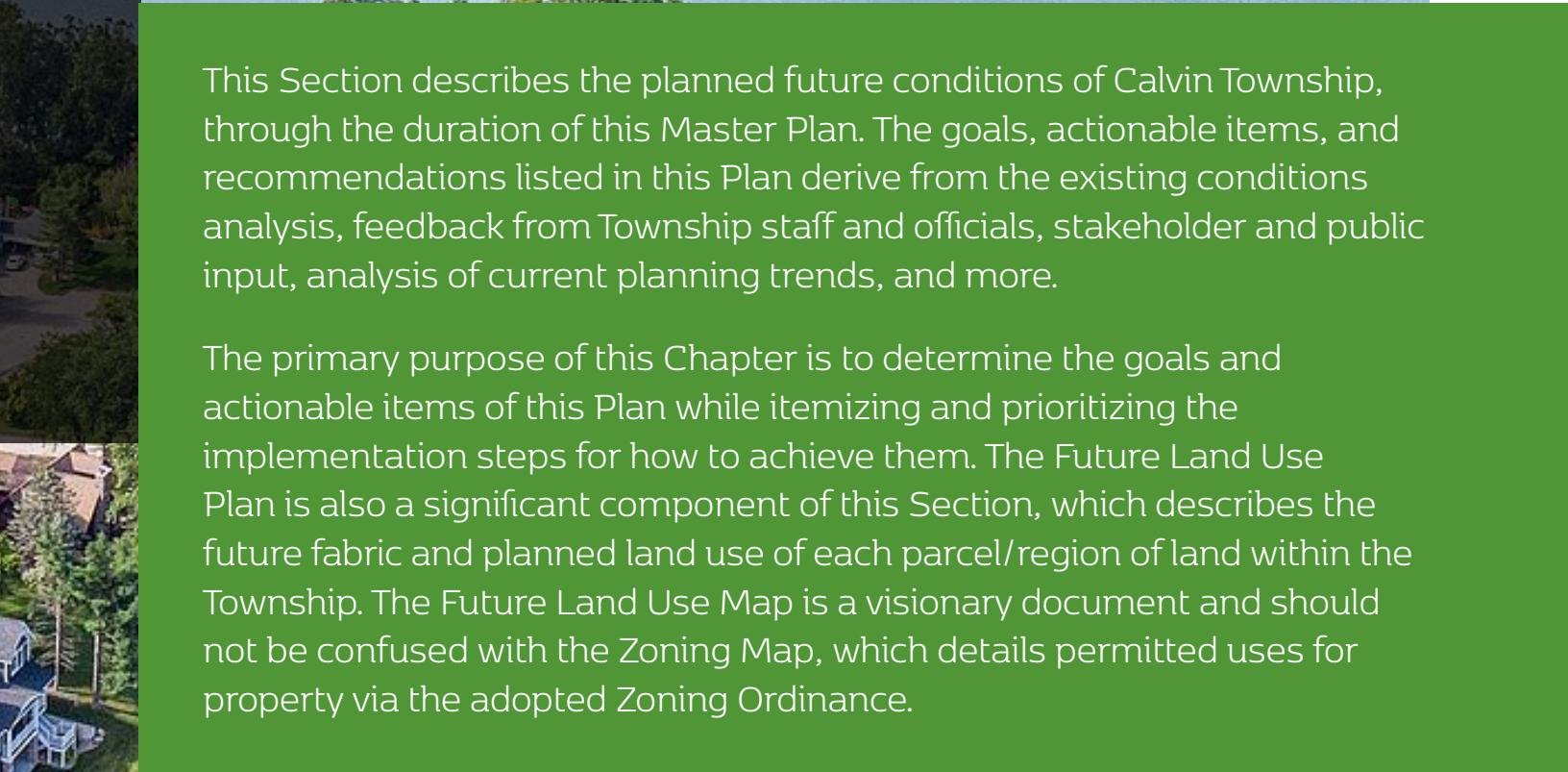


CHAPTER 5

STRATEGIC ACTION PLAN



This Section describes the planned future conditions of Calvin Township, through the duration of this Master Plan. The goals, actionable items, and recommendations listed in this Plan derive from the existing conditions analysis, feedback from Township staff and officials, stakeholder and public input, analysis of current planning trends, and more.



The primary purpose of this Chapter is to determine the goals and actionable items of this Plan while itemizing and prioritizing the implementation steps for how to achieve them. The Future Land Use Plan is also a significant component of this Section, which describes the future fabric and planned land use of each parcel/region of land within the Township. The Future Land Use Map is a visionary document and should not be confused with the Zoning Map, which details permitted uses for property via the adopted Zoning Ordinance.

5.1 Public Engagement Summary

Public engagement played a crucial role in shaping the master plan, serving as the backbone of the plan's development. Calvin Township engaged the public in the following ways:

COMMUNITY SURVEY

The bulk of this document is based on public engagement garnered via two community surveys, one being available in the summer of 2023 and the second being available in the summer of 2024. The reason for the surveys being launched during the summer months is because as a summer vacation community, Calvin Township's population is at its peak during this time.

Survey One – Summer 2023

The first survey was launched on May 15, 2023 and closed August 28, 2023. The survey was composed of 22 questions and respondents were surveyed on a variety of topics related to both parks and recreation and master planning.

A Quick Response "QR" code was distributed to the residents alongside property owners' summer tax bills, which resulted in a total of 54 responses. On average the survey took about 15 minutes for respondents to complete.

Below is an overview of the survey's responses.

SUMMARY

In general, the shared sentiment is that most respondents are satisfied with the current condition of the Township. Many respondents noted their appreciation for the Township's rural character and wish to continue to preserve agricultural and open land.

However, some respondents expressed desire for minor commercial and residential development, where appropriately served by utilities. This would mean fleshing out existing neighbourhoods and providing commercial development that primarily serves the needs of nearby neighbourhoods.

Aspects respondents would like to see improved in the Township include blight removal, code enforcement, and increased bike safety measures.

HELP SHAPE THE FUTURE OF CALVIN TOWNSHIP!

PLEASE SCAN TO TAKE THE ONLINE SURVEY HERE!

Your input is crucial! The master plan is developed based on feedback from community members like you. Your opinions and ideas will guide the decisions that shape our township's future. Scan the QR code to take our quick survey and share your ideas for the future of Calvin Township. This plan addresses important topics like:

- Transportation & infrastructure
- Land use & zoning
- Housing & community development
- Parks & recreation

You can also take the survey by visiting <https://www.surveymonkey.com/r/CalvinTownship>



Survey Two – Summer 2024

The second survey was launched on July 18, 2024, and closed October 1, 2024. The survey was similar in format to the initial survey launched in 2023, however, it only had 14 questions and focused less on parks and recreation topics.

A Quick Response “QR” code was included on a postcard and distributed to 300 random Calvin Township property owners’ or tenants’ mailboxes, resulting in 58 responses. On average, the survey took about 10 minutes for respondents to complete.

Below is an overview of the survey’s responses.

63-Day Public Comment Period

To fulfill State requirements, Calvin Township released its draft to the public for 63 days of review on July 24, 2025. The Township provided notices to all adjacent municipalities, utility agencies, regional planning bodies, and local stakeholders.

Public Hearing

The Calvin Township Planning Commission held a public hearing on November 6, 2025.

5.2 Future Land Use & Zoning Plan

The plan for future land use is focused on ensuring that development and redevelopment occur in a manner that preserves and enhances the existing character of Calvin Township. The Future Land Use map visually represents the Township's vision for the future.

In addition, the Michigan Planning Enabling Act requires that a master plan include a Zoning Plan, which explains how the future land use categories relate to the districts on the zoning map. This is described within the future land use categories below.

FUTURE LAND USE PLAN

Based on the comprehensive planning process, the Future Land Use plan serves as a guide for the community's vision for the next 10 to 15 years. It is based on an analysis of land use issues facing the Township, public participation, existing uses and conditions, demographic and housing statistics, physical constraints and resources, community infrastructure, circulation patterns, community engagement, and the goals and objectives of this plan.

Through land use planning and zoning controls, the Township intends to ensure that agricultural and environmentally sensitive land areas like the Township's lakes, creeks, and wetlands are protected and preserved.

For the Plan to function effectively, it has been crafted to be both flexible and general, with possibilities for future development being left open, especially should the Village of Cassopolis sprawl into the Township.

This Future Land Use plan constitutes the development policy of the Township, and as the Township moves into the future, the plan should be revisited to address any changes.

Planning Principles

The Future Land Use Plan, as described on the following pages, provides the tools needed to guide policies for future growth and development in the Township. A Future Land Use Plan is developed for several primary reasons; to describe and preserve the existing characteristics of specific areas, to plan for future development types, and to set the stage for future zoning regulations.

Future Land Use Categories

The Future Land Use Plan (FLUP) constitutes the development guide to Calvin Township, and as the Township moves into the future, the FLUP should be regularly reviewed and updated to address how development and physical change have impacted the Township's infrastructure and existing conditions.

The Future Land Use Map is divided into the following Future Land Use categories, as shown in the map and descriptions below:

- Rural Residential & Agricultural (RRA)
- Lakefront Residential (LFR)
- Neighborhood Commercial (NC)
- Enterprise (E)

Table 8, Zoning Districts, lists the Township's current and proposed Zoning Districts within the Zoning Ordinance and their corresponding acronyms. Each Future Land Use category on the following pages is paired with different Zoning Districts, depending on their intended character.

Table 8. Zoning Districts

CURRENT ZONING DISTRICTS	
A-1	Agricultural Production
A-2	Agricultural Residential (Low Density)
R	Residential (Medium Density)
B	Business / Commercial
PROPOSED ZONING DISTRICTS	
NC	Neighborhood Commercial
WFR	Waterfront Residential

FUTURE LAND USE CATEGORY DESCRIPTIONS

Rural Residential & Agricultural (RRA) – A-1, A-2

The Rural Residential & Agricultural future land use category envisions the preservation of agricultural areas, open space, and green space areas. In Calvin Township, the RRA regions are primarily composed of agricultural land that is used for agricultural production, such as crop production and animal husbandry, and single-family homes on larger plots of land. Areas are envisioned to have dwelling units that are comprised primarily of single-family homes and appropriate accessory structures like garages, barns, and silos.

The emphasis on rural means low-density; lot sizes will be larger, buildings more spread out, and population density lower than Medium-Density Residential areas. Where there is development, it is encouraged to harmonize with the surrounding environment, preserving natural features like the Township's wetlands, trees, and wildlife habitats.



Lakefront Residential (LFR) – R, WFR*

The Lakefront Residential Future Land Use category usually consists of single-family homes and more compact residential buildings situated on smaller lots of land, generally less than one acre. The Lakefront Residential Future Land Use designation is suitable for detached single-family homes and accessory structures, low-rise apartments, townhomes, duplexes, triplexes, and quadplexes. Further, this category is typically seen to be served by public utilities, such as water and sanitary sewer.

Lakefront Residential areas are more concentrated and intended to support residential homes and neighborhoods directly adjacent, or within the

immediate vicinity, of the lakes. New residential development in areas planned for Lakefront Residential should be of appropriate size, scale, and massing to complement the surrounding character of existing homes and the Township's rural-agricultural setting. As residential development continues to occur within the immediate vicinity of the lakes, special consideration should be given to any environmental impacts that may affect the lakes such as erosion and water pollutants.

*For more information on the WFR district, see the Zoning Plan.



Sample Image

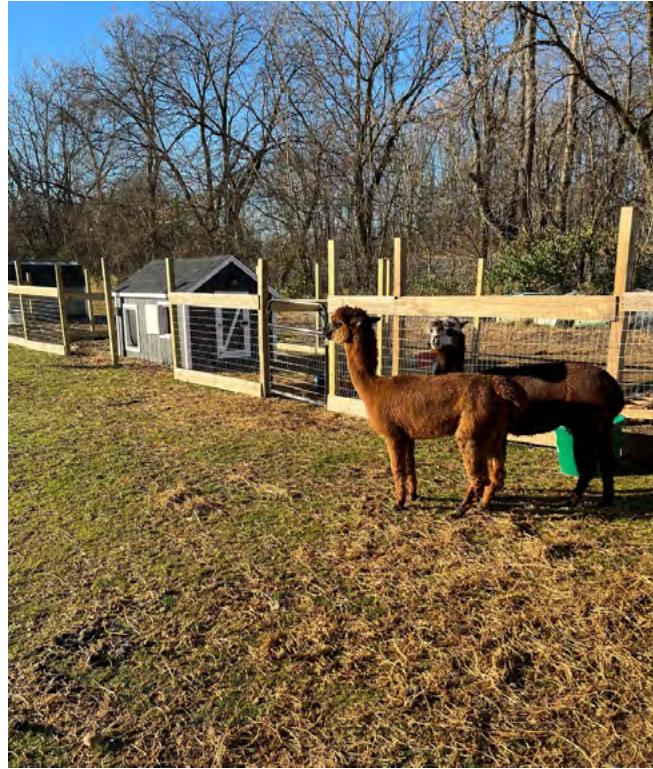
Neighborhood Commercial (NC) – B, NC[#]

The Neighborhood Commercial Future Land Use category is envisioned to promote sustainable economic growth and enhance the vitality of Calvin Township while maintaining the distinctive rural character and natural landscapes. Neighborhood Commercial areas should be located in nodes immediately adjacent to or within Medium-Density Residential areas to provide convenient access to essential goods, services, and amenities for nearby residents.

This means establishing low-intensity businesses that cater to the community's immediate needs such as small retail stores, pharmacies, personal services, small businesses, neighborhood-scale grocery stores, local dining establishments, and small offices (including medical offices). Live-work establishments, such as offices with attached residential uses, are also encouraged in these areas.

Buildings are encouraged to be constructed with high-quality materials and be architecturally compatible with surrounding neighborhoods. Such buildings are encouraged to be no larger than three stories. Constructed with storefront-style first floors, the use of such buildings may not necessarily be retail but also office and residential. Should there be multiple adjacent businesses, individual but connected buildings are encouraged, even if they do not have side yards, rather than large, wide buildings that take up entire lots.

Parking is encouraged to be flexible, as it is understood that these types of developments may warrant foot or bicycle traffic. Any parking areas are encouraged to be located in the side or rear yards of buildings, with on-street parking wherever possible. Large areas of parking should be broken up with landscaped islands and trees. Parking space requirements may vary based on the development location and availability of shared parking.



Willow Brooke Farm

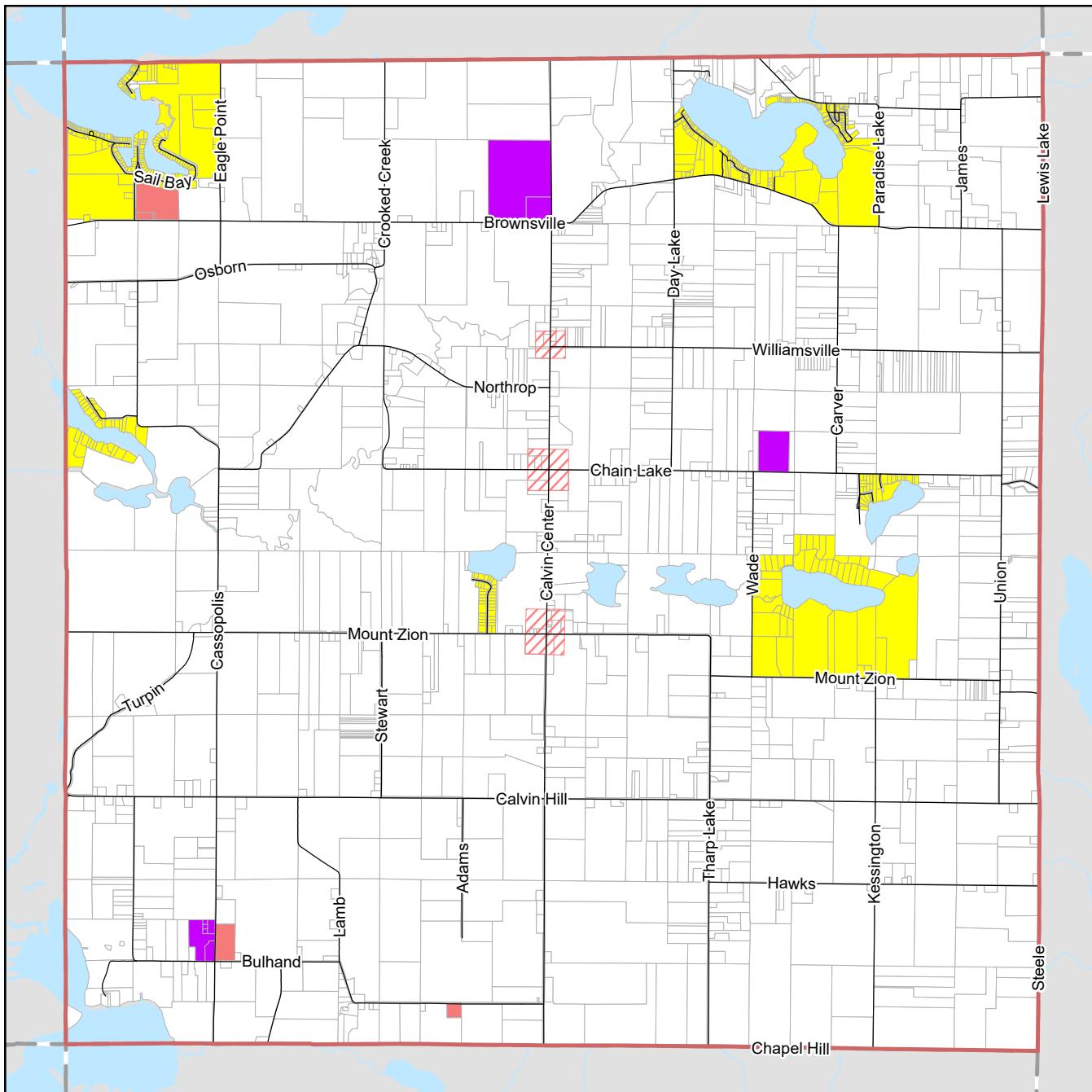
Enterprise (E) – B

The Enterprise Future Land Use category is designed to foster a balanced and diversified Calvin Township by accommodating a range of compatible economic activities that enhance the vitality of the Township while respecting its agricultural roots. This category encompasses areas designated for development that bring innovation, economic growth, and employment opportunities to the Township while maintaining a strong connection to the rural landscape and promoting sustainable land use practices.

Types of development that could be seen within the Enterprise Future Land Use category include both commercial and light industrial uses, technological innovation centers, light manufacturing, agritourism, craft breweries and distilleries, creative studios and workshops, renewable energy ventures, and small-scale business incubators. All development should be compatible with nearby properties through appropriate screening, landscaping, and architectural standards.



Sample Image



Future Land Use

Calvin Township, Cass County, Michigan

June 24, 2025

LEGEND

- Lake Front Residential
- Enterprise
- Neighborhood Commercial
- Neighborhood Commercial - Undefined Parcels
- Rural Residential & Agriculture

0 2,000 4,000
Feet



Basemap Source: Michigan Center for Geographic Information, v. 17a. Data Source: Calvin Township, 2023. McKenna 2024.



MCKENNA



ZONING PLAN

Below are some general Zoning Ordinance amendment recommendations. Each use classification (Agricultural, Residential, etc.) is matched with existing Zoning Districts (e.g. Agricultural with A-1 and A-2), with proposed zoning districts indicated by an asterisk (*). It should be noted that a comprehensive review (zoning audit) is necessary to fully assess the Zoning Ordinance's alignment with this Master Plan, current court rulings, and best practices.

The zoning districts table to the right outlines the acronyms for each existing and proposed zoning district.

Agricultural Districts – A-1, A-2

- Consider amendment of the A-1 and/or A-2 districts or the creation of a new zoning district to allow for enterprise uses such as farm-to-table, wineries and breweries, agritourism, light manufacturing, and educational and research facilities as special land uses. These uses must only be permitted in areas that can infrastructurally support them.



Residential Districts – A-1, A-2, R, WFR*

- Create a Waterfront Residential (WFR) Zoning District which regulates the following:
 - **Building height**
 - **Viewshed**
 - **Waterfront setbacks**
 - **Promotes specific architecture**, such as attractive facades on both the lakeside and streetside of the building.

The goal of this WFR Zoning District is to impose separate and more specific bulk, setback, and other standards that will ensure sustainable development, which sets it apart from the R district.

- Rezone all buildable properties immediately along bodies of water such as lakes and rivers as the Waterfront Residential (WFR) Zoning District.
- Allow for low-intensity commercial (small retail, ice cream shops, cafes, etc.) as a special land use within the R and WFR districts. Each special land use in this district will adhere to specific standards designed to ensure seamless integration into neighborhoods and minimize any potential negative impacts.
- Reduce or remove the minimum floor area requirements (to 500 square feet or less) to

accommodate smaller single-family homes.

- Allow low-intensity home occupations as a principal permitted use in the R district.

Commercial Districts – B, NC*

- Create a Neighborhood Commercial (NC) zoning district that matches the ideas expressed in the Neighborhood Commercial Future Land Use Designation, which are intended to be businesses that serve everyday wants and needs, rather than uses such as more specialized establishments, such as contractor's establishments.
- Encourage enterprise where infrastructure can adequately support such uses by removing zoning ordinance barriers.

All Districts

- Perform a comprehensive Zoning Ordinance audit to determine whether the Zoning Ordinance aligns with the community's vision and best practices.
- Rezone districts, as needed or deemed appropriate, to align with the intent of this plan.
- Develop an overlay district for wetlands and floodplains, as appropriate.
- Develop at least one means of growth control such as Transfer of Development Rights (TDRs) and/or Utility Service Areas.

5.3 Goals & Actionable Items

This section of the Master Plan serves as the strategic blueprint for achieving the Township's long-term vision, described below. The purpose of the chapter is to outline the overarching goals of the Township, define specific and measurable methods of achieving them (objectives), and present a detailed action plan to guide the Township's efforts and resources effectively.

By clearly articulating Calvin Township's priorities and establishing a roadmap for implementation, this section ensures that every stakeholder understands their role and contributes to the collective success of Township initiatives.

KEY TERMS

- **VISION:**

A long-term method of seeing a community's future with discernment and foresight.

- **GOAL:**

A destination, a final purpose which a community seeks to attain in certain categories. It is a broad, general statement focusing on part of the vision.

- **OBJECTIVE:**

A means to accomplish a goal. It may be very specific or detail a future action that should be undertaken.

VISION STATEMENT

“Calvin Township is dedicated to balancing sustainable development in housing and business with the thoughtful preservation of environmental and agricultural resources, ensuring a community that can be cherished by current and future generations.”

The goals, objectives, and action plan in this chapter are designed after the S.M.A.R.T. Goals framework, which consists of the following:

• S – SPECIFIC:

Clearly define what the Township wants to achieve. The goal should be unambiguous and easy to understand.

• M – MEASURABLE:

Establish criteria for measuring progress and determining when the goal has been achieved.

• A – ACHIEVABLE:

The goals and objectives are realistic and attainable within the Township's current resources and restraints.

• R – RELEVANT:

Goals, objectives, and action items should be pertinent and aligned with broader objectives or long-term plans. The Township is informed by the background of this plan, public participation, and a review of previous goals and objectives.

• T – TIME BOUND:

Set a clear deadline or timeframe for achieving the goal to motivate action. In this plan, timelines are within the action plan, with specific timelines ranging from 0-2 years to 5 or more years.





GOALS & OBJECTIVES ACTION PLAN

KEY

Priority	Timeframe
L	Most Important
M	Very Important
H	Important
O	Ongoing

Lead

TB	Township Board of Trustees
PC	Planning Commission
ZA	Zoning Administrator
ZBA	Zoning Board of Appeals
MSU-E	Michigan State University Extension
CC	Cass County
MEDC	Michigan Economic Development Corporation
MDOT	Michigan Department of Transportation
SOM	State of Michigan
C	Consultant / Contractor
NJ	Neighboring Jurisdictions
V	Volunteers
CM	Community Members
BO	Business Owners
DEV	Developers
PO	Property Owners

ECONOMIC DEVELOPMENT AND REDEVELOPMENT

Goal 1: Actively preserve natural resources and the Township's rural character.				
Objective	Product	Priority	Timeframe	Lead
1.1 Control growth through tools such as Transfer of Development Rights (TDRs) and Utility Service Areas.	Zoning Ordinance Amendment	H	---	ZA / C / PC
1.2 Partner with the Village of Cassopolis and other nearby municipalities to host weekly farmers' markets that feature Calvin Township farmers.	Partnership & Community Events	L	O	TB / NJ
1.4 Develop overlay districts for wetlands and floodplains to prevent irresponsible development.	Zoning Ordinance Amendment	H	-	ZA / C / PC
1.5 Strengthen and maintain relationships with local producers and cultivators with public engagement and programming.	Public Engagement	M	O	PC
1.6 Adopt a policy to require developer participation in the extension of utilities as a prerequisite to developing within utility service areas.	Zoning Ordinance Amendment	H	---	ZA / C / PC
1.7 Assess AG-1 and AG-2 parcels and realign zoning districts by their size.	Zoning Ordinance Audit & Amendment	H	-	ZA / C / PC
1.8 Inventory infrastructure (water, sewer, electric, etc.) to assist in Utility Service Areas, etc.	Study	H	-	

Goal 2: Promote a safe, sustainable, inclusive, and healthy housing stock.

Objective	Product	Priority	Timeframe	Lead
2.1 Require open space and natural space designations within new residential developments that have a density of one unit per 0.25 acres or less.	Zoning Ordinance Amendment	M	---	ZA / C / PC
2.2 Continue and expand allowance for missing middle housing typologies the Township's residential districts, offering more moderate density such as duplexes, triplexes, fourplexes, townhomes, bungalow courts, and ADUs.	Zoning Ordinance Amendment	M	---	ZA / C / PC
2.3 To promote aging in place, collaborate with non-profits, religious institutions, and volunteer groups to retrofit senior households.	Partnership & Programs	M	O	PC / V
2.4 Address vacant and abandoned properties through rehabilitation programs, property auctions, developer partnerships, and maintenance programs.	Partnership & Programs	H	O	ZA / PC
2.5 Allow for home size flexibility in the Township's residential zoning districts by decreasing minimum house square footage and lot size requirements, as appropriate.	Zoning Ordinance Amendment	H	-	ZA / C / PC
2.6 Incorporate cluster housing requirements in appropriate zoning districts to preserve green space.	Zoning Ordinance Amendment	H	---	ZA / C / PC
2.7 Adopt a waterfront zoning district to regulate waterfront setbacks and encourage sustainability.	Zoning Ordinance Amendment	H	---	ZA / C / PC

Goal 3: Enhance and maintain the Township's existing transportation network and promote connectedness through infrastructure.

Objective	Product	Priority	Timeframe	Lead
3.1 Coordinate with the Cass County Road Commission to widen road shoulders to allow for the passing of farm equipment.	Partnership & Policy	M	---	ZA / C / PC
3.2 Encourage and advocate for the implementation of a rural complete street policy with the Road Commission of Cass County.	Partnership & Policy	L	---	ZA / C / PC
3.3 Require sidewalk connections in large-scale, neighborhood developments, such as around lakefront residential lots.	Zoning Ordinance Amendment	L	O	PC / V

Goal 4: Encourage small-scale, sustainable, businesses that serve the current and future needs of seasonal and full-time Calvin Township residents and visitors.

Objective	Product	Priority	Timeframe	Lead
4.1 Encourage small neighborhood and service development in residential districts for serving the convenience needs of immediate neighborhoods.	Partnership & Policy	H	---	ZA / C / PC
4.2 Concentrate commercial use in areas where public infrastructure (transportation, water, and sewer) can adequately support commercial activity.	Partnership & Policy	H	-----	ZA / C / PC
4.3 Review and adapt zoning and permitting processes to make it easier for small-scale businesses to establish and operate within the Township.	Zoning Ordinance Amendment	H	---	ZA / C / PC

Goal 5: Misc. Planning & Zoning.

Objective	Product	Priority	Timeframe	Lead
5.1 Review the Master Plan goals, objectives, and action plan annually to ensure they are met and align with the community's vision.	Review	H	O	ZA / PC
5.2 Update the Calvin Township Parks and Recreation plan every 5 years to remain eligible for grant funding.	Parks and Recreation Plan	H	O	ZA / C / PC
5.3 Create how-to packets and sheets for common applications such as site plan review and special land use to expedite the planning and zoning process.	How-to Sheets	L	O	ZA / C
5.4 Regularly apply for grant funding to achieve desired capital and policy improvements.	\$\$\$	H	O	ZA / C
5.5 Collaborate with universities, non-profits, consultants, and governmental agencies to conduct research and policy updates.	Partnership & Policy	M	O	ZA
5.6 Conduct regular training sessions for the Planning Commission, Township Board, and Zoning Board of Appeals to maintain smoothly operating, educated boards and commissions.	Training	M	O	ZA / C
5.7 Update the Zoning Ordinance and Zoning Map to align with the vision of the Township's Master Plan.	Zoning Ordinance & Zoning Map Amendment	H	-	ZA / C / PC
5.8 Increase efforts to Market the Township as a place to live, work, and play through updated branding, social media presence, community events, and more.	Brand Book	L	---	C
5.9 Pursue MSHDA's Redevelopment Ready Communities Certification to promote economic well-being within the Township.	Certification	L	-----	ZA
5.10 Provide regular planning and zoning reports to the Planning Commission to maintain compliance with state law, identify trends, and make policy recommendations.	Monthly Reports	L	O	ZA
5.11 Incorporate fiscal impact analysis into development reviews, especially for large developments.	Zoning Ordinance Amendment	M	O	ZA / PC

Staff Acknowledgments



124 E. Fulton Street · Suite 6B
Grand Rapids, MI 48167
(248) 596-0920
mcka.com

John Jackson, AICP President
Kyle Mucha, AICP Project Manager
Ashley E. Amey, NCI Project Planner
Callie Garrett Graphic Designer



CALVIN TOWNSHIP



18693 Mt. Zion Road
Cassopolis, MI 49031

calvintownship.org