



## Fremont Community Joint Planning Commission

The *Fremont Community Joint Planning Commission (FCJPC)* was formed in 2006 under the *Joint Municipal Planning Act (PA 226 of 2003)*. The FCJPC is one of only a handful of joint planning commissions in the state, and it is the first to include two townships and a city. Listed below are the members of the FCJPC. The Mayor of Fremont appoints representatives from the City, and the City Council confirms them. The respective Township Boards appoint representatives from Dayton and Sheridan Charter Townships.

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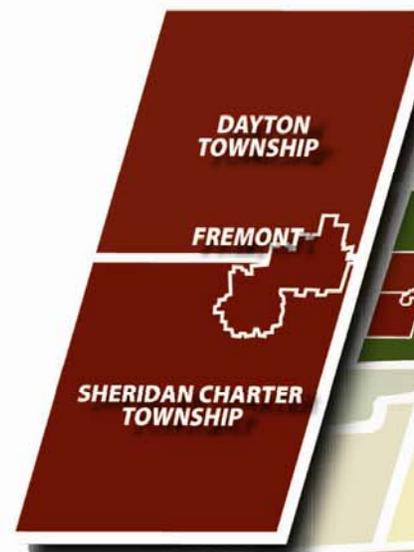
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*All FCJPC members reside in the jurisdictions that they represent and each municipality has at least one member of the council or board on the FCJPC. Further, each FCJPC member has committed to attending at least eight hours of education on planning and zoning issues during their first term and three hours of education each year thereafter. FCJPC member terms are three years.*



### The Fremont Community Joint Comprehensive and Growth Management Plan

Developed by the Fremont Community with assistance by LIAA.

February 2009



324 Munson Avenue  
Traverse City, Michigan 49686

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## 1. Introduction

### Setting

The City of Fremont is a regional economic center among the rural landscapes of Dayton and Sheridan Charter Townships. The City’s compact design, mix of land uses, and time-honored streetscaping contribute to a traditional downtown atmosphere and help identify the City as a community destination.

The City of Fremont is the home of Gerber Products Company. The community celebrates this fact during the National Baby Food Festival every summer. Other distinguishing features of the City include quality civic structures, such as the library, City Hall and the

newly developed Fremont Market Place pavilion that is home to the Fremont Farmers Market. In addition, the City contains First Lake and a portion of Second Lake, Third Lake and Fremont Lake. These water bodies are some of the many pristine natural features that draw residents and tourists to the area.

Dayton and Sheridan Charter Townships are both rural in nature and feature a combination of streams, lakes, open spaces and agricultural lands. The mix of wildlife habitat, crop farms, dairy farms and fruit orchards that make up the townships’ open rural landscape provide the community with a remarkable collection of pastoral viewsheds and greatly contribute to what many residents

know as the “Fremont way of life.”

Separately, the City and the townships have their own value. Together, the City and townships form a traditional town and country atmosphere - what many call “the best of both worlds.” Together, the City and the townships make up the Fremont Community.

Many residents describe the Fremont Community as a safe place where neighbors know each other. In addition, many residents note the convenient location of the Fremont Community, where residents may access larger city life by visiting the City of Grand Rapids, which is 45 minutes southeast of the Area, and the City of Muskegon, which is 30



miles southwest of the Area. Map 1.a shows the location of the Fremont Community within the lower peninsula of Michigan.

### History of Cooperation

More than ten years ago, Fremont Community leaders acknowledged that communities are larger than a single township or a city. Typically, residents who live in one municipality must travel to another for work, shopping, recreation, and other daily activities. Likewise, air, water, wildlife, and pollution travel from one jurisdiction to another. Everyone shares the benefits of community assets just as everyone shares the burden of community problems. All of this occurs without any regard to municipal boundary lines.

Recognizing these facts, community leaders worked to build a relationship between the townships and the City. They realized that it was necessary for the municipalities to work together to maintain, protect and enhance what residents value most about the area. This led the community to participate in the Land Information Access Association's (LIAA) *Building a Sense of Place*, a program that helps communities identify, document and map the area's most important cultural and natural resources. The *Building a Sense of Place* process helped the townships and the City strengthen their relationships and continue open lines of communication.

In the mid-90's the three jurisdictions formalized their relationship through a joint planning committee. In 2001, this

committee developed a multi-jurisdictional comprehensive plan. Since few Michigan communities have the same level of commitment to cooperation that Fremont does, the *2001 Fremont Community Joint Comprehensive Development and Growth Management Plan* - a plan that coordinates the needs of more than one jurisdiction - is a rare document in the state.

With this unique, shared plan in place, the jurisdictions were well poised to be one of the first communities to explore the *Joint Municipal Planning Act (PA 226 of 2003)*, an act that allows multiple jurisdictions to form a joint planning commission. Working again with LIAA under *Partnerships for Change*, in 2006 the jurisdictions formed the *Fremont Community Joint Planning Commission*



(FCJPC). At that time, the FCJPC was one of only three joint planning commissions in the state and the first to include two townships and a city.

Having such a strong history of cooperation, the newly formed FCJPC gained the attention of researchers at the Land Policy Institute at Michigan State University, who wanted a community to pilot their new *Smart Growth Readiness Assessment Tool* (SGRAT). As the name implies, SGRAT is a process for determining how well a community's planning documents support the ten tenets of *Smart Growth*.

*Smart Growth*, as the FCJPC learned through the SGRAT process, is a planning approach designed to encourage "nice places to live." That is, *Smart Growth*

does not let things "just happen." For the Fremont Community this means preserving the rural landscape while strengthening the city core and providing living, working, shopping, recreation, and socializing opportunities for residents – all within the context of an attractive, safe, and energetic setting.

With *Smart Growth* in mind, the FCJPC hit the ground running and began revising the joint comprehensive plan. The plan's revision process began in February 2007 and followed a 12-step process. This document, the *Fremont Community Joint Comprehensive Development and Growth Management Plan* (Plan), is the final product of this planning process. The Plan is based on *Smart Growth* and is the vision for the future of the Fremont Community.

### 10 Tenets of Smart Growth

1. Create a range of housing options
2. Create walkable communities
3. Encourage community and stakeholder collaboration in development decisions
4. Foster distinctive, attractive communities with a strong sense of place
5. Make development decisions fair, predictable and cost effective
6. Mix land uses
7. Preserve open space, farmland, natural beauty and critical environment areas
8. Provide a variety of transportation options
9. Strengthen and direct development towards existing communities
10. Take advantage of compact building design



### Purpose of the Plan

The purpose of the Plan is to guide development in a way that provides the most benefits to the entire community. The Plan is a general statement of the community’s goals and provides a vision for the future. In other words, the Plan helps answer the question, “where are we now and where do we want to go?”

The Plan serves as the *Master Plan* for each of the participating jurisdictions, as required in the *Michigan Planning Enabling Act (PA 33 of 2008)*. Thereby, this Plan also provides the statutory basis for the Zoning Ordinance and serves as the primary policy guide for land-use related decisions.

### Public Planning Process

The development of this Plan followed a twelve-step process that was divided into three phases (see Chart 1.1). All FCJPC meetings were open to the public. However, the FCJPC specifically called for public input on several occasions, beginning with a public education workshop on *Smart Growth*.

Chart 1.1 – Planning Process Steps



Mark Wyckoff, FAICP, Director of the Planning and Zoning Center at Michigan State University, led the *Smart Growth* Workshop. At this workshop, Mark Wyckoff provided an overview of the SGRAT process and the ten *Smart Growth* tenets (see Appendix A for a copy of the slides from the presentation). Following the public meeting, Mark

Wyckoff worked with the FCJPC to help incorporate *Smart Growth* in the Fremont Community planning process.

In addition to the *Smart Growth* Public Workshop, the planning process included three public meetings. The first public meeting was held on July 23, 2007 at the Fremont Area District Library. At this meeting, planning commissioners and

LIAA staff provided an overview of demographic and land use trends, and led the community through a “SWOT” analysis.

The “SWOT” analysis, which stands for Strengths, Weaknesses, Opportunities, and Threats, is an exercise that helps meeting participants discuss what they want and do not want in the community. Moreover, the “Opportunities” portion of the discussion brings forth different ideas on what could be done to address community issues. Comments from this meeting helped set the direction of the remaining planning process and established areas of focus for the public survey. The feedback from this meeting is shown in Appendix B.

In September 2007, between the first and second public meeting, the FCJPC mailed a written public survey to 2,000 community households that were selected at random. The seven-page survey covered the topics of residential, agricultural, commercial, industrial, and public/semi-public land uses in addition to recreation, tourism, and general planning concepts. Of the 2,000 households that received the survey, 381 (19%) responded.

In general, the survey responses supported the feedback from the first public meeting and emphasized the community’s desire to maintain the rural/town character of the area by preserving agriculture and strengthening the downtown. Chapter 12

further discusses the survey. Appendix C provides a summary sheet, average question scores, and a full listing of written comments from the surveys.

Held on October 29, 2007, the second public meeting included a presentation on the results of the public survey and a break-out group exercise to help develop the Plan’s goals, objectives and strategies. During the exercise, FCJPC members and LIAA staff members asked participants to share their ideas on how to achieve the ten *Smart Growth* tenets in a way that would best reflect the needs and wishes of Fremont Area residents. Appendix D shows the results of this exercise.



The FCJPC used the combined feedback from the survey and the first and second public meetings to develop the Plan’s overall vision, goals, objectives, and strategies and the future land use map. The development of these portions of the Plan occurred over several months and involved the exchange of ideas and the exploration of various options.

The third public meeting was held on July 28, 2008. At this meeting, participants received a review of the planning process and engaged in a gallery-walk. The gallery-walk involved poster boards that displayed the goals, objectives and strategies, along with the future land use map. Participants were invited to provide written comments on the boards to express their opinions of the concepts. These comments were used to refine the Plan. Appendix E lists these comments.

This document, the *Fremont Community Joint Comprehensive Development and Growth Management Plan*, is a reflection of the feedback gathered during the public planning process.



## 2. Plan Roadmap – “Where, Why, How?”

This Plan is divided into six inter-related sections:

### 1. Existing Conditions

This section generally describes the history and current conditions of the community. To effectively plan for the future it is necessary to know the origins of the community and where things stand today. This section essentially answers the question, “where have we been and where are we now?”

### 2. Findings

This section synthesizes the information in the Existing Conditions section into a set of conclusions. This section serves as the bridge between the Existing

Conditions section and the Goals, Objectives and Strategies section by addressing the question, “based on where we are now, where might we be headed, and where do we want to go?”

### 3. Goals, Objectives, and Strategies

This section provides the vision and conceptual blueprint for the future of the community. This section helps answer the questions, “where do we want to go?” and “how do we get there?”

### 4. Future Land Use

This section provides a future land use map and the definitions for the future land use categories shown on the map. The

future land use map is the geographical representation of the Plan’s goals, objectives, and strategies, and sets the direction for zoning in the community. The future land use map provides a visual answer to the same question, “where do we want to go?”

### 5. Zoning Plan

This section provides the link between the Plan and the zoning ordinance. In accordance with current planning enabling legislation, the Zoning Plan includes “an explanation of how the land use categories on the future land use map relate to the districts on the zoning map.”<sup>i</sup> Like the Goals, Objectives, and Strategies, the Zoning Plan helps answer,



“where do we want to go?” and “how do we get there?”

## 6. Tool Box

This section provides further information on the certain Smart Growth concepts presented in this Plan. This section gets back to the question of “how do we get there?” and provides more detail on current planning tools and techniques that can be used to achieve the goals, objectives, and strategies of this Plan.

### Special Note

Several community amenities, such as recreational and educational facilities, referenced in this Plan are outside of the combined jurisdictional boundary of Dayton Township, Sheridan Charter Township and the City of Fremont. The inclusion of these items is an intentional action by the FCJPC to uphold the principle of treating the community as a whole, rather than insular municipalities.



### 3. Fremont Area History

The Fremont area was originally home to Native Americans, most likely associated with the Ottawa tribe. Other tribes that may have inhabited the area include the Chippewa and Potawatomi. Area landmarks and archeological findings, including burial grounds, provide evidence of Native American cultural influences and activity in the community.

Today, the Native American tribes that may have lived in the Fremont area are now living in other regions of the state. The three closest tribes today that have some stake in the area's future include the Little River Band of Ottawa Indians (Manistee), the Saginaw Chippewa Tribe

(Mt. Pleasant), and the Match-E-Be-Nash-She-Wish Band of Potawatomi (Dorr).

In the early 1800's European settlers entered the area known as Newaygo County. In 1855, a group led by Daniel Weaver established themselves in the area. This group of settlers cleared timber and forged the way for agricultural uses of the land. At the same time, lumbering became a major industry for the area. Farming continues to have a strong presence in the community. However, lumbering waned after the Civil War.

In November of 1855, Fremont Township was established. The Township was

named after John C. Fremont, a western explorer and the first Republican presidential candidate. In 1875 the Village of Fremont was incorporated. "In 1867, what was left of Fremont Township was divided into parts of Dayton, Sheridan and Sherman Townships, with the town of Fremont Center being on the line between Dayton and Sheridan Townships."<sup>ii</sup> On December 4, 1911, Fremont was incorporated into a city. In the 1870's the Gerber family moved to the area and has since been a key contributor to the community. The Gerber family originally established a tannery but, due to the abundance of locally grown produce and the increasing

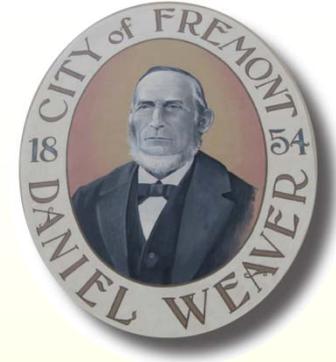


lack of timber, turned to food processing in the 1890s. In 1928, the Gerber plant began manufacturing baby foods. The Gerber Products Company, recently purchased by Nestlé, is currently the leading baby food producer in the nation.

Around the time that the Gerber family established themselves in the area, many Dutch immigrants moved into the community; “The first Dutch Community north of Grand Rapids was Newaygo County’s Fremont (formerly Fremont

Center) ...”<sup>iii</sup> Today the community still honors their strong Dutch heritage through local festivals.

Sustaining the agricultural heritage of the area is the Amish community. In the past three decades, this community has adopted the Fremont area as a home. The Amish are important contributors to the rural lifestyle enjoyed by all residents and, as a group, generate economic activity in the area by attracting visitors seeking Amish-made goods.



Weaver built the first frame house in what is now Fremont. It stood just west of a big log house across the street from where the high school is located. Many years ago, it was moved to Oak Street where it is still in use as a residence.

In 1856 Weaver offered a prize load of lumber to the first settler to cut a passable road from White River to his mill.

*Terry Wantz – The First 150 Years, the Early History of Fremont, MI*



## 4. Community Character

The 2001 Joint Comprehensive Development and Growth Management Plan identifies several “community sub-areas” to better characterize how the different land uses contribute to the greater Fremont Community. The general characterization of these same sub-areas is applicable today. Map 4.a shows the location of the subareas. The text below provides a description of each locality (slightly revised from the 2001 Plan).

### Residential Neighborhood Areas

Residential neighborhoods have developed within a rectangular grid street pattern throughout the City. The housing stock generally increases in age according

to proximity to the City center, with some homes of historical significance being renovated to preserve the traditional character of the community. Modern housing developments are generally found in subdivisions in the northeast and southeast parts of the City. Two mobile home parks are situated adjacent to the industrial park in the southwest portion of the City. A manufactured housing park has developed in the northwest corner of the City and in the southwest corner of the City.

### Public/Semi-Public Areas

Large tracts of land devoted for public and semi-public purposes embrace the City’s neighborhood areas. The southern

perimeter of the City contains two public schools, four recreation areas and a cemetery. Ramshorn Country Club and Arboretum Park border neighborhoods to the east. Branstrom Park occupies over 100 acres of land in the north with Daisy Brook and Pathfinder elementary schools binding neighborhood areas to the northwest. Churches with large acreage requirements, such as All Saints Catholic and Second Christian Reformed, are also found along the City’s perimeter. These uses generally combine to form transition areas that separate more intense residential areas from the rural countryside.



### Central Business District

The focal point of the City is its historic Central Business District (CBD) situated along Main Street, between Weaver Avenue and Darling Avenue. The downtown includes specialty stores, banks, offices, restaurants, and public buildings.

Main Street is lined with trees, decorative street lamps and brick pavers that promote a pedestrian-friendly and attractive atmosphere. Off-street public parking areas are located to the rear of buildings and parallel to the road.

Veterans Memorial Park anchors the west end of the downtown, pulling pedestrian shoppers through the CBD. The park features an open-air amphitheater, picnic and resting area, as well as a play area for children.

City Hall and the Fremont Area District Library anchor the east-end of the CBD. Fremont High School is adjacent to the east, adding to the cluster of public uses. However, there are proposals in the community to build a new high school in a different location.

Many prominent buildings within the downtown give definition to the identity of the CBD. These structures include Fremont City Hall, the United States Post Office, the Artsplace, White Insurance Agency, Inc. and Huntington Bank.

### West Main Street (M-82) Corridor Area

The West Main Street Corridor Area covers properties fronting M-82, west of Weaver Avenue to Green Avenue. This area carries distinction for its franchise commercial/suburban-type business

developments that rely on automobile use and high visibility. The north side of the corridor contains large and small shopping plazas, freestanding businesses and a few single-family residences. The south side of M-82 primarily supports strip commercial development on individual parcels.

### East Main Street and Stewart Avenue (M-82) Corridor Area

The East Main Street and Stewart Avenue Corridor Area can be characterized as supporting segments of the neighborhood commercial and office establishments. Included in this area are blocks of single-family residential units typically connected to neighborhood areas. This community sub-area extends south into Sheridan Charter Township along M-82 to capture a node of general commercial development.



### Industrial Areas

Gerber Products Company, Fremont's largest employer, occupies a substantial landmass north of the convergence of State Street and the CSX railroad. The complex contains manufacturing plants, corporate offices and a research facility within a campus-like setting. The City's southwest side supports a 149 acre, state-certified industrial park. It was developed with a campus-like setting, taking advantage of the land's natural wooded surroundings, and providing all the amenities, including municipal water and sanitary sewer, storm sewer facilities, curb/gutter asphalt streets, and other private utilities such as electric, gas, telephone, and cable television. The industrial park was expanded in 1996 to include 118 acres of platted, fully improved land.

### Lakeside Resort Area

The Lakeside Resort Area includes land surrounding the chain of lakes found just outside the City limits in Dayton and Sheridan Charter Townships. This area can be characterized as supporting shoreline cottages and year-round dwellings on relatively small lots. The string of four lakes to the northeast is partially surrounded by platted subdivisions that take advantage of buildable soils. Residential development has also occurred on long and narrow lots along the west and south shoreline of Fremont Lake. The north side contains more concentrated residential developments with sewers and shared access drives. The east side of Fremont Lake has not developed largely due to hydric soils and wetlands.

### Rural Township Areas

The Rural Township Areas can be generally described as a patchwork of agricultural fields, pastures, forested areas and dispersed residential development along section line roads. The Rural Township Area is filled with rich soils for agricultural production that supply a variety of products for Gerber Products Company and other food processing industries. Apple orchards and dairy farms are tucked into the rolling hills while flatlands are used for the production of clean tillage crops such as corn, soybeans and vegetables. Horse breeding operations are becoming increasingly prevalent in the area. Home-based vegetable and fruit stands sprout along the roadways during harvest season to add local flavor.



## 5. Existing Land Use

### Methodology

The existing land use analysis involves an interpretation of 2005 aerial photographs. This approach is different from the methodology used in the 2001 edition of the Plan. In the previous edition of the Plan, planning consultants conducted a series of field inspections that were checked against 1997 aerial photography.

During the development of the current Plan, the FCJPC chose the more standard land use analysis approach, taught by Michigan State University Center for Remote Sensing and Geographic Information Science. The “MSU approach” involves the interpretation of aerial photography using the Anderson

Classification system. The aerial photography is later verified with “field checks.” In this instance, LIAA staff interpreted 1-meter pixel resolution aerial photographs and FCJPC members provided feedback on the accuracy of the interpretation based on their familiarity with the community.

Within the Anderson Classification system there are seven major land use classifications (i.e., level 1), which are subdivided into “level 2” subcategories. In some cases, these subcategories are refined even further. For this analysis, LIAA looked at level 1 and 2 changes of land use that occurred between the 2001 interpretation and the current interpretation. During the land use

change analysis, LIAA adhered to the prescribed rules of the methodology, which are as follows:<sup>iv</sup>

1. *Do not change polygon boundaries that are shifted or distorted due to error associated with either the polygons or the mosaic or both. In other words, do not slice small portions off polygons to re-shape them according to what you see on the imagery.*
2. *Do not map anything new that is <2.5 acres.*
3. *Do not delete any polygon already mapped that is <2.5 acres unless land use has changed.*



4. *Do not map anything new that is <100 feet across. The exception to this would be an area shaped like a triangle. In this case you would map all the way to the point.*
5. *Do not delete any previously mapped polygon that is <100 feet across.*
6. *Avoid changing wetland categories unless they are mapped completely wrong. You may see an area mapped as a wetland that looks like a dark spot in a sea of cropland. Do not change this cropland because the “wetland” may just be in a dry cycle.*

### Existing Land Use & Land Use Change

Map 5.a shows the area’s 2005 land uses. At 52.5%, the most frequent form of land cover or land use in the area is cropland, followed by broadleaved forest (15.8%).

Together, these two categories make up 31,507 acres of land, or 68.3% of the total land mass. Combined with the other agricultural or natural feature categories, the area includes about 41,158 acres, or 89%, of land uses typically associated with “rural character.” These land uses are highlighted in green in Chart 5.1.

Residential is the third most extensive land cover or land use (8.4%) in the area. It is also the fastest expanding category of urban land use. All urban land uses, shown in orange in Chart 5.1, make up 4,938 acres, or 11% of the community.

As noted, residential land use is increasing more than any other type of urban land use. Chart 5.2 shows that of the land that was converted to another use between 1998 and 2005, 16% of agriculture, 12% of open space, and 38% of forest were converted to residential land uses for a total of 723 acres of new residential properties. Other major land

use conversions occurred between agriculture, open space and forestland uses. Agriculture land uses primarily converted to open space (possibly to fallow fields) or other types of agriculture land uses. Open space land uses typically converted to other types of open spaces, agriculture or forestland land uses. Meanwhile, forestlands typically converted to open space, agriculture or the other types of forested land uses.

### Growth Management

In 2004, the City and two townships developed a “425” Growth Management Plan. This plan helps direct urban uses in and adjacent to the City. Furthermore, by utilizing Michigan Public Act 425 (Michigan Public Acts 425 of 1984, as amended, MCL 124.21), the municipalities are able to enter into a revenue sharing arrangement. Map 5.b shows the geographical representation of the 425 Plan. Appendix F contains a copy of the agreement.

**Chart 5.1 Land Use Change from 1998-2005**

	Residential	Commercial, Services & Institutional	Industrial	Transportation, Communication, Utilities	Extractive	Open Land and Other	Cropland	Orchards, Bush-Fruits, Vineyards, Ornamental Hort.	Confined Feeding Operations	Permanent Pasture	Other Agricultural Land	Grasses	Shrubs	Broadleaved Forest	Coniferous Forest	Mixed Conifer-Broadleaved Forest	Lakes	Forested (Wooded) Wetlands	Non-Forested (Non-Wooded) Wetlands	TOTAL	
Residential	40.64				4.79	11.46								6.51							63.4
Commercial, Services & Institutional		2.7																			2.7
Industrial		40.54				10.54				22.02	8.21										81.31
Extractive	0.42												3.96								4.38
Open Land and Other	1.04	2.53	1.41								1.93										6.91
Cropland	361.7	53.77	1.36	16.07	0.65		95.21	15.93	4.81	35.26	696.23	212.68	172.33	25.76				5.81	28.72		1726.29
Orchards, Bush-Fruits, Vineyards, Ornamental	16.95					463.77				2.19	31.92	2.33		1.55				1.41			520.12
Confined Feeding Operations	5.96																				5.96
Permanent Pasture						17.97				17.29	11.19	30.37									76.82
Other Agricultural Land						3.77															3.77
Grasses	102.73	24.47	0.84		5.2	205.96	9.9					549.6	54.07	3.1							955.87
Shrubs	114.85					40.61	0.97	2.76			27.27		646.42	25.05	4.38			23.81	6.01		892.13
Broadleaved Forest	93.05	0.11	0.84			31.54	0.46				1.72	10.8		6.55	6.9			6.03			158
Coniferous Forest	24.26				1.35	14.9					7.65	42	33.23								123.39
Forested (Wooded) Wetlands	10.07					11.68					4.24		22.99				0.99		2.39		52.36
Non-Forested (Non-Wooded) Wetlands	1.89										22.33						8.62	1.24			34.08
<b>TOTAL</b>	<b>732.92</b>	<b>162.06</b>	<b>7.15</b>	<b>16.07</b>	<b>2</b>	<b>9.99</b>	<b>812.2</b>	<b>106.08</b>	<b>19.15</b>	<b>4.81</b>	<b>76.76</b>	<b>812.69</b>	<b>851.74</b>	<b>935.55</b>	<b>62.01</b>	<b>11.26</b>	<b>9.61</b>	<b>38.3</b>	<b>37.12</b>	<b>4707.49</b>	

**Chart 5.2 Open Space, Agriculture, and Forest Conversion 2005**

Land Use	Total Acres Converted	Percent Converted to...							
		Residential	Commercial & Institutional	Industrial	Transportation	Open Space	Agriculture	Forest	Non-Forested Wetlands
Agriculture	2,333	16%	2%	0%	1%	42%	28%	9%	1%
Open Space	1,855	12%	1%	0%	0%	31%	14%	41%	0%
Forest	334	38%	0%	0%	0%	20%	18%	23%	1%

## 6. Natural Features

### Climate

Like the rest of Michigan, the Fremont area experiences four seasons. However, because of Newaygo County's close proximity to Lake Michigan (about 25 miles), the area experiences lake-effect weather patterns. For instance, longer winters and heavier snowfalls are likely to occur. Temperature averages based on Newaygo County *Soil Survey* (1995) data show that in the winter, the average temperature is approximately 22 F°. In summer, the average temperature is approximately 69 F°, with a growing season lasting approximately 128 days.

### Physical Features

The 2001 plan provides a description of

natural, physical features of the community. These descriptions are applicable today. The 2001 plan's characterization of these features is as follows:

### Geology

Generally, the surface geology of the Fremont area consists of several outwash and lake plains in nearly level valleys having defined boundaries. Marshall Sandstone underlies all of Newaygo County. Other minor formations which overlie the County-wide Marshall sandstone formation consist of limestone, gypsum, shale and clay. Overlying these rock formations is a mass of glacial drift, deposited after the Wisconsin Glaciation during the ice age. This glacial

drift ranges from 200 to 800 feet in thickness. Glacial meltwater streams, which were much larger than the current rivers and streams, deposited outwash material into the valleys. The long abandoned meltwater channels have been filled with organic deposits over time. As the ice receded and the levels of the glacial lakes dropped, the valleys were incised and terraces formed along present day streams and rivers.

### Topography

The topography of the Fremont area is characterized by gently sloping to nearly level plains. Elevation ranges from approximately 975 feet in north-central Dayton Township to 710 feet in south-central Sheridan Charter Township. Map



6.a depicts the few areas in the community with slopes greater than 12 percent. The majority of these are found in the south-central portion of Sheridan Charter Township (Sections 28, 29, 32 and 33). A small pocket of steep slopes is also located in the northern portions of Dayton Township (Sections 1, 2 and 5) as well as the southern portions around the chain of four lakes, near the northern border of the City of Fremont (Sections 25 and 26).

### Bodies of Water

Many of the creeks and streams found in the Fremont area are direct results of glacial activity. In addition to the scattered creeks and streams, the area is also home to Fremont Lake. Located in the north central portion of Sheridan Charter Township, approximately 1 mile south of Dayton Township, Fremont Lake

is 790 acres and is the second largest natural lake in Newaygo County. Fremont Lake provides the area with an excellent source of water-related recreational activities and picturesque views. The area also has a few additional and relatively small natural lakes. The largest of these form a “chain” of lakes in the southeastern portion of Dayton Township and are named First Lake, Second Lake, Third Lake, and Fourth Lake. The largest of the four, Third Lake, is approximately 20 acres in size.

### Woodlands

The largest contiguous stands are those found in the Manistee National Forest, located in the eastern half of Sherman Township. In addition, significant stands are located in the northern and central tiers of Dayton Township as well as in the southern tier of Sheridan Charter

Township in and around the confluence of Dry Run Creek and Brooks Creek.

Woodlands located in well-drained soils on the uplands (mainly the majority of Dayton Township) consist of deciduous species such as sugar maple, aspen, birch, oaks and beech. Woodlands in poorly drained soils (mainly those in the western portion of Sheridan Charter Township) consist of soft maple, elm and ash. Woodlands in well drained, sandy soils (those in the lower tier of Sheridan Charter Township) contain several different species of pine. Woodlands located in poorly drained soils on the uplands consist of several different species of pine. There are also areas throughout the community that contain significant coniferous forests, consisting of such species as white, red and jack pines as well as other upland and lowland



conifers. Map 6.b shows the location of woodlands in the community.

### Wetlands

Michigan's legal description of a wetland is as follows:

*Michigan's wetland statute, Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, defines a wetland as "land characterized by the presence of water at a frequency and duration sufficient to support, and that under normal circumstances does support, wetland vegetation or aquatic life, and is commonly referred to as a bog, swamp, or marsh." The definition applies to public and private lands regardless of zoning or ownership.*<sup>v</sup>

Among other reasons, federal and state environmental agencies consider wetlands

important because they help filter out contaminants; thereby, adding protection to groundwater and surface water resources. Wetlands also provide a habitat for wildlife. In particular, wetlands provide a breeding ground for many rare, endangered and threatened species. Because of the benefits to public health and the natural habitats that wetlands provide, federal and state agencies may regulate the dredging, draining, filling, maintained use or development of some wetlands in the community. The Michigan Department of Environmental Quality (MDEQ) offers a wetland identification program to help property owners determine the status of their wetland and plan for the use or development on their land.

As shown on Map 6.b wetlands are located throughout the Fremont Community. LIAA identified wetlands

shown on this map through the existing land use analysis (see Chapter 5 for more detail). Some wetlands are only seasonally wet and may not appear on Map 6.b.

### Groundwater

According to the 2007 City of Fremont Water Quality Report, the City's water, which comes exclusively from groundwater wells, meets or exceeds Environmental Protection Agency (EPA) and MDEQ standards for safe drinking water. This information is based on the results of tests that occurred throughout 2007. However, the City's report also notes that MDEQ considers the vulnerability of local aquifers to be high and that "City wells 2,3,5,6, and 7, have been rated by the MDEQ to be highly susceptible to potential contaminants." This means that local aquifers, the permeable layers of earth that carry



ground water, are not protected by heavy soils that provide a filtering system for groundwater contaminants.

One way that the City of Fremont is helping to keep contaminants from entering into the vulnerable aquifers is by having established a Wellhead Protection Area Committee and Plan. The Wellhead Protection Area Committee includes representatives from Gerber Products Company; Dayton and Sherman Townships; MSU Extension; Fremont Area Community Foundation; MDEQ; the City of Fremont's water engineering firm of Fishbeck, Thompson, Carr & Huber; and Newaygo County agricultural community. Map 6.c shows the wellhead protection area.

### Soils

In 1995, the U.S. Department of

Agriculture's Soil Conservation Service formally released the *Soil Survey* of Newaygo County, Michigan. This is the County's first modern soil survey providing detailed information about soil characteristics as determined by extensive sampling across the County and laboratory tests to determine grain-size distribution, plasticity, and compaction characteristics. As described in the *Soil Survey*:

*This soil survey contains information that can be used in land-planning programs in Newaygo County, Michigan. It contains predictions of soil behavior for selected land uses. The survey also highlights limitations and hazards inherent in the soil, improvements needed to overcome the limitation, and the impact of selected land uses in the environment.*

As suggested, the *Soil Survey* provides an understanding of the characteristics of soils that are important when considering potential building sites, on-site wastewater disposal systems, potential for agricultural production, and other key considerations in development decisions. By evaluating a soil map along with the characteristics of each soil type, we can better predict the distribution of limitations and opportunities presented by this resource. The following text provides a description of several soil characteristics in relation to land use. Map 6.a (Soil Constraints) and Map 6.d (Prime Farmland) show where these soil characteristics exist in the Fremont Community.

*Soil Slope* – The *Soil Survey* identifies the relative surface slope characteristics of



soils across the County. Slope is an important factor in estimating a location's limitations for such uses as construction and on-site wastewater disposal. Highly sloping soils (12% or greater) are more subject to erosion and runoff as well. Highly sloped areas are primarily concentrated around First, Second, Third and Fourth Lakes.

*Prime Farmland* – The Department of Agriculture has described certain soil types as prime farmland because they have the best combination of physical and chemical characteristics for the production of food, forage, fiber and oilseed. The majority of the Fremont

area's prime farmland is located in Dayton Township.

*Soil Permeability* – Another important characteristic of soils is permeability. Soil permeability is the quality of the soil that enables water or air to move through it. Highly permeable soils allow water to filter quickly through them, down into the earth. People consider this a good characteristic in some cases, as when drainage is needed. However, highly permeable soils provide less filtration and absorption of fertilizers, nutrients and other chemicals that water may carry. Therefore, highly permeable soils are not considered ideal locations for on-site

wastewater disposal systems and other land uses that might include the release of potentially polluting substances. Hydric soils are found in patches throughout the area.

*Soil Limitations for Buildings* – The *Soil Survey* provides information about the locations of soils that pose constraints for the construction of buildings. These constraints are related to characteristics such as wetness, seasonal high water table, slope, and soil structure concerns. These soil constraints can create additional costs for developers. These areas mostly occur in Sheridan Charter Township.



## 7. Population and Housing

### Population Growth

Between 1960 and 2005, the population of the Fremont Community has grown, as shown in Chart 7.1. However, the

community's population has increased by a lower percentage than most neighboring jurisdictions, the County as a whole and the State of Michigan. Given this comparison, we can expect the

community to continue growing but at a slower pace than surrounding regions. Specifically, the population projection, developed by the West Michigan Shoreline Regional Development

**Chart 7.1 Population Trends of the Fremont Area and Surrounding Communities 1960-2005**

	1960	1970	Percent Change 1960-70	1980	Percent Change 1970-80	1990	Percent Change 1980-90	2000	Percent Change 1990-00	Estimate 2005	Percent Change 2000-05	Total Percent Change 1960-2005
Fremont Area	7,349	7,852	6.84%	8,075	2.84%	8,098	0.28%	8,649	6.80%	8,794	1.68%	19.66%
Dayton Township	1,709	1,910	11.76%	1,938	1.47%	1,971	1.70%	2,002	1.57%	2,065	3.15%	20.80%
Sheridan Charter Twp.	2,256	2,477	9.80%	2,465	-0.48%	2,252	-8.64%	2,423	7.59%	2,473	2.06%	9.60%
City of Fremont	3,384	3,465	2.39%	3,672	5.97%	3,875	5.53%	4,224	9.01%	4,256	0.76%	25.80%
Bridgeton Township	738	870	17.89%	1,562	79.54%	1,574	0.77%	2,098	33.29%	2,391	13.97%	224.00%
Ashland Township	1,231	1,463	18.85%	1,751	19.69%	1,997	14.05%	2,570	28.69%	2,659	3.46%	116.00%
Garfield Township	1,189	1,448	21.78%	1,822	25.83%	2,067	13.45%	2,464	19.21%	2,524	2.44%	112.30%
Sherman Township	1,085	1,411	30.05%	1,810	28.28%	1,866	3.09%	2,159	15.70%	2,267	5.00%	108.90%
Lincoln Township	444	490	10.36%	885	80.61%	969	9.49%	1,338	38.08%	1,388	3.74%	212.60%
Denver Township	1,237	1,362	10.11%	1,422	4.41%	1,532	7.74%	1,971	28.66%	2,052	4.11%	65.90%
Wilcox Township	500	519	3.80%	722	39.11%	831	15.10%	1,145	37.79%	1,212	5.85%	142.40%
Brooks Township	1,772	1,330	-24.90%	2,349	76.66%	2,728	16.13%	3,671	34.56%	3,744	1.99%	111.00%
Everett Township	704	844	19.88%	1,360	61.13%	1,519	11.69%	1,985	30.67%	2,071	4.33%	194.20%
City of Newaygo	1,447	1,381	-4.56%	1,271	-7.97%	1,336	5.11%	1,670	25.00%	1,685	0.90%	16.40%
City of Grant	732	772	5.46%	683	-11.53%	764	11.86%	881	15.31%	885	0.45%	20.90%
City of White Cloud	1,001	1,044	4.30%	1,101	5.46%	1,147	4.18%	1,420	23.80%	1,432	0.85%	43.10%
Newaygo County	24,160	27,992	15.86%	34,917	24.74%	38,202	9.41%	47,874	25.32%	50,019	4.48%	107.00%
State of Michigan	7,823,794	8,881,826	13.52%	9,262,078	4.28%	9,295,297	0.36%	9,938,444	6.92%	10,120,860	1.84%	29.36%

Source: U.S. Census Bureau, Fremont Area Joint Comprehensive Plan (2001)

Commission (WMSRDC), shown in Chart 7.2, suggests that by the year 2035, the Fremont Community will be home to 14,223 people. This represents an increase of 5,419 people to the area in the next 30 years.

Up until recently, the population growth has mainly occurred in the City, as illustrated in Maps 7.a and 7.b. However, the 2005 Census estimate indicates that more population growth has occurred in the townships between 2000 and 2005.

### Persons per Household

A trend that was noted in the 2001 plan, which continues today, is the declining number of persons per household. The following is an excerpt from the 2001 plan:

*Another trend occurring locally and nation-wide is the declining size of households. A household includes all the persons who occupy a housing unit. A housing unit is defined as a house, apartment, a mobile home, a group home, or a single room that is occupied as a separate living quarter. Because of smaller households, it has been common for communities to register a net increase in the housing supply while not experiencing a proportional population growth or, in some cases, even a recorded population loss.*

*There are several factors that demographers have linked to the declining size of households including the fact that people are marrying at a later age than a generation ago, postponing having children and having fewer children when they do start a family.*

*Nation-wide, married couple families still comprise the largest group of households, but the number of single parent (male or female) headed households is increasing and expected to grow, contributing to the decline in average household size. This nation-wide trend is occurring in the Fremont Area.*

In 1990, the average household sizes of Dayton and Sheridan Charter Townships were 3.12 persons per household and 2.90 persons per household, respectively, while the City of Fremont had a relatively smaller persons per household figure of 2.34. Between 1990 and 2000, each township, as well as the County and State, experienced a decline in household size, but the City remained even. However, the City of Fremont continues to have the fewest people per household while Dayton Township has the highest persons per household.

**Chart 7.2 Growth Projection to 2035**

	Actual				Est. Projected							% Increase
	1970	1980	1990	2000	2004	2010	2015	2020	2025	2030	2035	2000-2035
Dayton Township	1,910	1,938	1,971	2,002	2,062	2,263	2,445	2,641	2,854	3,083	3,331	66%
Sheridan Chtr. Twp.	2,477	2,465	2,252	2,423	2,471	2,711	2,930	3,165	3,420	3,695	3,992	65%
City of Fremont	3,465	3,672	3,875	4,224	4,271	4,687	5,064	5,471	5,911	6,387	6,900	63%
<b>Area Total</b>	<b>7,852</b>	<b>8,075</b>	<b>8,098</b>	<b>8,649</b>	<b>8,804</b>	<b>9,661</b>	<b>10,439</b>	<b>11,277</b>	<b>12,185</b>	<b>13,165</b>	<b>14,223</b>	<b>64%</b>
Newaygo County	27,992	34,917	38,202	47,874	49,892	54,746	59,150	63,909	69,050	74,605	80,607	68%

Source: U.S. Census Bureau, WMSRDC

### Housing Growth

In the Fremont area, the community experienced a housing boom between 1970 and 1979.

However, over 50% of homes (occupied) in the

townships were built prior to 1960. Units constructed before 1960, or in some cases before 1970, were built before building codes were instituted. Most houses that have not been updated would not likely pass today's code standards.

More recently, between 1990 and 2000, the City experienced the greatest increase in housing with the addition of 298 occupied units, compared to 75 in Sheridan Charter Township and 46 in Dayton Township. However, the rate of increase for all units (occupied and vacant) was the highest in Dayton Township (13%), followed by the City of Fremont (11%), and Sheridan Charter Township (6%). A comparison of Map 7.c and Map 7.d illustrates housing growth patterns between 1990 and 2000.

### Housing Affordability

The Housing Needs Assessment and Development Strategy prepared for NCCS Center for Nonprofit Housing (2002) found that "finding reasonably priced housing is still a challenge for many in Newaygo County." The report states:

*For households earning less than 120% of the county's median household income, 1,261 are living in owner-occupied housing that could not affordably be financed today given their earnings. Below 50% of median, 915 households are in units that they could not afford to finance today.*

*A total of 793 households that are renting in Newaygo County with incomes under 120% of median county income are living in unaffordable rental units (more than*

*25% of income without utilities). 1,161 of the households in this range are living in affordable units. For renters with income below 30% of area median, the overall shortfall of affordable units is 261 – 85% of all renter households in this income range have an unaffordable rent.*

### Senior Housing

An independent living-senior community is available through Wedgewood Apartments, located on the east side of the City. Wedgewood provides on-site laundry, and a community room used for activities such as birthday parties and monthly potlucks. In addition, transportation is available to residents for doctor appointments and errands. Rental rates are income based.



## 8. Socioeconomic

### Age, Race and Sex

Overall, the Fremont Community is comprised of an equal distribution of males and females, predominantly white, and is generally increasing in age.

As shown in Chart 8.1, each jurisdiction in the Fremont Community and the County are comprised of over 90% Caucasian residents. Other races represented in the Fremont Community include African American, American Indian, Asian or Pacific Islander, and other races not specified. Representing

1.43% of the population, Asian or Pacific Islanders are the largest minority group in the City. Percentages of people who are reporting themselves as having Hispanic Origin have increased slightly since 1990.

The higher rate of growth among “older” age groups is consistent with the Michigan Department of Management and Budget’s (MDMB) prediction that the older age group population will grow at a faster rate than that of the younger age groups. For instance, as shown in Charts 8.2, 8.3 and 8.4, between 1990 and 2000, the Fremont Community, as a whole,

experienced a decrease in the number of preschool aged children (under 5) and the two age groups that have increased the most during this decade are the Empty Nest (45-65) and the Elderly (75 years and over). However, the percentage of younger children may increase in the coming decade since the largest age group in each jurisdiction and the entire Fremont Community is the Family Formation (21-44).

### Education

Chart 8.5 shows that relative to the state, Fremont Community residents have high education levels. In addition, all three jurisdictions have higher percentage rates of people 25 years and over that are high school graduates, and/or have a bachelor’s degree than other parts of the County. Of the three communities, Dayton Township has the highest percentage rate of high school graduates and the City has the highest percentage rate of people with a bachelor’s degree or higher.

**Chart 8.1 Race and Hispanic Origin in 2000**

	Percent of Total Population			
	Dayton Township	Sheridan Charter Twp.	City of Fremont	Newaygo County
White	95.47%	94.88%	95.60%	92.72%
Black	0.00%	0.08%	0.25%	0.95%
American Indian	0.19%	0.08%	0.53%	0.56%
Asian or Pacific Islander	0.92%	0.55%	1.43%	0.35%
Other Race	0.48%	1.31%	0.51%	1.56%
Hispanic Origin (of any race)	2.94%	3.09%	1.67%	3.86%

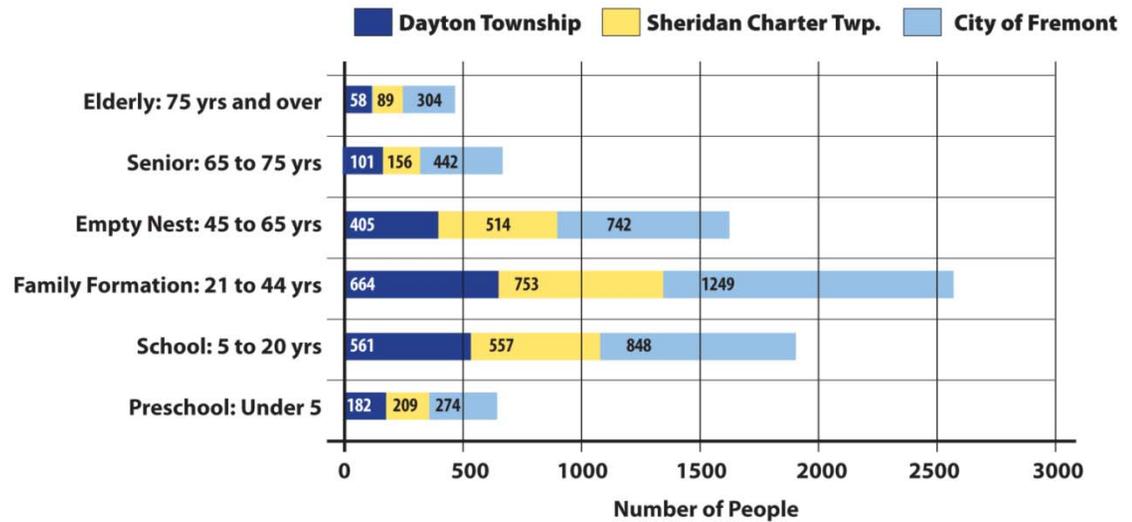
Source: U.S. Census Bureau 2000, SF-3

### Income & Poverty

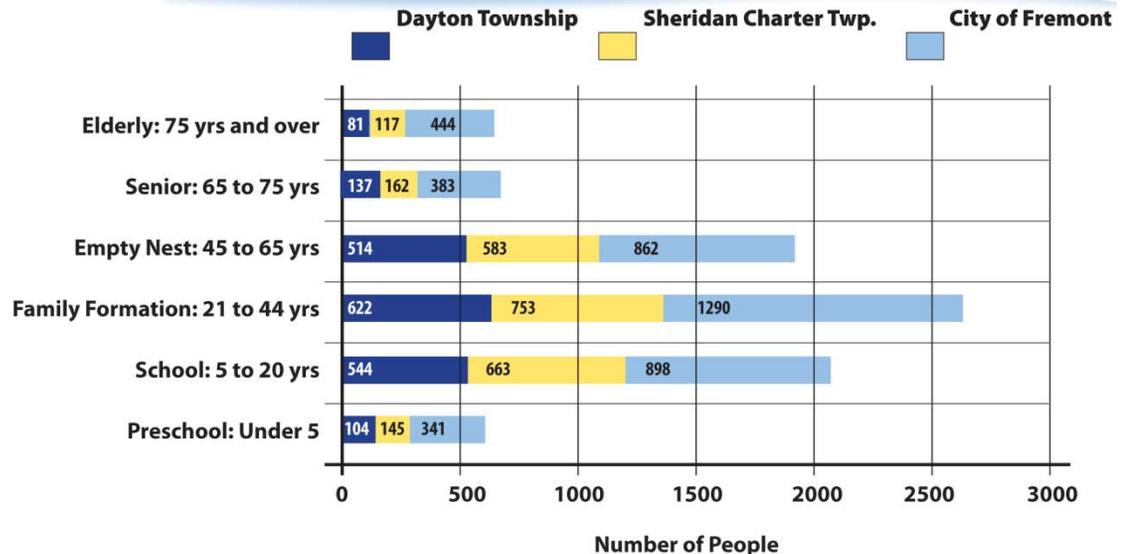
Chart 8.6 shows that in 1990 and 2000, the City's Median Household income is lower than both townships. However, all three jurisdiction's Median Household income has increased since 1990. Yet Fremont Community jurisdictions and Newaygo County have a lower Median Household income than the overall Michigan median, \$46,291. In terms of per capita income, Chart 8.6 shows that in 1990 and 2000, the per capita income is greater in all three Fremont Community jurisdictions than the County's per capita income.

Chart 8.7 shows that the City has the highest percentage of families in poverty of all three Fremont Community jurisdictions. This rate is also higher than the state's figure of 7.4%.

**Chart 8.2 Age Distribution of Persons in the Fremont Area 1990**



**Chart 8.3 Age Distribution of Persons in the Fremont Area 2000**



Source: U.S. Census Bureau 2000

**Chart 8.4 Percent Change in Age Distribution from 1990-2000**

	<b>Dayton Township</b>	<b>Sheridan Chtr. Twp.</b>	<b>City of Fremont</b>	<b>Newaygo County</b>
Elderly: 75 yrs and over	39.70%	31.50%	30.60%	31.8%
Senior: 65 to 75 yrs	35.60%	3.80%	-9.20%	0.4%
Empty Nest: 45 to 65 yrs	26.90%	13.40%	16.20%	17.9%
Family Formation: 21 to 44 yrs	-6.30%	3.60%	3.80%	1.2%
School: 5 to 20 yrs	-3.00%	19.00%	5.90%	7.1%
Preschool: Under 5	-42.90%	-30.60%	24.50%	-11.3%

Source: U.S. Census Bureau, Fremont Area Joint Comprehensive Plan (2001)

**Chart 8.5 Educational Attainment by Percent of Population 25 Years and Over**

	<b>Dayton Township</b>	<b>Sheridan Chtr. Twp.</b>	<b>City of Fremont</b>	<b>Newaygo County</b>
Less than 5th grade	1.3	0	1.7	1.3
5th to 8th grade	2.9	3.2	5.8	5.3
9th to 12th grade, no diploma	8.8	9.9	9.3	14.7
High school graduate (incl. equivalency)	36.7	35	30.3	40.4
Some college credit, less than 1 year	13.2	7.2	9.7	8.3
1 or more years of college, no degree	13.7	13.7	14	12.6
Associate degree	8.8	10.1	5.9	6.1
Bachelor's degree	10.3	14.4	15.4	7.7
Master's degree	2.9	4.5	5.3	2.7
Professional degree	1.5	1.9	2.5	0.9

Source: U.S. Census Bureau 2000

### Chart 8.6 Income Levels in 1990 & 2000

Jurisdiction	1990		2000	
	Per Capita	Median Household	Per Capita	Median Household
Dayton Township	\$13,292	\$30,500	\$19,433	\$44,770
Sheridan Charter Township	\$11,804	\$30,250	\$21,834	\$41,875
City of Fremont	\$13,229	\$25,392	\$19,475	\$32,246
Newaygo County	\$10,307	\$23,468	\$16,976	\$37,130

Source: U.S. Census Bureau, West Michigan Shoreline Regional Development Commission (WMSRDC)

### Chart 8.7 Families Below Poverty Level in 2000

	Dayton Township		Sheridan Chtr. Twp.		City of Fremont	
	Number	Percent	Number	Percent	Number	Percent
Families below poverty level	20	3.6%	35	5.4%	103	8.8%

Source: U.S. Census Bureau 2000

## 9. Economic

### Downtown

The Fremont Community is known as home of Gerber Products Company, one of the County’s largest employers and one of the most well-known companies in the nation. The long-term presence of Gerber, in addition to other established local businesses, has helped the Fremont Community maintain a relatively stable economy. The downtown, in particular, is noted for being the “most substantial downtown in Newaygo County” in the *Fremont Downtown Blueprint Plan, 2005*.

The results of a survey conducted for the *Blueprint Plan* reports that over two-thirds of respondents come to Downtown Fremont with great frequency (between 1-7 times a week) to shop, dine, receive services, and enjoy entertainment. Furthermore, both resident and business-owner respondents agreed that the downtown has a feeling of safety, is clean and attractive, salespeople are helpful, and that there is a high quality of retail and service businesses. However, many of these same respondents agreed that it

would be good to recruit additional retail businesses, increase the variety of retail

goods, and have longer Saturday hours.

**Chart 9.1 Occupation by Employed Person 16 Years and Over**

	Dayton Township		Sheridan Chtr. Twp.		City of Fremont	
	Number	Percent	Number	Percent	Number	Percent
Management, professional, and related occupations	278	28%	315	29%	722	39%
Service occupations	134	13%	146	14%	249	14%
Sales and office occupations	257	26%	283	26%	426	23%
Farming, fishing, and forestry occupations	36	4%	16	1%	8	0%
Construction, extraction, and maintenance occupations	113	11%	127	12%	95	5%
Production, transportation, and material moving occupations	184	18%	190	18%	332	18%
Employed civilian population 16 years and over	1,002	100%	1,077	100%	1,832	100%

Source: U.S. Census Bureau 2000

### Chart 9.2 Top Employers

Employer	City	Product/Service	Employees
Gerber Products	Fremont	Baby Food	1,300
Dura Automotive	Fremont	Metal Stampings & Assemblies	535
Magna Donnelly Corporation	Newaygo	Automotive Doors and Mirrors	505
Gerber Memorial Health Services	Fremont	Health Care Services	470
Fremont Public Schools	Fremont	Educational Services	335
Grant Public Schools	Grant	Educational Services	300
Wm. Bolthouse Farms	Grant	Vegetables	250
White Cloud Public Schools	White Cloud	Educational Services	205
Newaygo Public Schools	Newaygo	Educational Services	200
County of Newaygo	White Cloud	County Government	200
Wal-Mart	Fremont	Retail Department Store	195
Hesperia Public Schools	Hesperia	Educational Services	170
Gerber Life Insurance Company	Fremont	Life Insurance	165
Newaygo Medical Care Facility	Fremont	Health Care Services	150
Newaygo County ISD	Fremont	Educational Services	130
North American Refractories	White Cloud	Refractory Products and Furnace Linings	125
Pine Medical Group	Fremont	Health Care Services	110
Transitional Health Services	Fremont	Health Care Services	105
Valspar (Lilly) Industries	Fremont	Lubricants and Oil Additives	100
<b>Total</b>			<b>5,550</b>

occupations. Chart 9.2 shows the top employers in the area. Gerber Products is at the top of the list with 1,300 employees. Of the top ten employers, four are located in Fremont. Other top employers are located in Grant, Newaygo, and White Cloud.

Currently, the state of Michigan, along with the rest of the country, is in a recession. Overall unemployment rates are continuing to rise, which undoubtedly has an effect on the Fremont Community. For instance, between February and March 2008 the unemployment rate rose by 0.6% for the state. During this same period, unemployment in the Grand Rapids Metropolitan Statistical Area (Barry, Ionia, Kent and Newaygo Counties) rose by 3.5%.<sup>vi</sup>

The *Michigan Employment Forecasts by Occupational Groups for 2004-2014*, provided by the Michigan Department of Labor and Economic Growth, suggests that job availability in the fields of healthcare and computers will increase more than jobs in other occupational groups. At the same time, jobs in farming, fishing, forestry and production are expected to decrease.

### Employment

In 2000, 3,911 people in the Fremont Community over the age of 16 were employed. As shown in Chart 9.1, the majority of people in each jurisdiction

work in management, professional and related occupations. The next two highest categories are sales and office occupations, and production, transportation and material moving

## Agriculture Industry

While jobs in farming, fishing and forestry employ only 5% of the area's employed residents (16 years and over), the agriculture industry in the Fremont Community plays an important role in the area's identity, rural landscape, and the future of the leading employer, Gerber Products Company.

The U.S. Department of Agriculture's (USDA) *Census of Agriculture* reported that there were 902 farms in Newaygo County during 2002, which is an increase from 787 farms reported during the 1997 Census. In addition, the number of acres of land in farms has increased by 3%. However, the average size of a farm decreased from 167 acres to 150 acres. Only 6.3% of farms in the County are 500 acres or more.

Among the acres of land used for farming, nearly 11% is being used for fruit and vegetable production, which helps to support Gerber Products Company and other food processing companies. Farming of this type in Dayton and Sheridan Charter Townships includes

1,350 acres in orchards that produce a mix of apples, tart cherries, peaches, and pears and 1,900 acres in vegetables that produce carrots, celery, onions, cucumbers, peppers, squash, snap beans, and peas.

Animal agriculture also plays a prominent role within the area's farming industry. Dairy farming, for instance, has a long history in the community. In 2002, 40% of County farms had an inventory of cattle and calves for either beef or milk. This includes about 29 dairy herds that total about 10,000 cows. Other animal production in the County includes hogs, sheep and lambs, and poultry. This comprised an approximate annual production of 20,000 hogs, 500,000 turkey, and 400 sheep.

In addition to the aforementioned farming uses, the Fremont area has been experiencing an increase in equine facilities. The USDA estimates that there were 2,400 horses in the County in 2002. Among these numbers, Dayton Township has about 7 equine operations with about 200 horses total, and Sheridan Charter Township has about 6 operations with about 85 horses total. This is about 12% of the all the horses in the County.



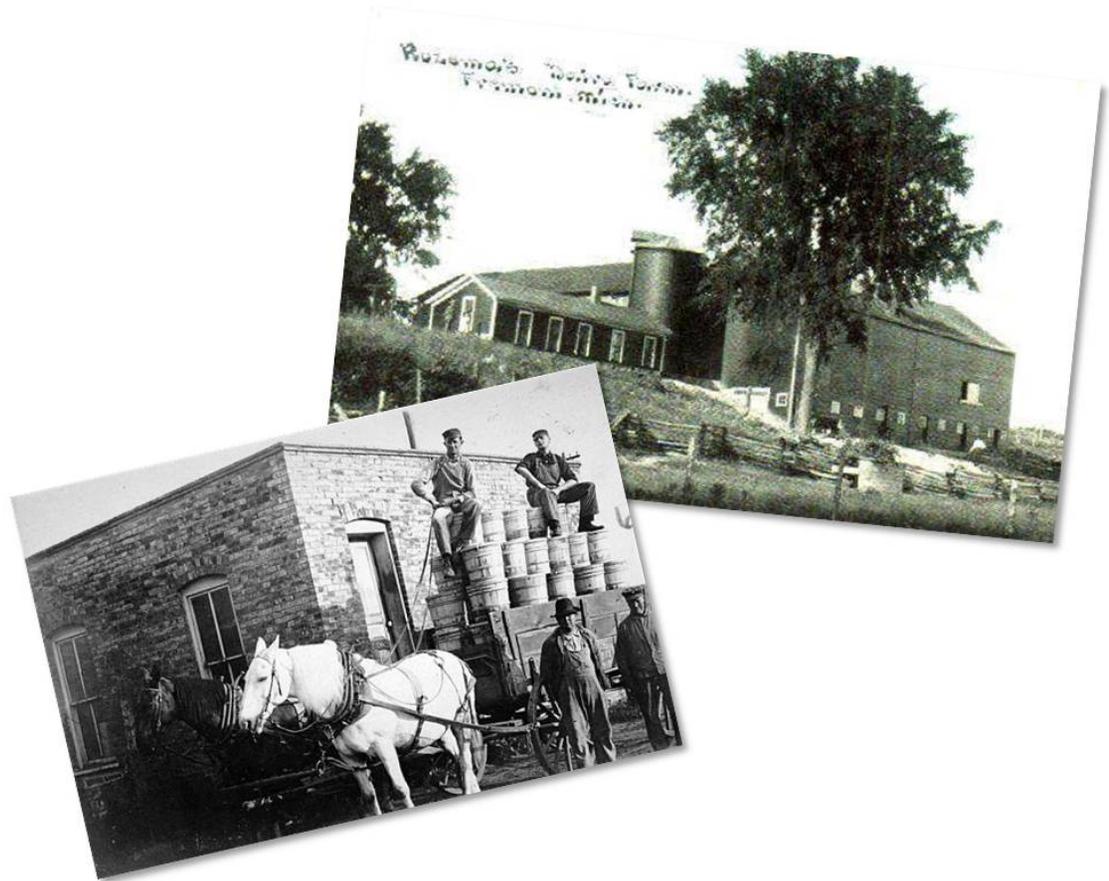
Farms

At first, the farms and dairy farms of the area supplied the local lumber camps and mills with vegetables, fruit, grain, hay, poultry, meat, milk and butter. The farms had a market for their cowhides at the tannery, to be made into leather. The cleared land was cheap and had good soil. The farmers were able to sell anything they raised and didn't need for their own families. As the large pines in the area became depleted and the lumber companies moved to other areas, though, the farmers needed another market. They found that there was a market for their products in the larger cities and, with the railroads which were built to ship the lumber to the mills in the cities, they could ship their vegetables, fruit, grain, poultry and meats to the cities.

*Terry Wantz – The First 150 Years, the Early History of Fremont, MI*

Family or individuals operate the majority (93%) of farms in the County. Only 4% of the farms are operated by a partnership and 3% are operated by a corporation. Farming is the primary occupation for about half of the principal operators. The other half of farm operators rely on another occupation for their primary source of income.

In total, Newaygo County farms provided 1,331 hired-worker positions with an associated \$6,754,000 in payroll in 2002. The average net-cash income for a farm was \$14,769. 49% of County farms had a value of sales less than \$2,500 while 22% of County farms had a value of sales equaling \$25,000 or more.



## 10. Transportation

### Road Traffic

Since 1990, residential development has increased by 10%. Given this rate of development, it can be estimated that 3,350 car trips per day have been added to the Fremont area road network in the last 10 years (based on a 10 trip per day per housing unit estimate provided by the Institute of Transportation Engineers).

The increased number of cars on the roadway obviously has an impact on the network, both in terms of wear and tear of the roadway and the efficiency of travel. In 2004, the City of Fremont worked with a consultant to develop an *Origin and Destination Study* to help address the existing and future needs of area travelers.

The *Origin and Destination Study* found that the area can expect a growth in population and new businesses in the area that will place additional demands on the road system. Specifically, the study forecasts that residential growth will occur in the north-central portion of the City near the Stone Road Corridor while

commercial and industrial growth will occur in the core of the City and south and west of the City along M-82.

M-82 is the primary route of the community. However, the public opinion survey of the study shows, “the vast majority of those polled believe M-82’s traffic volumes are moderate to heavy, with about one-third falling in the heavy category. Further, the problem has advanced to the point that most people actually avoid M-82 at one time or another.” Traffic volume data gathered for the study supports this perception and reveals that the corridor is most congested between 12-2 p.m. and 4-6 p.m. The study found that there are about 1,882 truck trips per day along the corridor and that some shipping companies would prefer an alternate route. To address the specific congestion problems of M-82, the City plans to implement alternate truck routes to M-82.

Plans for northside and southside alternate/secondary truck routes have



### Roads

As the number of lumbering centers increased, roads were built to connect them with each other. With this ever growing outward movement, wagon roads were built from Grand Rapids and Muskegon so that supplies could be hauled from these supply centers. Thus, it was the needs of the lumbering operations that were responsible for building the first roads in the county.

*Terry Wantz – The First 150 Years, the Early History of Fremont, MI*

been identified in the City’s previous Master Plans in 1970, 1981 and 2001. This Plan also supports the implementation of the alternate routes. The effects of the heavy traffic on Main

Street and a summary of the studies, surveys, and reports relating to the design and location of the two proposed routes are outlined in Resolution R-08-02, “A Resolution Expressing the City Council’s Intention to Continue with the Design and Construction of the Northside & Southside Secondary Routes,” which is attached as Appendix G. Attached in Appendix H are the objectives for the construction of a northside alternate route and a southside alternate route (see Map 10.c for alternate routes).

The final steps in the development of these two critical routes include the final design engineering of the streets and utilities and the designation of a final alignment for the southside route. The only remaining issue on the final alignment of the southside route involves

the crossing of the Fremont Middle School grounds. The City plans to work with the appropriate entities to ensure the construction of these alternate routes.

The City is still guided by the findings in the M-82 Corridor Study (2001) and the Fremont Origin and Destination Study (2004).

### Planned Road Improvements

The City continuously has road improvements planned for future years. The City had developed a five-year Capital Plan, which includes road improvement projects throughout the City. The Capital Plan is updated on an annual basis during the budget process (see Appendix I for the Capital Improvement Project Schedule for fiscal years 2008-2012).

### Road Hierarchy

The Fremont Community has a total of 215.2 miles of roads. State and Federal funding for these roads is allocated through two different classification systems.

#### Act 51

State funding is provided through Michigan Public Act 51 of 1951 (Act 51). Under Act 51, roads are classified in the following categories:

#### State Trunklines

Roads, streets and highways assigned to the Michigan Department of Transportation (MDOT). MDOT is responsible for the maintenance, construction and improvements to these corridors. Their primary purpose is to



facilitate through-traffic movements in conjunction with the state-wide highway system.

*County Primary*

These routes serve longer distance trips between major destination points within the County. Primary roads are planned to facilitate through-traffic movement, while allowing access to homes and businesses.

*County Local*

Roads that provide access to homes and businesses and are designed for short to medium length trips. These roads connect to the Primary and State Trunkline roads.

*City Major*

Major routes within a City’s jurisdiction that provide for longer distance trips and higher capacity traffic.

*City Local*

Like County Local roads, these roads provide access to homes and businesses and are designed for short to medium length trips.

Map 10.a shows the designation of roads under the Act 51 classification system. The majority of these roads, in terms of

miles, are designated City Major, as shown in Chart 10.1.

*National Functional Classification*

The Federal Highway Administration uses a different classification system called the National Functional Classification (NFC). This system is designed to reflect the function of a roadway, which corresponds with the road’s eligibility for certain federal funding opportunities. Under this system, roads are classified in the following categories.

*Arterial*

Relatively high capacity roads, which provide unity throughout a contiguous urban area; medium speed/capacity roads for intra-community travel as well as access to the rest of the County-wide arterial highway system. Should have minor access control and channelized intersections.

*Collector*

Relatively low speed/low volume street, typically two lanes for circulation within and between neighborhoods. The roads serve generally short trips and are meant to collect trips from local streets and distribute them to the arterial network.

**Chart 10.1**  
**Act 51 Classification**

State Trunkline	17.17
County Primary	32.91
County Local	125.42
City Major	10.23
City Minor	17.73
Not Certified	10.89
Unknown	0.87
<b>Total Miles 215.2</b>	

**Chart 10.2**  
**National Functional Classification**

Not Classified	11.5
Rural Local	22.4
Rural Minor Collector	13.9
<b>Rural Major Collector</b>	<b>0.0</b>
<b>Rural Minor Arterial</b>	<b>100.0</b>
Urban Local	16.4
Urban Collector	4.3
<b>Urban Minor Arterial</b>	<b>46.7</b>
<b>Total Miles 215.2</b>	
<b>Bold = Federal-Aid Eligible</b>	

### Local Streets

Low speed/low volume roads which provide direct access to abutting land uses; non-conductive to through-traffic.

Map 10.b shows the Fremont Community road Network as classified by NFC. As shown on the map, roads are classified into Rural, Urban, Major, and Minor subcategories. Within these subcategories, roads are only eligible for federal aid if they are classified as rural major or urban collector or higher. These are called Federal Aid routes. Chart 10.2 displays the mileage of roads by NFC designation and eligibility status. By mileage, the largest percentage of these roads is Rural Minor Arterial followed by Urban Minor Arterial.

### Public Transportation

The Newaygo County Commission on

Aging (NCCA) provides an on-call transportation service for seniors and handicapped individuals of Newaygo County. The service currently has five buses that provide transportation for shopping, banking, accessing congregational meal sites, and running errands in the closest shopping area. There is no real fee for service. However there is a suggested donation of \$2 per round trip to ride the bus. Additionally, NCCA provides transportation services to medical facilities for seniors and individuals who are wheelchair bound.

### Non-Motorized Transportation

The Town & Country Path is a non-motorized paved pathway for walking, biking, hiking, rollerblading and skateboarding that meets ADA requirements. Currently, Phase 1 and 2 have been constructed. Phase 1 of the Path connects

Branstrom Park with Daisybrook and Pathfinder Elementary Schools. Phase 2 extends from Phase 1 at Fremont Lake Park, northwestward through the Industrial Park and up to Market Avenue and Main Street. When complete, the Town & Country Path will provide 25 miles of pathway.

### Fremont Municipal Airport

The City describes the Airport as,

*One of the few remaining general aviation airports with the capacity to serve corporate needs in the region. The City-owned and operated facility is located just 1.5 miles southwest of our (the Fremont) Industrial Park. The airport is home to more than 50 aircraft. Features of the facility include:*

- *Two hard-surfaced, lighted runways*



## The Fremont Community Joint Comprehensive and Growth Management Plan

- *of 5,826 and 3,500 feet*
- *Fueling capability for 80 and 100 octane avgas and jet-A fuel*
- *Terminal building*
- *Hangar facilities for corporate and general aviation aircraft*

- *Apron parking*
- *Aircraft maintenance facility*

In 1995 the City completed a long range master plan for the airport. Appendix J

provides a list of the recently completed improvements and the planned improvements for 2005-2009 from the long range master plan.



## 11. Utilities and Public Services

### Water & Sewer

The water and sanitary sewer systems of the City of Fremont provide service to the City and to small portions of Sheridan Charter Township. Map 11.a shows the existing utility service area. The City's drinking water comes from 8 groundwater wells. The eight wells have the capacity to pump 4,890 gallons per minute or over 7 million gallons per day. The water storage system includes 3 elevated tanks. The City has made a number of improvements in the water system over the last several years. Chart 11.1 shows these upgrades. As reported by the City, the sanitary waste system

*Collects and treats approximately 700,000 gallons per day. Sewage is pumped to the Wastewater Treatment Facility located on 72nd Street south of town (in Sheridan Charter Township). The facility uses three lagoons totaling 80 acres for storage and treatment. The resulting effluent is then used to irrigate City-owned agricultural fields, with the*

*treated wastewater eventually entering the groundwater system.*

Appendix I provides a list of planned improvements to the water and sewer system.

**Chart 11.1 Water System Improvements**

Year	Activity
1999	New 12" watermain on Cedar St. (Stewart Ave. to Division Ave.)
2001	Replaced 4" watermain w/ 8" on Maple St. (Weaver Ave. to Gerber Ave.)
	Replaced 4" & 6" watermains w/ 8" on E. Main St. (Stewart Ave. to East Ave.)
	Replaced 4" watermain w/ 8" on Decker Ave. (Dayton St. to Main St.)
2002	Replaced 4" watermain w/ 8" on Sullivan Ave. (Main St. to Maple St.)
2004	Decker Storage Tank exterior re-painted and interior cleaned & inspected
	New 8" watermain- Stoney Creek Subdivision Phase 2 (Michigan Ave.)
	Replaced 6" watermain w/ 8" on State St. (Stone Rd. to Gerber Ave.)
	Extended 12" watermain on Main St. (DeWitt Ave. to Industrial Dr.)
2005	New 12" watermain under & along Main St. @ Industrial Dr. & 8" encircling new Wal-Mart Superstore
	New 8" watermain on Maple St. (East Ave. to Southwoods Ave.)
	Replaced 4" watermain w/ 8" on East Ave. (Main St. to Maple St.)
2006	Replaced 4" watermain w/ 8" on Sheridan St. (Gerber Ave. to Weaver Ave.)
	New pump and piping @ #10 Well
	Replaced 6" watermain with an 8" watermain on North Stewart Avenue (from Cherry Street to 44th Street)
	Replaced 4" watermain with an 8" watermain on 44th Street (from North Stewart Avenue to North Darling Avenue)
2007	New 8" watermain on Snyder Avenue (South of West Main Street) with a hydrant at the end of the watermain
	Weaver Avenue tank exterior painted
	New pump & piping Well #6
	New 12" watermain along 48th Street west of Industrial Drive
	New hydrant @ 48th Street & Green Avenue

Source: City of Fremont

## Waste Disposal

The City contracts with Allied Waste Services for weekly curbside residential refuse collection. Allied Waste will also collect appliances, bulky items and yard wastes based on a fee-for-service program. Other special City waste disposal programs include Christmas tree chipping, fall leaf collection, and monthly curbside bulk brush pick-up from spring through fall.

A recycling program is provided by Recycling for Newaygo County (RNC), a nonprofit organization that operates a collection and processing center in the City of Fremont in addition to seven drop-off points throughout the County. The program is run by a volunteer membership that is currently comprised of over 300 people. In 2007, RNC reported that the group tripled their volume of

recovered materials from the previous year.

## Public Safety

### Fire

The City of Fremont's Fire Department provides service through a cooperative agreement to Sheridan Charter Township and parts of Dayton, Sherman, Garfield, and Bridgeton Townships.

The Fire Department has about 20 part-time on-call firefighters that have each completed a minimum of 240 hours of training. The department's equipment includes 10 emergency vehicles.

The Fire Department provides several community programs that include the following:<sup>vii</sup>

### *The Newaygo County FireMatch Program*

- *The FireMatch program is dedicated to educating and counseling young firesetters, defined as children who endanger themselves or others by using fire inappropriately.*<sup>viii</sup>

*E.D.I.T.H. – Exit Drills in the Home*  
*The E.D.I.T.H. program helps get families together to develop a fire emergency plan.*

### Police

The City of Fremont has eight full-time and eight part-time sworn officers. The police department provides services 24 hours a day. Officers from the City of Fremont Police Department are assigned to the multi-jurisdictional Newaygo County Emergency Response Team and Dive Team. The County Emergency Response Team handles high risk arrests and other critical assignments. The Dive Team educates and performs water rescue



and recovery.

The City of Fremont's Police Department provides several community programs that include the following:<sup>ix</sup>

*Drug Prevention Curriculum - For grades K-8 - an officer spends time in each classroom at local schools providing a drug and safety curriculum with a clear and positive "no use" message.*

*Business Watch - Business Watch is a citywide program designed to assist and work with businesses on safety and security issues.*

*Spotlight - Spotlight is a cooperative effort between retailers and law enforcement. This is an effective, turnkey program that has been activated in our community to combat underage tobacco and alcohol purchases.*

*Diversion Programs/Community Service Work - The Newaygo County Prosecutor's Office refers certain cases of Minor in Possession (MIP), tobacco, drug and certain retail fraud offenses to diversion programs established by the 27<sup>th</sup> Circuit Court, based on suspect cooperation (with police and program), age and criminal history. The court then provides the curriculum and contracts to program attendees to promote awareness towards their offense.*

*Community Relations and Awareness - The Fremont Police Department sponsors community events and promotions to assist in the safety and crime prevention services within the City of Fremont.*

### Medical

Gerber Memorial Health Services provides the only hospital in Newaygo

County. The hospital was established in 1918 and has since grown into a 77-bed facility that provides a range of services that includes basic medical services, home health care programs, rural health clinics, pediatrics, women's health services, a cancer treatment center, a diabetes center, outpatient surgery, birthing center, emergency care, and occupational medicine.

Gerber Memorial Health Services also provides the *Tamarac Center for Health and Well-Being*, located on West Main Street. Tamarac is a unique medical facility that is focused on holistic wellness. Services available at Tamarac include physical, occupational, and speech therapy. Tamarac's *Ahhh Spa* also offers massage therapy and esthetician services. The underlying philosophy and combination of services provided by Tamarac establish the Center as a pioneer



in the wellness community. In addition, as described on the medical center’s website, Tamarac’s facilities are on the cutting edge of building practices.<sup>x</sup>

*Tamarac, the Center for Health and Well-Being is among some of the first buildings in Michigan to attain LEED Certification. LEED stands for Leadership in Energy and Environmental Design. The process of attaining certification includes rigorous evaluation by the United States Green Building Council and measures the environmental initiatives implemented both in design and construction. Recycling waste, improving air quality, reducing water consumption, and increasing energy efficiency beyond code are just a few of the strategies by which Tamarac has attained certification.*

### Library

The Fremont Area District Library is located in the City of Fremont. The library serves over 13,400 people within the Fremont Public School District, the City of Fremont, Dayton Township, and Sheridan Charter Township. The library reports that in 2006 they had a total circulation of 177,066 items. Services

provided by the district library include the following:

- IBM compatible computers with Microsoft Office
- Internet Stations
- Wireless Internet Access
- Online Magazine and Newspaper Articles
- Photocopier
- Microfilm reader/printer
- Electric typewriter
- Polaroid cameras
- Video projector
- Cassette / CD Listening Station
- Children’s Computers
- Story Times
- Craft Days
- Reading Programs
- Computer Training Classes

- Writers Live Programs
- Books on CD or Cassette
- Large Print Books
- Music CD’s
- DVD’s
- Informational Videos
- Quiet Study Rooms
- Interlibrary Loan
- Local History Information

### Schools

The Fremont Public School system has six schools in the district, as shown on Chart 11.2. There is one high school, one middle school, three elementary schools, and one alternative school. In addition, the area is home to six private schools and the Michigan Career Technical Education Center. There are roughly 2,500 students

**Chart 11.2 Fremont Public School District 2000**

School Name	Grade Levels	Enrollment
Fremont Middle School	6-8	563
Fremont High School	9-12	829
Daisy Brook Elementary School	4-5	376
Pathfinder Elementary School	1-3	506
Pine Street School	K	186
Quest Alternative School	9-12	64
<b>Total</b>		<b>2,524</b>

Source: www.schoolmatters.com

attending district schools and 260 students attending private schools.

The area's private schools provide an education option that includes religious education in addition to a standard curriculum. The area's private schools include the Fremont Christian Elementary and Junior High Schools, Newaygo County Baptist Academy, Faith Christian School, Providence Christian High School and the Seventh Day Adventist School of Fremont.

The Career-Tech Center is located along Main Street just east of town. The Center helps 11th and 12th grade students prepare for college and a variety of skilled occupation; "The academic subjects relate to the real world and prepare students for work or college. Major goals of the Center are to provide training in up-to-date job skills, work habits, basic skills and careers...All credits earned apply toward high school graduation and often college credit is obtained. Personal counseling and job placement services are also provided to students."<sup>xi</sup>

The Fremont Public Schools have a strong record of academic success. Under the

State of Michigan's "Education Yes!" program, a state initiative designed under the Federal Government's No Child Left Behind standards, areas schools were rated with an A or B. The Fremont Business Directory and Community Profile (2003), describes the public schools in the following way:

*The Fremont Public Schools are equipped with computers and other equipment that promote a new way of learning. A network linking the entire district and county connects staff and students to each other and to the world. Fremont Public Schools commitment to integrating technology offers a greater learning experience overall.*

*The North Central Association of Colleges and Secondary Schools accredit the High School. Extracurricular activities are an important part of student life in addition to academics. Twenty varsity sports and two-dozen clubs and activities enrich the lives of students at Fremont High School. The music program includes a marching band, symphonic orchestra and choir and each have competed at the state level and receive excellent rating and division*



### Schools

1865 was a year of change for the Newaygo County schools. During this year, the first two school districts reconciled and a frame school was built midway between the two settlements across the road from the Pioneer Cemetery.

Within a few years, this schoolhouse became inadequate to care for the large number of children that came with the rapid settlement of the county. To accommodate the growth, a four-room brick school, which was completed in 1867, was built. This brick structure formed the first unit of the Fremont Public Schools' present day high school building.

*Terry Wantz – The First 150 Years, the Early History of Fremont, MI*

awards. Fremont High School also has one of the finest theater programs in Michigan with many award-winning artists. The middle school and elementary schools have a wide variety of activities available to students. The types of activities include interscholastic sports, co-ed sports (cross-country and swimming) and intramural sports that involve ninety percent of all students.

On May 5, 2009 the Fremont Community passed two bond propositions for the purpose of funding a new Fremont Public High School and associated technology equipment/infrastructure. Specifically the propositions that passed provide funding for the following:

**School Improvement Bond Proposition 1**

- Erecting, equipping and furnishing a new high school building and

other facilities at the site for the new high school building;

- Acquiring, preparing, developing and improving a site for a new high school building and other facilities; and
- Acquiring and installing technology and technology equipment at a new high school building

**School Improvement Bond Proposition 2**

- Acquiring and installing technology and technology equipment in school buildings, including related infrastructure improvements

The Fremont Public High School building site under consideration is located west of M-82, north of 56<sup>th</sup> Street and south of the Fremont Maple Grove Cemetery. The design of the Fremont Public High School

will include attention to access management issues, green space, energy efficiency, safety/security needs, efficient use of resources, sound utility connections, and it will be aesthetically pleasing and conform to the character of Fremont. It will also incorporate some of the Smart Growth Principles (e.g., creating walkable communities) promulgated by this Comprehensive Plan. It is being planned to not only serve the student population at the time it is due to open in the fall of 2012, but design considerations were taken into account, so it can serve the student population well into the future.

**Cultural**

*Dogwood Center*

The Dogwood Center for the Performing Arts is a prominent cultural asset that provides the community with a state-of-the-art performing arts facility. After



years of planning and fundraising, the Dogwood Center was opened in 2002 and built just east of the City on Newaygo County Intermediate School District property. In part, this property was chosen for the convenient location and the opportunity to expand the facility in the future. The funds for the Dogwood Center were provided by Gerber Products Company, the Fremont Area Community Foundation, an anonymous donor, and citizens throughout the area.

#### **ArtsPlace**

ArtsPlace, located in downtown Fremont, is the home to the Newaygo County Council of the Arts (NCCA). NCCA's mission is "to promote the arts and enhance the cultural climate in Newaygo County and surrounding areas." NCCA meets this mission by providing the community with art classes, an annual arts festival, juried shows, an artist's market, and the facilities to create art.

#### **Community**

##### ***Fremont Market Place Pavilion & Farmers Market***

Fremont Market Place Pavilion and Farmers Market is a newly developed structure located in the downtown behind

the ArtsPlace. The Farmers Market is a joint venture between the City of Fremont, the Fremont Area Chamber of Commerce and Michigan State University Extension Office and provides a covered location where local growers and other community members can sell their products. The market is open during the summer and fall on Tuesday evenings and Saturday mornings.

#### ***Heritage Farms Market***

Heritage Farms Market in Dayton Township is a commercial establishment that has been a part of the community since 1863, first as a homestead farm and now as an agri-tourism attraction owned by the great-great grandchildren of the original owner. Heritage Farms Market helps to celebrate the community's rich agricultural tradition by selling local products and providing family-friendly activities, such as hayrides, pumpkin picking, and a corn maze.

#### ***National Baby Food Festival***

The National Baby Food Festival is the community's main summer event. The festival is a five-day event, during which Fremont is transformed by tents, booths, games, shows and a flood of visitors.

Among the festival events are a series of concerts, a baby food cook-off, an adult baby-food eating contest, arts and craft booths, tricycle races, a children's parade, and a grand parade.



#### **National Baby Food Festival**

The city of 4,400 is transformed for one week in July into The Family Fun Capital of the United States! What would a Baby Food Festival be without those baby-orientated activities? Even for those without infants, the Baby Crawl is a very entertaining event. "I'm not sure what's more fun, the crawling babies, or the parents that will do anything to get them across the finish line!" remarked an enthusiastic spectator.

*Retrieved from National Baby Food Festival website:  
<http://www.babyfoodfest.com/index.php>*

### *Free Concert Series*

Other community events in the summer include a free concert series at Veteran's Memorial Park open air pavilion. Concerts occur about once a week throughout the summer. The concerts are funded by Gerber Products Company and other Fremont Area Chamber of Commerce members.

### *Fall Harvest Festival*

In the fall the community hosts the Fall Harvest Festival, celebrating local agriculture and the turning of seasons. The Fall Harvest Festival includes a parade, opportunities to taste locally prepared food, an antique tractor show, a kid's celebration, and a moonlight sale.

### *Churches*

The Fremont Community is home to a number of churches that includes a variety of predominantly Christian-based

denominations. Many of these churches provide community gathering spaces that are available for rent.

### *Social Services*

Two prominent non-profit agencies provide social services to the residents of Newaygo County, the Newaygo County Mental Health Authority and Newaygo County Community Services.

#### *Newaygo County Mental Health Authority (NCMHA)*

NCMHA, located in White Cloud, is primarily funded through Medicaid, State of Michigan General Fund, Newaygo County funds, and grants from The Fremont Area Community Foundation. NCMHA provides services to residents with behavioral and healthcare needs.

#### *Newaygo County Community Services (NCCS)*

NCCS, located in Sheridan Charter Township, provides a broad range of services that include family and household services, youth development, cultural enrichment, volunteer resources, and community enhancement. NCCS is primarily funded through the Fremont Area Community Foundation, grants and program fees.

### *Foundations*

The Fremont area is home to two foundations, the Fremont Area Community Foundation and the Gerber Foundation. FAFCF serves Newaygo County by providing funding to local jurisdictions and non-profit agencies working for the betterment of the community. The Gerber Foundation offers funding to research projects and programs that provide for the care, nutrition, and development of young children. The Gerber Foundation



provides grants throughout the country. However, a portion of funds are dedicated to projects focused on dental and health issues, early childhood education, parenting education, and math, science and technology education in Lake, Muskegon, Newaygo, and Oceana Counties in West Michigan.

### Recreation

The 2007-11 Fremont Area Recreation Master Plan, developed by Dayton Township, Sheridan Charter Township, Sherman Township and the City of Fremont, provides a description of the recreational facilities that are located within the community. The following is a slightly updated version of that description.

#### *Branstrom Park*

Branstrom Park is a community park located in the northeastern portion of the

City, bordering Dayton Township. The park is over 108 acres in size and has many amenities including a fenced-in/lighted baseball field (small), several miles of rustic walking and hiking trails, a paved biking and walking path trailhead of the Town & Country Path, a multipurpose court for basketball, an ice skating and hockey rink, sledding hill, a playground area with equipment, picnic tables and a pavilion, a 24-hole competition-level disc golf course, a community lodge with a fireplace available for rental and parking for all of the above amenities.

#### *Clubview Park*

Clubview Park is a small, 0.5-acre mini-park located within a residential neighborhood in the northeast portion of the City between Clubview Drive and Hillcrest Avenue. The park provides open space for residents in the immediate area

but does not generally attract visitors from outside the neighborhood.

#### *Beebe's Natural Park*

Beebe's Natural Park is a 0.45-acre area on the east side of town, north of the abandoned railroad line. The park is accessed at the southern dead end of Beebe Avenue. The park remains undeveloped.

#### *Arboretum Park*

Arboretum Park is a relatively large property located within a residential neighborhood in the southeast portion of the City. The park is approximately 9.5 acres of primarily undeveloped wooded land and open space. Originally preserved and developed as an arboretum of native Michigan trees, shrubs, and flowers. The park has walking trails and paths as well as benches and picnic tables. The park not only provides an aesthetic quality



to the neighborhood but also serves as a unique passive recreation area. The park's beauty attracts an ever-increasing number of wedding ceremonies in various locations.

### ***Fremont Lake Park***

Fremont Lake Park is also a unique community park located on the northern shore of Fremont Lake in the southwest portion of the City. Fremont Lake Park, originally established to honor the Grand Army of the Republic, is over 17 acres in size and offers 67 sites for camping with trailers, public beach, playground and boat launch access to the lake. The park has parking, restrooms and a bathhouse, playground equipment, a sand volleyball court, shelters, tables and grills for picnicking and serves as an additional trailhead for the Town & Country Path.

### ***Sheridan Charter Township Boat Launch***

The Sheridan Charter Township Boat Launch is approximately 6.5 acres of land located on the south shore of Fremont Lake, directly behind the Township Hall. The site has a large gravel area for parking and launching boats as well as a seasonal boat dock, a playground area and picnic area. There are plans to expand the picnic area and extend pathways along the lake shore.

### ***Fremont Avenue Tot Lot***

The Fremont Avenue Tot Lot is a small, 0.5 acre mini-park located north of Main Street in the neighborhood just west of the Gerber Products Company factory and offices. This park has several pieces of playground equipment and primarily serves the residents in the immediate

neighborhood.

### ***Veterans Memorial Park***

Veterans Park is the most accessible and visible park in the Fremont area due to its prime location along Main Street in the heart of downtown Fremont. Veterans Park is a small community park approximately 2.4 acres in size. The park serves as one of the focal points for the downtown area providing playground equipment, a walking path, a memorial to the Fremont area veterans of war, an amphitheater which is the location of the popular summer concert series and a picnic shelter and tables.

### ***Newaygo County Fairgrounds***

The 28-acre plus fairgrounds property is a City-owned parcel leased to the Newaygo County Fair Association for the annual county fair held for one week in late



summer. The site is located west of Stewart Avenue in the southeastern portion of the City. There are several permanent structures at the site used for a number of fair activities.

### *Town & Country Path*

The Town & Country Path, which meets ADA requirements, is a non-motorized paved pathway for walking, biking, hiking, rollerblading and skateboarding. Currently, five miles of the path have been constructed (Phase 1 & 2). The Path connects parks, elementary schools, residential areas and business districts.

The Path's public committee is actively pursuing funding for additional construction and extension of the Path (Phase 3) to traverse around Fremont Lake to connect with the Sheridan Charter Township Boat Launch & Playground. Map 11.b shows the existing and planned

sections of the Town and Country Path.

### *Cherry Hill Park*

Cherry Hill Park is a 2.8-acre park located in the northern portion of the City near Hemlock Street and Michigan Avenue, north of the Gerber Products Company. The park contains a grass practice ball field, play area and open space.

### *Fremont Skate/Bike Park*

The Skate/Bike Park is located on approximately two acres along Lake Drive, across from the Fremont Middle School and Bus Garage. The park includes seven types of ramps and was completed in 2002 to accommodate the increasing popularity of skateboarding and trick-bike riding.

### *Sheridan Charter Township Property*

Sheridan Charter Township owns a large, approximately 168-acre parcel in the southeast portion of the Township near

the intersection of 88th Street and Osborn Avenue. Recently, a community group has designed a biking track and trail system call "The Refuge." Most of the property remains as an undeveloped passive recreation area with natural walking and hiking trails. A parking area off 88th Street is being planned.

### *Fremont Industrial Park - Natural Outlots*

The Fremont Industrial Park contains several outlots preserved as natural buffers between the Industrial Park and its surrounding residential areas. The Town & Country Path travels along Locust Avenue in the Park and enters into the wooded outlots traversing over and along creeks and offering resting/viewing areas along the way.

### *Robinson Lake Public Boat Launch*

The Michigan DNR owns a public access



to Robinson Lake on Park Lane, on the north side of the lake. There is a public boat launch, picnic area and restrooms with parking available.

#### ***Alley Lake Roadside Park***

The Michigan DNR owns a roadside park on the north side of Alley Lake along Old M-20. There is public access, a picnic area, restrooms and parking available.

In addition to the area-wide parks, the schools play a significant role in recreation for the Fremont Community and often times serve as community and neighborhood parks due to their size, location and amenities. Together, the schools provide the community with ball fields, courts, play structures, picnic areas, swimming pools, and gymnasiums. In particular, the Pine Street Athletic Field (a 16+ acre site), provides a football stadium with bleachers, locker rooms, lights, public restrooms and concessions

building. A six-lane track also encircles the football field and outside of the stadium area are a practice T-ball area, two football practice fields and eight tennis courts.

#### ***Ramshorn on the Lakes***

Ramshorn on the Lakes is a public restaurant and golf course located on the City's north side on First and Second Lakes. Ramshorn's restaurant is open year round.

#### ***Northwood Golf Course***

The Northwood Golf Course is a 142-acre, 18-hole course located in Dayton Township along Comstock Avenue between 24th and 32nd Streets.

#### ***Summer Breeze Par 3 Golf Course***

The Summer Breeze Par 3 Course is a 9-hole course located on the same site as the bowling alley on Warner Avenue, south of the City limits in Sheridan Charter Township.

#### ***Briar Hill Golf Course***

The Briar Hill Golf Course is an 18-hole course on 150 acres located at 40th and Gordon, 2 miles from M-37.

#### ***Village Green Golf Course***

The Village Green Golf Course is an 18-hole course on Bingham Ave.

#### ***Avcraft Jet Center***

In addition to the parks listed in this chapter, the Fremont Community is home to a recreational aviation facility. Formerly the Gerber Products Aviation Complex, the Avcraft Jet Center offers flight instruction along with airplane and glider rides for special events, sightseeing, color tours, and a variety of other entertaining flight experiences. The Avcraft Jet Center is located on West 60<sup>th</sup> Street, about three miles southwest of the City in Sheridan Charter Township.



## 12. Public Survey

### Methodology

For this Plan, the FCJPC revised the survey from the 2001 Plan to gather information about ongoing and new issues identified by Fremont area citizens. Questions in the survey ranged from the use of specific places to opinions on general planning concepts. The survey included 41 questions about topics such as land uses, community character, and quality of life. The majority of questions asked respondents to provide an opinion within a scale that ranged from strongly

disagree (1) to strongly agree (5). In addition, space was provided to allow for further explanation to responses and other written comments.

Two thousand surveys were mailed to residents that were randomly chosen from a compiled address database. The FCJPC received responses from 381 individuals or a 19% response rate. Each jurisdiction was represented almost equally by respondents, with 28% of the responses coming from Dayton Township, 33% from Sheridan Charter Township, and

39% from the City of Fremont.

### Results

The completed surveys were returned to LIAA. LIAA staff entered and tabulated the responses. The demographic profile of most respondents is shown in Chart 12.1. The average score for each question, along with a list of comments is included in Appendix C.

### Agriculture

Gauging from the survey, agriculture preservation appears to be a top priority for area residents. Receiving the highest scores in the survey, it is clear that the majority of respondents strongly agree with the statements, “farm and orchard land is valuable” and “existing farms and orchards should be encouraged to remain in agriculture use.” This same sentiment was true during the 2001 survey; “The question concerning whether agricultural uses should be encouraged to remain drew the highest ‘strongly agree’ response recorded.”<sup>xii</sup>

**Chart 12.1 Survey Respondent Demographics**

Catagory	Percentage
Residence	93% Year round resident
Household	52% Two-person household
Tenure	95% Property owner
Voter Status	93% Registered voter
Residence Type	80% Single family residence
Age	45% 45-64 years old, 39% 65 years and older
Employment Location	60% Fremont Area is the primary place of employment
Parental Status	74% No children under 18 years

Respondents from both the 2001 and present survey value agricultural land mostly for the economic benefits, but also appreciate the scenic views and open space that agricultural land provides. Recent survey responses also suggest that the majority of the community would support an agricultural preservation program.

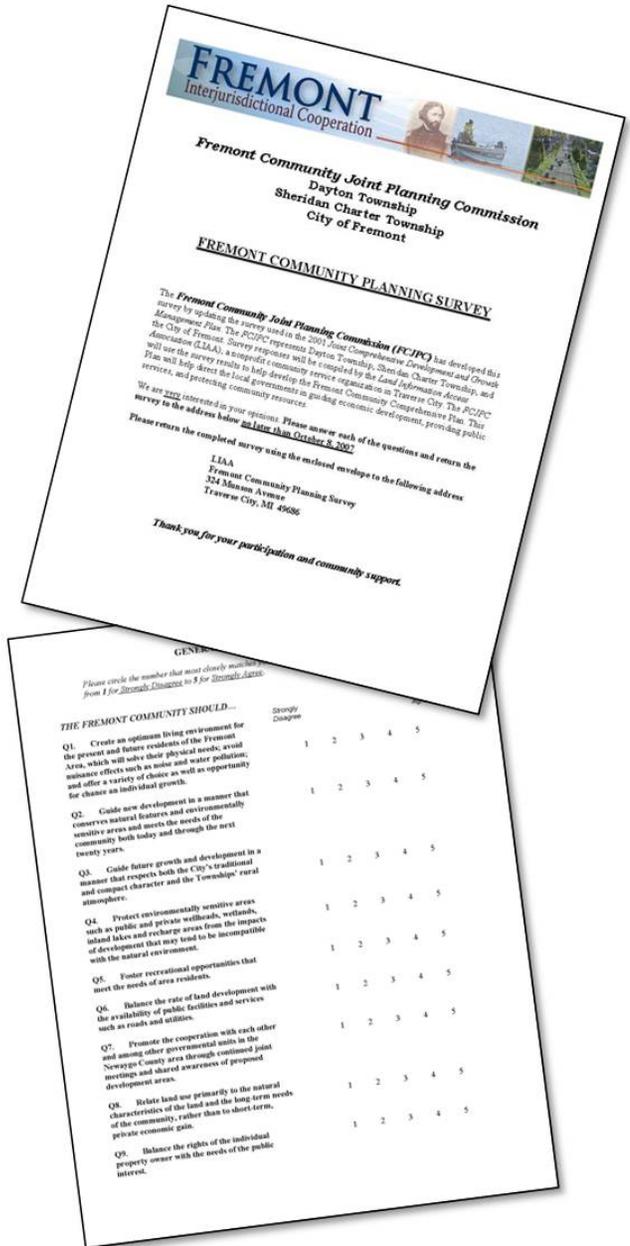
While agricultural preservation seems to be highly encouraged by the community, many respondents suggested that some non-agriculture uses within agriculture districts would be acceptable. These uses include commercial recreation areas, such as golf courses and riding stables; lodging facilities, such as bed and breakfasts and resorts; seasonal or specialty markets; such as farm, artisan or antique markets, and home occupations. Uses that are less favored to be in agriculture districts include commercial storage, airports, residential developments, commercial developments, and industrial developments. In addition, several written comments suggested that the community is not in favor of Confined Animal Feeding Operations as a form of agriculture use.

### Housing

Another key topic for the community is adequate housing. Similar to the 2001 survey results, affordable housing options, along with the availability of a variety of housing types, are desired by the majority of survey respondents. However, many respondents did not support the idea of “strip” or other high density residential development. Additionally, respondents also did not favor the idea of including commercial uses in residential neighborhoods. Instead, respondents would like residential neighborhoods to be connected to commercial areas and other neighborhoods through pedestrian and bike pathways.

### Employment

A third important issue raised by respondents to the recent survey is the need to increase job availability. In particular, respondents would like to see the expansion and recruitment of industrial development to fill the existing industrial park. Among the written comments, people mentioned that they would like to work closer to home (rather than commuting to Muskegon or Grand Rapids) and that



without good local jobs, people may need to move away from the community. However, despite the strong desire to increase industry in the area, several respondents cautioned against inviting polluting industries into the community and would prefer low-impact industries such as technology-based businesses.

In addition to industrial growth, many survey respondents would like to see commercial growth to supply new jobs. For example, many respondents agreed that they would like small-scale commercial uses, such as grocery stores, hair salons and offices, along with some large-scale businesses, to establish themselves in the community.

### *Shopping and Services*

From a consumer's perspective, many people noted that they would like to see a better variety of restaurants that range from low to moderately-priced chain operations, such as Applebee's and Wendy's, to upscale operations. In addition, some respondents would like more large-scale retail options like Meijer's or Lowes. However, the majority of survey respondents agreed that Fremont's business area provides a

good mix of retail stores, restaurants, professional offices and services and that Fremont's business area is attractive and well maintained. The largest concern over Fremont's business area is related to the truck traffic through the downtown. Many respondents provided comments urging the development of an alternate truck route to relieve congestion and reduce noise and air pollution in the downtown.

### *Recreation*

The majority of survey respondents agreed that most of the recreation facilities are adequate for future needs and many comments affirmed that residents viewed the existing recreational facilities as a tremendous asset to the community. According to the scores, it appears that the camping and RV site are in need of the most attention. Some respondents also commented that the community needs to continue the expansion of trails, improve soccer facilities, keep beaches clean, and provide additional lighting, seating, parking, and signage.

### *Other Comments*

There are two final sets of comments worth noting. The first set of comments

pertains to Luce Road. While the survey did not ask any specific questions related to road improvements, there were a number of written remarks calling for the need to pave Luce Road south of 48<sup>th</sup>.

The second set of comments relate to the potential location of the high school. Again, the survey did not ask a question specifically about the high school. However, the survey did include a question regarding the location of educational facilities in the community. The majority of respondents agreed that educational facilities should be located in the City and, although there was a mix of comments with some supporting the idea of building a new high school wherever adequate land is available, the majority of comments argued to keep the high school within or close to the City limits.

## 13. Findings

The Fremont Community has a friendly, town-and-country atmosphere that most residents enjoy and would like to see continued. Some of the assets that people particularly enjoy are the natural resources and the top-notch community facilities. These include pristine lakes, abundant recreational facilities, and newly-built district library are outstanding resources by anyone's measure.

In general, the Fremont Community can be characterized as having eight distinctive areas, as listed in Chapter 4. Together, the eight areas make up a community that includes a range of residential types, recreational facilities, public institutions, a strong downtown,

scenic viewsheds, agricultural lands, commercial corridors, and industrial districts. Whether it is for the availability of jobs, shopping opportunities or a place to live, residents use and value each of the eight different areas. However, unless the community manages its growth, the presence of certain urban land uses may begin to overshadow other valued aspects of the community. In the end, the *town-and-country character* that residents currently enjoy may be significantly altered.

### Land Use Changes Raise Concern

The land use change analysis performed for this Plan shows that some transitions in community character are already

occurring. For instance, residential development between 1997 and 2006 converted 723 acres of agriculture, open space, and forestland to this new use. In connection with this land use change, Census estimates show that between 2000 and 2005, the townships experienced more population growth than the City. Furthermore, since there are now fewer people per household than ever before, more housing units are being used, or will be needed, to house fewer people. With an overall average of 2.69 people per household and an estimated population increase of 5,419, there could be an additional 2,014 residential units needed by the year 2030. If recent trends continue and rural areas are converted to



accommodate the new residential units, the character of the community could change significantly. For those concerned with the sustainability of the economic, cultural, and natural resources of an area, this possible development raises concerns.

In 2003, the Michigan Land Use Leadership Council published a report titled *Michigan's Land, Michigan's Future* that explains some of the consequences of unmanaged growth occurring in rural areas. The report asserted that the conversion of agricultural land, forestland and open space to urban uses can decrease both the visual appeal and the land-based economy of communities. These qualities are often associated with "rural character." At the same time, this pattern of development may result in a decline in urban populations as people move out to suburban and rural residences. The loss

of population can decrease the City's tax base and property values, leaving the City's infrastructure without adequate funding for proper maintenance. The outcome can be a diminished "rural character" and a suffering city core. Meanwhile, the infrastructure that is needed to support new growth along the urban fringe adds costs that strain local government resources.

### Low Density Development Could Raise Infrastructure Costs

The paving, maintenance, expansion, or construction of roads is an example of infrastructure costs that increase as low-density suburban and rural development continues. As the road network expands, fewer funds would be available to address maintenance and improvement of existing roads. Likewise, the extension of water and sewer services can become costly if it were to continue alongside new

developments in the townships and the taxes that pay for these services would be stretched to maintain the expanded infrastructure.

### Low Density Development Could Threaten Water Quality

In connection with the impact that unmanaged growth can have on the costs of infrastructure are the negative impacts that it could have on the natural resources of the community. For instance, if more intense urban development occurs in rural areas and does not have access to water and sewer services, the impact on ground water could be deleterious. This is particularly a problem in areas that have high soil permeability. The expansion of the road network would also affect water quality by creating more impervious surfaces, which prevent natural filtration processes from occurring and allow oils, fertilizers and other contaminants to flow



directly into the area's valued rivers and lakes. Anglers, boaters, swimmers, and wildlife, would all be affected by pollutants entering the area's waterways.

### Low Density Development Diminishes Agriculture

Agriculture is a major component of the community's identity, character and economy. Unfortunately, the ability to keep farms going is not an easy task. Farmers in the Fremont Community, along with farmers everywhere, face a difficult dilemma when it comes to retirement. The financial assets that would allow a farmer to retire are typically tied up in the land that is being farmed. Often, the only option is to sell the land. Many farmers would like to see the land continued in agricultural use. However, there are few younger farmers

to take their place and to whom they can sell the farm. In addition, usually the most lucrative land sale is to a developer. Yet, once agricultural land is developed, it is unlikely that it will ever be farmed again. The finality to this type of land conversion could mean diminishing the rural aspect from the Fremont Community's town and country atmosphere. Furthermore, as rising transportation costs become a growing concern for the state and nation, communities may need to rely more heavily on local food sources in the future. As local farms decrease, so does the opportunity to access local food sources.

### Be Proactive to Keep Community Character and Meet the Needs of Residents

Clearly, the cost of converting rural land to urban land uses has a higher cost than simply losing the community's character. However, how residents feel and connect to the community significantly influences how well a community thrives. As reflected in the feedback from the public meetings and community survey, area residents not only care about retaining rural features, they also care about increasing employment opportunities, affordable and diverse housing choices, ample recreation facilities, public transportation, walkability, good roads, and a generally pleasant place to live. While the Fremont Community already offers many of these amenities, there are also a number of opportunities for improvement. To meet the needs of residents and to keep the area viable, the Fremont Community must be proactive in



seeking wanted improvements while deterring unwanted changes. For instance, strengthening the local economy is especially important since statistics show that Fremont Community jurisdictions, in comparison to the state, have a lower median household income than the state and a higher percentage of families in poverty. Improving the local economy will be difficult to do during a national and statewide recession, but the economic climate makes the need even higher.

We also know from Census statistics that older age groups in the state and the Fremont Community are growing at a faster rate than younger age groups. The Fremont Community will need to address accessibility issues to meet the specific needs of this population. For example, single-story, barrier free homes are a possible need for this population. Public

transportation, which is limited in the community, is another.

### Conclusion

The FCJPC has determined that they must work together on an inter-jurisdictional basis with the understanding that what happens in the country affects the town and vice-versa. The Fremont Community is ahead of the curve on this effort by having worked together for over ten years and being one of the first Michigan communities to form a joint planning commission. However, the FCJPC must continue its efforts and follow a plan of action to ensure wanted improvement and prevent unwanted changes. To do this, the FCJPC has turned to the ten tenets of *Smart Growth*.

The ten tenets of *Smart Growth* have gained the attention of professional planners and community leaders as a way

to address the same issues that Fremont is facing. *Smart Growth* promotes what is known as “livability.”

Livability suggests a built environment that meets the needs of residents through a mixture of housing, educational, shopping, service, working, and recreational options, which are easily accessible through a variety of transportation choices. As the *Smart Growth Network* explains, “growth is smart when it gives us great communities, with more choices and personal freedom, good return on public investment, greater opportunity across the community, a thriving natural environment, and a legacy that we can be proud to leave our children and grandchildren.”

Utilizing a combination of *Smart Growth* techniques, such as *Traditional Neighborhood Design* and *Mixed Use*



*Development*, helps create livability by cultivating a sense of place. By establishing a sense of place, the area's unique history, character and assets are enhanced, which increases community pride and encourages social interaction. Communities with a strong sense of place tend to have higher marketability and a more stable economy.

The U.S. Environmental Protection Agency has also documented that *Smart Growth* practices have made significant environmental improvements. For example, *Infill Development*, or development in existing urban areas can reduce driving by as much as 58%. Adding other transportation opportunities, such as walking or bicycle trails, can further reduce the need to drive, thereby reducing emissions and improving air quality.

Certain infill development, such as *Brownfield Redevelopment*, revitalizes abandoned and unused sites that are complicated with environmental contamination. Typically, when Brownfield sites are redeveloped, issues related to both contamination and blight are addressed. *Brownfield Redevelopment* can breathe new life into distressed areas which often catalyzes investment in neighboring buildings.

Other *Smart Growth* techniques that help preserve natural areas are an important step in decreasing the amount of storm water pollutants from entering local streams and lakes. For instance, *Compact Development* and *Open Space Preservation* are two techniques that encourage the protection of farmland, wildlife habitat, and outdoor recreation areas while limiting the expansion of impervious surfaces. Limiting

impervious surfaces better allows storm water runoff to undergo natural filtration systems rather than flowing directly into streams and lakes.

Overall, research shows that when implemented, *Smart Growth*, and the tools associated with *Smart Growth*, have the following benefits:<sup>xiii</sup>

1. *Reduced development and service costs.*
2. *Consumer transportation cost savings.*
3. *Economies of agglomeration.*
4. *More efficient transportation.*
5. *Improved transportation options, particularly for nondrivers.*
6. *Improved housing options.*
7. *Community cohesion.*
8. *Increased physical activity and health.*
9. *Greenspace and wildlife habitat preservation.*
10. *Reduced air pollution.*



- 11. Reduced resource consumption.
- 12. Reduced water pollution.
- 13. Reduced “heat island” effect.

Because of the benefits that Smart Growth provides, the FCJPC has chosen to adopt the 10 *Smart Growth* tenets as the overarching goals of this Plan. Specifically, the *FCJPC* has chosen to adopt the ten tenets of *Smart Growth* for the following reasons:

### **Tenet 1 - Create a Range of Housing Options**

A range of housing options helps meet the dwelling needs of people from all life stages, whether beginning a family or settling into retirement. In addition, this tenet helps link housing to jobs in terms of proximity and income (e.g. affordability). With a range of housing options, a range of employees will be available. This provides an opportunity to

attract and sustain businesses.

### **Tenet 2 - Create Walkable Communities**

Walkable communities help foster a healthier population by promoting activity, social interaction, and reducing fossil-fuel based pollution. Furthermore, walkable communities help reduce traffic congestion, lessen the potential for traffic accidents, and provide a means for children and other pedestrians to safely reach a variety of locations.

### **Tenet 3 - Encourage Community and Stakeholder Collaboration in Development Decisions**

Encouraging community and stakeholder collaboration helps ensure that the interests of different groups are considered during development decisions. This helps local plans and new development meet fit well into the

community by better meeting the needs of the public. In turn, collaboration helps foster stronger public support for projects and inspires a stronger sense of place.

### **Tenet 4 - Foster Distinctive, Attractive Communities with a Strong Sense of Place**

Fostering distinctive, attractive communities with a strong sense of place helps encourage community interaction and community pride by showcasing the area’s unique features and character. Ultimately, a strong sense of place can help increase the area’s marketability along with maintaining or increasing local property values by making the area a desirable place to live, work and play.

### **Tenet 5 - Make Development Decisions Predictable, Fair and Cost Effective**

Making development decisions predictable, fair and cost effective helps



limit costly lawsuits and reduce the cost of development. By helping reduce or prevent these costs, the cost to consumers may be decreased.

#### **Tenet 6 - Mix Land Uses**

By mixing land uses, communities can increase community vitality, decrease vehicle trips, and offer convenience to local residents. In particular, housing opportunities near work allows employees to spend more time with family, friends, and the community due to shorter commute demands.

#### **Tenet 7 - Preserve Open Space, Farmland, Natural Beauty and Critical Environmental Areas**

Open space, farmland, natural beauty and critical environmental areas are an important part of the community's identity, economy, and way of life. Preserving these lands helps support farming, protect local ecosystems, keep

local character, and retain scenic areas for future generations to enjoy.

#### **Tenet 8 - Provide a Variety of Transportation Options**

Providing a variety of transportation options helps decrease traffic congestion and provide opportunities to those with different abilities or without a means to private, motorized transportation. A properly designed transportation system can reduce traffic congestion, improve community health and safety, and support new businesses.

#### **Tenet 9 - Strengthen and Direct Development towards Existing Communities**

Strengthening and directing development towards existing urban areas helps reduce spending on the development and maintenance of public infrastructure and helps ensure that existing community centers remain vital.

#### **Tenet 10 - Take Advantage of Compact Building Design**

Taking advantage of compact building design helps support many of the other *Smart Growth* tenets by increasing walkability, preserving natural lands, decreasing the need for infrastructure expansion, and creating vibrant neighborhoods.

The next chapter lists each of the ten tenets as goals and includes a series of objectives and strategies associated with each goal.

The objectives and strategies serve as the action plan for achieving the desired future of the Fremont Community. The resource section provides a more detailed discussion on several *Smart Growth* techniques that are referenced in the next section of this Plan.



## 14. Goals, Objectives and Strategies

With this Comprehensive Plan, the FCJPC intends to promote coordinated planning through inter-jurisdictional cooperation among the three participating jurisdictions and neighboring governments, as well as local, County and State agencies. The Plan's overarching goals are the ten *Smart Growth* tenets, which call for the preservation of rural landscapes and the strengthening of the community's urban core. The Plan's objectives and strategies are designed to move the community toward *Smart Growth* and its benefits while preserving the rights of individual property owners.

### Goal 1: Create a Range of Housing Options

**Objective:** A range of affordable residential styles and densities to meet the needs of the Fremont area's diverse population

**Strategy:** Encourage the development of condominiums within the city to help support the needs of independent-living seniors by allowing for areas of high density zoning with "senior-friendly" design guidelines. Work with the Newaygo County Commission on Aging to develop the guidelines

**Strategy:** Conduct a housing market study to determine affordable housing needs and solutions in the area

**Strategy:** Allow residential dwellings above downtown commercial businesses and continue to provide incentives for downtown business owners to refurbish upper stories for residential use

**Strategy:** Participate in housing programs and enhance the effectiveness of the programs

**Strategy:** Establish Traditional Neighborhood Development (TND)

near the City center, jobs, and schools through the zoning code

**Strategy:** Implement "Conservation Design" subdivisions to preserve open space and cluster housing in rural areas

**Strategy:** Build on working relationships between the governments and private and non-profit organizations to implement new affordable housing

**Strategy:** Increase existing incentives to encourage affordable housing

### Goal 2: Create Walkable Communities

**Objective:** A connected pedestrian sidewalk or trail system to keep the community walkable and connected

**Strategy:** Develop a pedestrian and bikeway master plan that includes

an inventory of sidewalks and identifies areas where connectivity can be improved

**Strategy:** Improve the pedestrian experience by using traffic calming measures where appropriate

**Strategy:** Explore MDOT's Safe Routes to School funding and programming opportunities

**Strategy:** Encourage installation of trees and other green infrastructure to provide shelter, beauty, urban heat reduction, and separation from automobile traffic

**Strategy:** Develop walking awareness and promotion programs

**Strategy:** Incorporate adequate sidewalk standards into the Site Plan Review provision of the community Zoning Ordinance

**Goal 3: Encourage Community and Stakeholder Collaboration in Development Decisions**

**Objective:** Expanded citizen participation and informed contributions to community planning for needed and desired improvements and expansions

**Strategy:** Assist and guide semi-public and citizen groups in their efforts to provide needed community facilities

**Strategy:** Use third party groups and public outreach techniques to make sure a range of stakeholder views are expressed

**Strategy:** Create and distribute free, user-friendly information on planning initiatives through public talks, electronic media and publications (e.g., brochures, pamphlets, and executive summaries)

**Strategy:** Work with existing groups and agencies to develop citizen driven activities that support the community, such as neighborhood groups

**Strategy:** Start a Junior Citizen Planner Program to involve youth in the planning process

**Strategy:** Develop a community involvement plan that encompasses and coordinates the above strategies

**Goal 4: Foster Distinctive, Attractive Communities with a Strong Sense of Place**

**Objective:** The development of residential neighborhoods that are well integrated into the existing landscape and complement the character of existing neighborhoods and/or residential development

**Strategy:** Develop specific site plan review standards for home-based businesses to help preserve the character of existing residential areas

**Strategy:** Work with developers and incorporate design guidelines into the zoning ordinance to encourage proper setbacks, landscaping screening and the incorporation of existing vegetation, topography and other natural features into the design of new residential developments to protect the Fremont

area's traditional and rural character and scenic views

**Strategy:** Discourage large-scale residential development in the absence of a documented demand for such development

**Strategy:** Require the layout of new residential developments to be logical extensions of existing neighborhoods through the future land use and zoning ordinance. This shall apply to lot layout, road extensions and open space plans

**Objective:** The preservation and enhancement of historic structures, sites, and existing neighborhoods

**Strategy:** Conduct a historic resource inventory and determine if a historic district is applicable

**Strategy:** Seek National Register status on historically significant properties

**Strategy:** Create incentive programs for property owners to maintain and improve existing and historic structures

**Objective:** Improvement of all housing that falls below minimum standards through comprehensive code enforcement, encouraging home improvements, and private and public investment in rehabilitations programs

**Strategy:** Develop an education program to increase building code awareness among property owners

**Strategy:** Develop homeowner maintenance assistance programs and work with local contractors, non-profits, and volunteer groups to connect homeowners with these programs

**Objective:** Commercial architecture, landscaping and signage that is compatible with the community's traditional and rural character

**Strategy:** Develop appropriate design and site plan review standards for all commercial based businesses to help preserve or enhance the character of the existing area

**Strategy:** Develop a consistent sign ordinance that encourages signs to have a "Fremont heritage feel"

**Strategy:** Create a joint form-based code to apply design guidelines in commercial areas

**Strategy:** Update light regulations to improve on-site appearance and function throughout the area

**Objective:** Improved and expanded public and private park and recreation facilities

**Strategy:** Follow the Fremont Area Park and Recreation Master Plan to guide and enhance future activities and facilities

**Strategy:** Raise funds to finish the Town & Country Path

**Objective:** Public institutions with high quality construction, materials, and design

**Strategy:** Review renovation and development plans for public institutions

### Goal 5: Make Development Decisions Predictable, Fair, and Cost Effective

**Objective:** The effective and efficient locating of public facilities and delivery of public services

**Strategy:** Plan, locate and provide areas for public facilities based on a long-range general plan, short-range project plans and capital improvements programming

**Strategy:** Require that adequate public infrastructure be installed concurrently or prior to the initiation of any new residential, commercial and /or industrial land development

**Objective:** A set of clear expectations for developers and property owners

**Strategy:** Develop a single zoning ordinance for the joint area

**Strategy:** Develop a series of comprehensive performance standards governing industrial uses as part of the land development code

**Strategy:** Assist developers and property owners with the utilization of the Downtown Enhancement Project Improvements Pattern Book, the Downtown Fremont Façade Improvement Guidelines, and the Industrial Park Improvements Conceptual Designs to guide new development and improvements in these areas

**Strategy:** Compile a set of Smart Growth education materials for prospective developers

**Strategy:** Re-examine the review process through multi-jurisdictional coordination. Discuss responsibilities, requirements, time and different implications to township and City development

**Strategy:** Establish a pre-application meeting to present community goals, discuss potential implications of a proposal, suggest improvements and provide direction about the review process

**Strategy:** Examine consistency and application in regards to established (or

future) policies, regulations and development standards

**Strategy:** Provide incentives and expedited review of Smart Growth developments

**Objective:** Inter-jurisdictional planning efforts that ensure the representation of residents in regional decision-making

**Strategy:** Plan, locate and provide areas for public facilities based on a long-range general plan, short-range project plans, and capital improvements programming

**Strategy:** Work cooperatively with other public agencies to facilitate the improvement or construction of public facilities, such as road and other forms of public transit

### Goal 6: Mixed Land Uses

**Objective:** A mix of land uses in appropriate areas to help foster a vibrant community, encourage pedestrian activity, and provide

convenient living, shopping and service opportunities for residents

**Strategy:** Encourage new residential developments that include provisions for small-scale office, service, and neighborhood stores by including Traditional Neighborhood Design (TND) and Planned Unit Development (PUD) techniques in the zoning ordinance

**Strategy:** Establish criteria for City, suburban, and rural mixed-use applications

**Strategy:** Provide incentives for mixed-use development, such as:

- a. Ability to build different types of housing than otherwise permitted
- b. Flexible design and rewards for elements of good design
- c. Reduce parking requirements
- d. Density bonuses

**Strategy:** Build public support through education and outreach by leveraging support of other stakeholders such as real estate agents, business owners and elected officials and by pointing to the

success of the downtown as a result of mixed-use

### Goal 7: Preserve Open Space, Farmland, Natural Beauty and Critical Environment Areas

**Objective:** The preservation of important natural features such as wetlands and other wildlife habitat

**Strategy:** Work with local agencies and conservationist groups to educate people on the value of preserving wetlands and wildlife habitat

**Strategy:** Adopt natural features ordinances that protect lakes, wetlands, woodlands, steep slopes, and other sensitive environmental systems

**Strategy:** Encourage the use of cluster design and open space development to conserve scenic views, wetland areas, inland lakes, woodlands, groundwater recharge areas, and other environmentally sensitive areas by including these provisions in the zoning ordinance

**Strategy:** Encourage the use of native plant species and naturalized landscape designs, where appropriate, to enhance the Fremont area's existing character

**Strategy:** Ensure that all county, state and federal environmental regulations are adhered to in the development of land, including stormwater regulations

**Strategy:** Sustain the Brooks Creek Watershed Management Plan

**Strategy:** Follow the City of Fremont Wellhead Protection Plan (2000) to help prevent sources of contamination from reaching the water supply

**Strategy:** Provide incentives such as density bonuses and expedite review for employing best management practices such as woodland protection, onsite water treatment and other environmentally friendly techniques

**Strategy:** Preserve scenic viewsheds along primary transportation corridors through conservation easements, vegetative buffers or other applications

**Strategy:** Establish impervious surface ratio limitations on private land development to reduce storm water runoff and to improve water quality

**Objective:** A continuous open space system that interconnects public and private natural areas and recreation facilities, as well as provides for wildlife habitat

**Strategy:** Develop a clear definition of open space as it relates to the Fremont area

**Strategy:** Encourage the inclusion of parks, bicycle and pedestrian linkages and open space areas in conjunction with new and established developments through the zoning ordinance and site plan review process

**Strategy:** Provide incentives (e.g. tax breaks, transfer of development rights program) to property owners to preserve open space

**Objective:** Viable farmlands protected from conversion and encroachment of non-agricultural uses

**Strategy:** Explore the applicability of farmland preservation programs, such as Preservation of Development Rights (PDR), Transfer of Development Rights (TDR), and Quarter-Quarter Zoning

**Strategy:** Develop a public education program on farmland preservation methods (e.g. PDR, TDR, Quarter-Quarter Zoning) to gain support and interest in these techniques

**Strategy:** Maintain a database of prime agricultural and forested lands that are in parcels of 40 acres or more that could serve as candidates for preservation programs

**Strategy:** Encourage the retention of viable agricultural and forestlands through available mechanisms such as open space cluster design and farmland agreements, forest stewardship programs and conservation easements, as well as local zoning incentives

**Strategy:** Maintain an urban growth boundary to protect farmland from suburban and urban encroachment

**Strategy:** Adopt coordinated zoning provisions that provide adequate buffers between agricultural and adjacent land uses to protect the future viability of the farmlands

## Goal 8: Provide a Variety of Transportation Options

**Objective:** Planned, orderly commercial development with attention to traffic issues, pedestrian safety and convenience of shoppers

**Strategy:** Encourage the use of shared access and service drives, using the City's access management policies as a guide

**Strategy:** Incorporate MDOT sight distance requirements for driveways within new policies and regulations

**Objective:** Sidewalks and bike lanes in the developing areas, especially the planned residential areas, to create safe, non-motorized options for citizens

**Strategy:** Develop bike lanes and extend non-motorized paths to improve travel between jurisdictions and beyond

**Objective:** Additional public transportation opportunities

**Strategy:** Create programs and policies that support car sharing

**Strategy:** Work with any local taxi service and the Newaygo County Commission on Aging to develop a senior transportation service program

**Objective:** Coordinated transportation improvement planning and financing on a multi-jurisdictional basis

**Strategy:** Develop area-wide fix-it-first policies

**Objective:** Reduced impacts of parking

**Strategy:** Use existing parking inventory to identify underutilized lots

**Strategy:** Target underutilized lots for redevelopment or different applications, such as car-pooling facilities

**Strategy:** Encourage shared parking between facilities

### Goal 9: Strengthen and Direct Development towards Existing Communities

**Objective:** New development within the established Urban Growth Boundary

**Strategy:** Develop an ongoing public education program on growth related issues

**Strategy:** Minimize linear commercial development along County roads by ensuring that zoning ordinances direct this type of growth in and around the City

**Strategy:** Encourage the maintenance and reuse of older buildings and underutilized properties (e.g. infill opportunities) as an alternative to new construction through code education and incentive programs

**Strategy:** Ensure that the urban growth boundary reflects the capacity of existing public sewer and water

systems, the principle of directing growth toward existing towns, and the capacity of the land and transportation systems to accommodate growth

**Strategy:** Encourage future industrial development to locate within industrial parks through marketing and incentive programs

**Strategy:** Consider the construction or extension of public water and/or sewer facilities only to those areas where existing population densities and natural resource conditions require such facilities to protect public health

**Strategy:** Utilize the Fremont Downtown Blueprint (2005) and the DDA Development Plan (2006) to attract commercial businesses to the downtown

**Strategy:** Fix existing infrastructure before extending infrastructure to new locations

**Strategy:** Place civic buildings where infrastructure already exists

**Strategy:** Involve the townships in economic development incentives and

other tools, such as TDR, that help direct development towards the City

**Strategy:** Establish benchmarks to evaluate planning and zoning impact by using Smart Growth Readiness Assessment Tool (SGRAT) on a yearly basis

### Goal 10: Take Advantage of Compact Building Design

**Objective:** Future growth, infill development and redevelopment within

the City that maintains the traditional and compact character

**Strategy:** Encourage higher density housing on lands that have or are planned to have the capacity to support such development by means of adequate public roads and utilities by using the zoning ordinance to direct new and infill development to occur in the City

**Strategy:** Encourage cluster housing and other creative forms of development through the zoning ordinance to permit

higher density housing while protecting the Fremont area's rural character

**Strategy:** Use a plan specifically for the town center that provides for higher densities and promotes *Smart Growth* principles

**Strategy:** Educate the community on the benefits and characteristics of a compact town center so they can support leaders, business owners and officials in their efforts to grow utilizing compact building design

## 15. Future Land Use

Maps 15.a and 15.b, the Future Land Use Map, is the geographical representation of the goals, objectives and strategies as described in the previous chapter of this Plan. In keeping with the tenets of *Smart Growth*, the more intense urban land uses are located in or adjacent to the existing urban center, while agriculture and low density uses are located in the rural areas of the community. The urban growth boundary demarcates the point at which intense urban land uses requiring sewer and water will be limited. The following definitions describe each future land use category.

### Agriculture

The Agriculture category primarily includes land that is being used for orchards, crops, livestock, or dairy production, which is buffered from the urbanized area of influence. The purpose of this district is to preserve large, contiguous blocks of agricultural land to support local farming as an industry and a lifestyle. Other uses compatible within this district include farmsteads, farming

related businesses, and non-farm uses that conform to the rural atmosphere.

### Downtown

The Downtown category includes a mix of land uses that complement the historic character ingrained in the features of the built environment. The downtown is a diverse, concentrated, pedestrian-oriented environment where residents can live, receive services, work, shop and socialize. It is an area that provides residents with a sense of place and civic pride.

Buildings in the downtown are predominantly reserved for pedestrian-oriented retailing and services, with offices and housing above. The adaptive reuse of residential units for home occupations, specialty shops and office uses is encouraged. Other appropriate uses may include restaurants and lodging.

### General Office/Commercial

The General Office/Commercial category consists of mixed land uses that provide a diverse, generally automobile-oriented

environment where residents can work, receive services, shop and socialize. The purpose of this district is to allow for regional shopping opportunities that maintain a high visual quality. Buildings in this district have access to public services and are subject to standards that support current access management techniques, environmentally sensitive landscaping, and quality design standards.

### Industrial/Technology

The Industrial/Technology category includes research, warehouse, and light industrial activities located in such places as the existing Gerber Products Company campus and within the industrial park on the City's southwest side.

### Lakefront

The Lakefront category includes lakefront properties that are either undeveloped, public lands, recreational, or residential units. Lakefront property uses are regulated through preservation ordinances to maintain the quality of water resources

and prevent the deterioration of water quality and aquatic habitat.

### Local Office/Commercial

The Local Office/Commercial category includes small businesses established to meet the day-to-day convenience shopping and most service needs of the local population. Generally acceptable uses within Local Office/Commercial areas include retail businesses, offices, personal service establishments and restaurants.

The purpose of this district is to support community-based businesses and is not intended to provide regional shopping opportunities. Local Office/Commercial districts in the rural areas are not provided with water and sewer. All Local Office/Commercial districts are subject to standards that support current access management techniques, environmentally sensitive landscaping, and quality design standards.

### Manufactured Home Park

The Manufactured Home Park category includes housing parks comprised of manufactured homes. The purpose of this district is to encourage a suitable

environment for persons and families who live in a manufactured home park. The Manufactured Home Park land use classification includes, and is generally limited to, areas designated within the City.

### Mixed Use

The Mixed Use category includes a mix of residential and local/office commercial uses that complement nearby residential neighborhoods. The Mixed Use areas are diverse, generally pedestrian-oriented environments that provide adequate vehicle access where needed. The purpose of the Mixed Use district is to provide transition between residential uses and intensive land uses, such as between the Downtown and uses adjacent to primary and collector roads.

### Multiple-Family Residential

The Multiple-Family Residential category includes residential developments comprised of two or more attached dwelling units. The purpose of this district is to provide opportunities for affordable housing and alternatives to traditional subdivision development. Multiple-family developments are urban in nature by including pedestrian friendly

design, access to public facilities and services (such as water and sewer, storm drainage and refuse disposal), and applied road access management techniques.

### Public

The Public/Semi-Public category includes areas in public ownership or non-taxable property, such as schools and other municipal facilities. Public uses may be appropriate in all use areas if adequate public services exist and the use is designed to fit into the established character of the surrounding area.

### Recreation

The Recreation category generally includes active and passive recreational facilities such as parks, regional facilities and trails. Recreation facility development follows recommendations made in the Fremont Area Recreation Plan.

### Reeman Area

The Reeman Area is formed by the intersection of Fitzgerald Avenue and 60th Street and the northwest crossing of the railroad. This node of development serves as a local landmark with deep roots into Sheridan Charter Township's past.

Due to its unique characteristics, future development in this general area is distinguished from the above categories. Development proposals will be viewed in context with the Reeman Area's established character to ensure compatibility.

### Rural Residential

The Rural Residential category includes residential developments that provide a transition from an urban to rural setting that are comprised of single family dwellings on larger lots characterized by the presence of natural landscape features, agriculture, and greater building setbacks. These areas provide a suitable transition between the agricultural portions of the townships and the central development area. Rural Residential developments concentrate development in areas and on

soils that pose no significant constraints on residential development.

### Suburban Residential

The Suburban Residential category includes residential developments that preserve open and recreational space through cluster design. Cluster design is encouraged as a design option for the creation of common open space within new residential neighborhoods. In addition, a modest mix of non-residential uses is allowed in these areas to address the needs of residents within the district.

### Urban Growth Boundary

The Urban Growth Boundary (UGB) defines the area in which public services, such as water and sewer, may be provided to new development. The area within the UGB will have higher density urban development and may receive service

extension, depending on need, cost effectiveness, and proximity to existing services. Urban development outside the UGB is discouraged and will not receive such public services.

### Urban Residential

The Urban Residential category includes residential neighborhoods surrounding the downtown and other areas of the City that are comprised of a mix of historical and contemporary housing structures. These areas provide opportunities for in-fill housing and integrated expansion at the edges. Characterizing elements of these neighborhoods include mature trees, a grid street system, sidewalks, small lots, front porches, and shallow setbacks – all elements that are commonly included in Traditional Neighborhood Design.

## 16. Zoning Plan

### What is a Zoning Plan?

A “zoning plan” is outlined below in relation to the FCJPC planning area, which includes Dayton Township, Sheridan Charter Township and the City of Fremont. The zoning plan is required in accordance with the provisions in the Michigan Planning Enabling Act (Michigan Public Act 33 of 2008). In accordance with this Act, the Comprehensive Plan must include an explanation for how the land use categories on the future land use map relate to the districts on the zoning map. This explanation is considered the zoning plan as required in the Act.

### Future Land Use Map Designations Compared to Zoning Districts

Chart 16.1 outlines the designations in the Future Land Use Map and the comparable districts in the respective zoning ordinances of the City of Fremont, Sheridan Charter Township and Dayton Township.

**Chart 16.1 Comparison of Map Designations on Future Land Use Map and Districts on Zoning Map**

Future Land Use Map Designation	Zoning District	Future Land Use Map Designation	Zoning District
<b>Residential Land Uses</b> Rural Residential	<b>Residential District</b> Sheridan Charter Township – R-R Sheridan Charter Township – R-1 Sheridan Charter Township – R-2 Dayton Township – RS	<b>Commercial/Office Land Uses</b> Downtown (Same as Local Office – C)	<b>Commercial Districts</b> City – Downtown Main District
Suburban Residential	City – Estate District Sheridan Charter Township – R-1 Sheridan Charter Township – R-R Sheridan Charter Township – R-2 Sheridan Charter Township – LD Dayton Township – C-2 Dayton Township – RS	General Office/Commercial	City – West Main District City – Estate District Dayton Township – C1 Sheridan Charter Township – R2
Urban Residential	City – Estate District City – Neighborhood District City – Institutional District Dayton Township – RS	Local Office Commercial	City – Downtown Main District Dayton Township – C2 Sheridan Charter Township – C
Multiple Family Residential	City – Multiple Family District	Mixed Use	City – Mixed Use District
Manufactured Home Park	City – Manufactured Home Park District	<b>Industrial Land Uses</b> Industrial/Technology	<b>Industrial Districts</b> City – Industrial District City – Institutional District
Lakefront	City- Waterfront Overlay District City – Institutional – District	<b>Institutional Land Uses</b> Public	<b>Institutional Districts</b> City – Institutional District City – Estate District City – Neighborhood District City – Mixed Use District City – West Main District Sheridan Charter Township – AG
<b>Reeman Area</b>	Sheridan Charter Township – R-1 Sheridan Charter Township – C	Recreation	City – Institutional District City – West Main District City – Estate District City – Downtown District Dayton Township – RS
		<b>Agricultural Land Uses</b> Agricultural	<b>Agricultural Districts</b> Sheridan Charter Township – AG Dayton Township – AG

## Zoning Districts

It is anticipated that the FCJPC will work to create a Joint Zoning Ordinance after the FCJPC completes the update to this document, the “Fremont Community Joint Comprehensive Development and Growth Management Plan.” At the current time, the zoning ordinances of the City of Fremont, Dayton Township and Sheridan Charter Township will be guided by the Joint Comprehensive Plan. Following are the general purposes and intents of the zoning districts within the joint planning area broken out by jurisdiction.

### *City of Fremont*

The City of Fremont has five (5) form-based zoning districts and five (5) traditional zoning districts.

Note: The form-based districts include provisions related to more specific locations, use and design requirements. The primary advantage of design-oriented or form-based code is that it is “prescriptive,” outlining specifically what is expected of new design in an area, and is likely to be better understood by the public, decision makers, and project professionals.

The purpose and intent of each district within the Fremont Form-Based Zoning Ordinance are as follows:

#### *Form-based Zoning Districts*

- Estate District (R)
- Neighborhood District (N)
- Mixed Use District (MU)
- West Main District (WM)
- Downtown Main District (DM)

#### *Traditional Zoning Districts*

- Multiple Family District (M)
- Manufactured Home Park District (MHP)
- Institutional District (I)
- Industrial District (IND)
- Waterfront Overlay District (WO)

Estate District: The Estate District is comprised of residential neighborhoods on larger lots, located in areas that begin a transition to the more rural and agricultural areas in neighboring townships. It is made up of a mix of homes, but lean more towards outlying suburban or rural residences. It is characterized by the presence of natural landscape features, a greater level of open space and greater building setbacks.

Neighborhood District: The Neighborhood District makes up the core

of the residential neighborhoods surrounding the Downtown and other areas of nonresidential development. It is made up of a complementary mix of historical and post-WW II homes. In many ways this area represents the ideal of what a single-family neighborhood should be. The Neighborhood District expresses its residential character with its mature trees, grid street system, sidewalks, with clearly defined front entrances, small lots, front porches and well-maintained homes relatively close to the street.

Mixed Use District: The regulations applicable to the Mixed Use District are planned to permit a limited mix of land uses that complement nearby residential neighborhoods. The Mixed Use District is intended as a diverse, generally pedestrian-oriented environment that provides adequate vehicular access where needed. Its purpose is to provide a transitional space between residential uses and intensive land uses, such as between Downtown and uses adjacent to primary and collector roads.

West Main District: The regulations applicable to West Main are planned to permit a mix of land uses that provide suitable shopping and service areas that

are primarily focused on auto oriented uses. The West Main area is intended as a diverse, generally auto-oriented environment where residents can work, shop and socialize. Its purpose is to instill a sense of pride throughout the commercial area.

Downtown Main District: The regulations applicable to Downtown Main are planned to permit a mix of land uses that complement the historic character ingrained in the features of the built environment. The Downtown is intended as a diverse, concentrated, pedestrian-oriented environment where residents can live, work, shop, and socialize throughout the day and evening. Its purpose is to provide a sense of place for Fremont's residents and to instill a sense of civic pride throughout the region.

Multiple Family District: This District is intended to provide opportunities for affordable housing and alternatives to traditional subdivision housing through quality design and compatible layout that will be harmonious with adjacent properties and urban in nature.

Manufactured Home Park District: Manufactured home communities, with accessory uses permitted in this section,

may be established and shall be operated subject to the requirements and limitations set forth in the Manufactured Home Commission Act (MCL 125.2301 et seq., MSA 19.855 (101) et seq.), rules promulgated by the State Manufactured Home Commission and this Ordinance.

Institutional District: The Institutional District is intended to provide for the limited need for open space areas, parks, conservation areas, public schools, religious institutions, hospitals, government facilities and preservation of historic places. In addition, the District encompasses land uses that take up large areas where much of the internal activity does not affect surrounding properties.

Industrial District: The Industrial District is intended to encourage the development of research, warehouse and light industrial activities in a setting conducive to public health, economic stability and growth.

Waterfront Overlay District: The requirements of this District apply to any lot or parcel having any lot frontage on Fremont Lake within the City.

### *Dayton Township*

The purpose and intent of the districts in the Dayton Township Zoning Ordinance are as follows:

- Agricultural District (AG)
- Prime Commercial District (C-1)
- Rural Commercial District (C-2)
- Residential District (RS)
- Lake Resort District (RL)

Agricultural District: The District is intended primarily to conserve and protect Prime Township Agricultural lands for farming and agricultural uses.

Prime Commercial District: The Prime Commercial District is oriented toward those commercial businesses that are closest to the City of Fremont and require public services. It is intended that the district should be developed in coordination with the expansion and development of City of Fremont services that may be provided to Township Businesses under Joint Cooperative Agreements in accordance with the Joint Comprehensive Development and Growth Management Plan.

Rural Commercial District: The Rural Commercial District is oriented to meeting the rural business needs of the area. The Rural Commercial district is in

an area that is not serviced by the City of Fremont public utilities. Additionally, the Joint Comprehensive Development and Growth Management Plan do not anticipate or plan for public utilities in this part of the Township. The Rural Commercial District has been identified as an area within the Township and within the Joint Comprehensive Development and Growth Management Plan that is available for small commercial activities that do not require public utilities and are oriented to low volume commercial uses.

Residential District: This Residential District borders on the Fremont city limits and is intended primarily for single-family residential use on land where public services should be available in the near future.

Lake Resort Residential District: This District is designed to permit the safe and healthful development of seasonal and year-round one family dwellings on lake shores in Dayton Township and to provide for other unique uses customarily associated with lake development. Its regulations are drawn to avoid contamination or destruction of lakes and to protect the riparian rights of lakefront property owners.

### ***Sheridan Charter Township***

The purpose and intent of districts within the Sheridan Charter Township Zoning Ordinance are as follows:

- Agricultural District (AG)
- Rural Residential (RR)
- Low Density Residential (R-1)
- Medium Density Residential (R-2)
- Lakefront District (LD)
- Local Commercial District (C)
- Planned Unit Development District (PUD)
- Access Management Overlay District (AM)
- Airport Hazard Overlay District (AH)

Agricultural District: The regulations of the AG Agricultural District are intended to ensure that land areas within the Township which are well suited for production of food and fiber are retained for such production, unimpeded by the establishment of incompatible uses which would hinder farm operations and irretrievably deplete agricultural lands. The district is established to preserve large, contiguous blocks of agricultural land. It is also the intent of this district to help maintain land values at levels which farm activities can support and to avoid property value increases through speculation for higher density uses, which

force prime farm land into non-agricultural uses. Premature subdivisions or site condominium developments are to be excluded from these areas. Isolated open space cluster developments are permitted on portions of land not well suited for agricultural production in terms of such things as soils condition, productivity and access. As an agricultural district, certain impacts such as odors, noise, application of chemicals, and other external impacts typically associated with farming operations shall be recognized and reasonably tolerated provided they do not pose a threat to the general health, safety, and welfare of Township residents.

Rural Residential District: The regulations of the RR District recognize lands that retain a relatively high proportion of agriculture and open space use but, due to population growth, soil characteristics, and related factors, experience on-going transition to non-farm low density residential development. It is the intent that areas developed are done to buffer the uses from agricultural activities. Public services are not intended for this district for an indefinite period. Due to its rural character, the RR Rural Residential District permits many of the uses provided for in the Agricultural District.

Unlike the AG district, however, uses which are considered incompatible to the District's emerging residential growth are not permitted.

Low Density Residential District and Medium Density Residential District:

The regulations of the R-1 and R-2 districts are intended to encourage a suitable environment for a variety of suburban residential densities, and compatible supportive recreational, institutional, and educational uses. The intent of the Districts is to protect residential areas from the encroachment of uses that are not appropriate to a residential environment and to permit residential and institutional uses not well suited for the AG and RR Districts.

Lakefront District: The Lakefront District is created to preserve the quality of water resources and prevent deterioration of water quality and aquatic habitat due to overcrowding. This District is designed to permit the safe and healthful development of land customarily associated with waterfront development and is intended for single-family dwellings.

Note on Residential Districts: In any residential district, it is the intent that any

development with over ten (10) dwelling units must be processed as a planned unit development. The more detailed process of design review for such developments will help maintain rural character, and minimize the impacts of large developments in a rural setting.

Local Commercial District: The Local Commercial District is intended to provide appropriate locations to accommodate land uses meeting the office, personal service, retail and other business needs of the residents of Sheridan Charter Township. The District is not intended to provide regional shopping opportunities but rather to be limited in design and scope for community-based businesses. Managing access to individual properties will receive strong consideration during the review of individual sites. The use of combined drives, service drives and well planned access points will be stressed.

Planned Unit Development District: The intent of the PUD District is to permit coordinated development on larger sites in order to achieve most or all of the following:

1. Permit flexibility in the regulation of land development allowing for higher quality of projects through

- innovation in land use, variety in design, layout and type of structure constructed
2. Provide the opportunity to mix compatible uses or residential types
3. Allow clustering of development to preserve common open space
4. Ensure compatibility of design and function between neighboring properties
5. Protect and preserve natural resources and open space
6. Promote efficient provision of public services, utilities and transportation facilities
7. Provide convenient vehicular access throughout the development and minimize adverse traffic impacts
8. Provide complete non-motorized circulation to, from within and between developments
9. Provide adequate housing and employment opportunities
10. Encourage development of convenient recreational facilities as an integral part of residential developments
11. Ensure development that is consistent with goals stated within the Comprehensive Plan

Access Management Corridor Overlay

District: The Access Management Corridor Overlay District applies to parcels having frontage on M-82 and M-120 within Sheridan Charter Township limits. Parcels fronting on these streets shall provide a one hundred and twenty-five (125) foot front yard setback from the center line of the corridor.

This zoning district was developed following specific evaluation and planning for these corridors through the Sheridan Charter Township master plan. Continued development along the corridors will increase traffic volumes and introduce additional conflict points which can erode traffic operations and increase potential crashes.

Airport Hazard Overlay District: The Airport Hazard Overlay District establishes airport zoning regulations restricting the height of structures and objects of natural growth and otherwise regulating the use of property in the vicinity of the City of Fremont Airport; providing for the allowance of variances from such regulations; designating the Zoning Administrator as charged with the administration and enforcement of such regulations based on the recommendation

of the Airport Authority; providing for enforcement; and imposing penalties.

Pursuant to the authority conferred by provisions of the Airport Zoning Act, being Act No. 23 of the Public Acts of the State of Michigan for the year 1950 (Extra Session), and for the purpose of promoting the health, safety and general welfare of the inhabitants of the Township this district is created to prevent the establishment of airport hazards to protect the general public, users of the Fremont Municipal Airport, and occupants of land in its vicinity, and prevent impairment of the public investment within the utility airport.

**Site Development Standards**

Standards related to bulk, height, density and building setbacks and required setback lines for each district are outlined in the district requirements in each zoning ordinance. The Zoning Ordinances also address signs, landscaping, parking and the like for developments in the respective districts.

**Joint Zoning Ordinance**

After the adoption of this Joint Comprehensive Plan, the FCJPC will work to create a Joint Zoning Ordinance.

When the Joint Zoning Ordinance is adopted, the district regulations as well as the purpose and intent of each district as outlined in the new zoning ordinance will replace the respective regulations and language as outlined in this zoning plan. When that happens, Maps 16.a and 16.b, which show the current zoning districts, will be updated.

## Toolbox

The purpose of this section is to provide more detailed information on several tools that were listed in the Goals, Objectives and Strategies portion of this Plan. The Toolbox is a collection of techniques that support *Smart Growth* and will ultimately help the community achieve their vision. It is meant to help answer “how do we get there?” However, the Toolbox is not a comprehensive list of the many techniques that can be used to implement the Plan. The Toolbox simply provides a starting point for implementation by describing ten key techniques that warrant further discussion.

### Agricultural Buffer

*Why:* To reduce conflicts between agricultural land use and other land use types.

*What:* Agricultural Buffers are relatively small strips of land located between agricultural land and non-agricultural land. Agricultural buffers are generally included in residential developments, rather than on farming operations since agricultural use is usually the first use in place. Buffers should be sufficiently wide to protect the farming operation from lawn fertilizers, children’s play areas, and farm operation impacts on residential uses. At the same time, the buffers cannot be so burdensome as to require excessive land commitments from residential property owners. Agricultural buffers can be especially effective when they include “no-disturb” provisions between residential properties and farming properties. The “no-disturb” buffers requires that existing vegetation be kept in place.

*How:* Provisions for agricultural buffers are included in the master and zoning ordinance and are tied to the site plan review process. Some locations also require that the agricultural buffer be described in the property deed to alert potential buyers of the need to honor the buffer.

### Conservation Design

*Why:* By using conservation design communities can accommodate growth while preserving open space, sensitive lands, scenic areas, and /or recreational facilities.



Conservation design can also help limit costs for infrastructure expansion by reducing distances between structures.

*What:* Conservation design is the form of development that intentionally preserves open space, sensitive lands, scenic areas, and /or recreational facilities by concentrating development and/or directing development toward existing urban areas. Cluster development is a common form of conservation design where structures are clustered on only a portion of the parcel to preserve the remainder as open space or a natural area.

*How:* Conservation design requires plans and zoning codes to direct growth to existing areas or at least allow for growth to be concentrated rather than scattered throughout the countryside. For example, cluster development, a form of conservation design, allows for the same amount of development as allowed under the zoning ordinance. However, the development is “clustered” in one area of the parcel rather than dispersed throughout the property. For example, if a 20 acre parcel is zoned as 1 unit per two acres, the developer may develop 10 units on this parcel. Typically, the developer would space these units every 2 acres. Instead, if the developer were to use cluster development, the 10 units would be concentrated on an area of the parcel no larger 10 acres. Often, the remaining undeveloped land of the parcel is preserved with a conservation easement. Cluster development can be implemented through requirements in the zoning ordinance or in combination with a natural features ordinance. Some communities provide cluster development as an option and offer density bonuses as incentive.

### Design Guidelines

*Why:* The purpose of design guidelines is to enhance and preserve the aesthetic, physical and cultural resources of a community. Design guidelines outline clear and concise strategies that both public officials and developers can employ to establish future quality developments.

*What:* Design guidelines help to enhance and preserve the aesthetic, physical and cultural resources of a community. Applicable to a broad spectrum of land use types, design guidelines outline clear strategies for site



setting, the protection and preservation of natural resources and landscaping. In addition, design guidelines outline clear strategies for specific site design characteristics such as building orientation, pedestrian access, parking, signs and storm water control.

*How:* Design guidelines are typically developed as a separate, stand-alone document. This document is then provided to public officials and developers to aid in their effort to future quality developments. Specific design guideline elements can also be included in capital improvement plans, the comprehensive plan and/or adopted into the zoning ordinance and site plan review process.

### Historic Features Survey

*Why:* The purpose of a historic features survey is to verify the historic assets of a community. If done properly, the historic features survey will also provide a permanent record for the future and the appropriate documentation for State recognition or the National Register.

*What:* A historic features survey is “a systematic search for properties that possess or appear to possess significance to national, state, or local history. Survey is the process of identifying and gathering data on properties that may be historic. It includes field survey, the physical search for a recordation of basic information about historic and potentially historic properties.”<sup>xiv</sup>

*How:* The State Historic Preservation Office (SHPO) provides a *Manual for Historic and Architectural Surveys in Michigan*, which includes the standards and procedures required to correctly perform a historic features survey. Funding needed to complete particularly intensive surveys may be provided by SHPO to *certified local governments*.

*Certified Local Government* is a status provided for by the 1980 amendment to the 1966 National Historic Preservation Act. Any unit of government, including counties, cities, villages and townships, may apply to become certified. Once certification is granted, the unit of government is eligible for certain NPS funding opportunities for the enhancement of historic neighborhoods and commercial districts.

### Housing Market Study

*Why:* The purpose of a housing market study is to determine the housing needs for the community. Many communities will commission a housing market study to address affordable housing issues in the area.

*What:* Generally, a Housing Market Studies reviews the existing housing stock, the expected supply of housing, and the demand for housing. Many housing studies also assess the amount and quality of and affordable housing stock and provide recommendations to improve housing conditions and availability in the area.

*How:* A community typically hires a private consultant to perform an objective housing market study. Local governments and housing-assistance agencies often collaborate to secure funds for a housing market study.

### Natural Features Ordinance

**Why:** The purpose of a Natural Features Ordinance is to legally protect the community's valued natural features. A Natural Features Ordinance provides a clear message of what the community values and uses the weight of law to help protect these areas.

**What:** A Natural Features Ordinance identifies and regulates the use of natural features that significantly contribute to the area's ecosystem. For instance, a Natural Features Ordinance can restrict the types of development permitted in wetlands, forests, ravines, rivers, and certain wildlife habitat.

**How:** The community will need to conduct a natural features inventory to identify what and where valued natural features exist in the area. The Michigan Natural Features Inventory provided by MSU Extension, is a useful resource for this task.

The ordinance itself would be part of the municipal code and enforced through civil law. Ordinances of this type typically mandate protection, but offer an alternative through mitigation. However, such ordinances usually provide strict criteria on how mitigation can proceed.

### Pedestrian Friendly Design

**Why:** The purpose of pedestrian friendly design is to create an active and vibrant community that encourages physical activity, social interaction, and a strong sense of community. In addition, specific pedestrian friendly elements can also work to support businesses, tourism, and maintain high real estate values.

**What:** Pedestrian Friendly refers to the type of place in which the surrounding environment has been specifically designed around people. According to the *Smart Growth Network*, "places that are designed with people in mind show careful attention to the experience each person will have with the street, sidewalk, building and the surrounding environment." Most commonly associated with downtowns, pedestrian friendly places can also refer to the surrounding environment around other community amenities such as parks, neighborhoods, and schools.



In general, pedestrian friendly design typically considers how people relate to the scale, accessibility and aesthetics of their surroundings. The most common elements employed by communities to create pedestrian friendly places include: wide sidewalks, crosswalks, bicycle lanes, narrow streets, benches, street trees and colorful plantings, street lighting, and open storefronts with windows facing the sidewalk.

*How:* Pedestrian friendly design should be clearly stated in the comprehensive plan. Sub-areas plans (e.g. downtown plan) can also include pedestrian friendly elements. A community can even develop a pedestrian plan, which is a document that provides a comprehensive assessment of an area's existing pedestrian facilities, records facility deficiencies, and offers recommendations to improve pedestrian access, safety, and opportunities. Like a general master plan, a pedestrian master plan includes both text and a map. Specific pedestrian friendly elements can be implemented through the zoning ordinance and site plan review process.

### Public Outreach

*Why:* Public participation is essential to democratic processes. In the case of community planning, the purpose of community outreach is to help ensure planning decisions are more community driven, that there are no "sudden surprises" to anyone during the planning process, and to ensure that the community is engaged in the implementation of a plan. After all, the success of a plan is largely contingent on the level of community support for the plan and the level of commitment by local citizens and agencies to help execute the plan's strategies.

*What:* Public outreach is a collection of ongoing efforts by the planning commission and other local leaders to keep the public informed and engaged in local planning and implementation processes.

*How:* There are a number of techniques for community outreach. A few examples include:

- Newsletters and press releases
- Brochures
- Websites
- Videos



- Citizen task force groups
- Public feedback forums
- Surveys
- Focus groups
- “Coffee with a Commissioner”
- Workshops
- Information sessions with special interest groups
- Special initiatives with local youth

### Planned Unit Development

*Why:* Communities use PUDs to help preserve open spaces and natural features, as well as to support developers who are willing to take creative approaches and utilize design techniques that add to the aesthetic character of the community.

*What:* The term planned unit development (PUD) is used to describe both a type of development and a flexible regulatory process that allows a developer to meet a community’s land use goals without being bound by strict zoning requirements. The Michigan Zoning Enabling Act (PA 110 of 2006; MCL 125.3101 et seq.) states that the PUD regulatory process permits flexibility, encouraging “innovation in land use and variety in design, layout, and type of structures constructed” to achieve “economy and efficiency in the use of land, natural resources, energy, and the provision of public services and utilities, encourage useful open space, and provide better housing, employment, and shopping opportunities particularly suited to the needs of the residents of this state” (Sec. 503(2)). PUDs often mix residential, commercial, recreational or other uses into a single development.

*How:* The PUD process requires establishing a PUD zoning district and instituting a set of approval procedures for a development plan. The approval procedure and the end results of a PUD are subjective to each community.

### Purchase of Development Rights (PDR)

*Why:* The purpose of a PDR Program is to protect and preserve agricultural lands.

*What:* Purchase of Development Rights (PDR) programs provide compensation to owners of agricultural land in return for placing a permanent agricultural/conservation easement on their land. The farmer may continue to use the land but voluntarily agrees to restrict all future development.

**How:** Primarily facilitated at the county and/or township level, PDR Programs are established by the formal adoption of a PDR ordinance. In some instances, local PDR Programs are facilitated by local staff members, a full-time employee and/or an advisory group. The amount of compensation allocated to land owners is based upon the difference between what the land could be sold for on the open market with no restrictions and what the land could be sold for as strictly farmland. An independent professional appraiser determines this value and agreements are negotiated on an individual basis. Once the conservation easement is in place, the land owner retains the right to farm the land. The owner may sell the land on the open market at any time, but the right to develop the land is restricted forever.

The 2002 Federal Farm Bill called for the allocation of several million dollars per year to be distributed annually to PDR programs across the country. States compete for that funding, which can then be used to fund up to 50% of the purchase of development rights from individual farmers. Currently, there is no additional state funding available in Michigan. Therefore, funding support is often provided through landowner donations, local foundations, the private sector and/or a local millage.

### Traditional Neighborhood Design (TND)

**Why:** Neighborhoods are built using traditional neighborhood design to provide for pedestrian mobility, enriched architectural details, public spaces, and an overall “community-oriented” atmosphere. Many experts believe such neighborhoods are healthier and more engaging than large-lot suburban neighborhoods that rely on automobile transportation. In addition, the compact design of traditional neighborhoods helps to contain the costs associated with infrastructure expansion and maintenance.

**What:** Traditional neighborhood design is a form of residential development or redevelopment that intentionally reproduces the look and feel of neighborhoods from the late 19<sup>th</sup> and 20<sup>th</sup> century era. For instance, a traditional neighborhood development would include a mix of housing types (most designed with front porches and other traditional features), sidewalks, street-lighting, parks, schools, and small commercial or office buildings that fit well within the neighborhood.



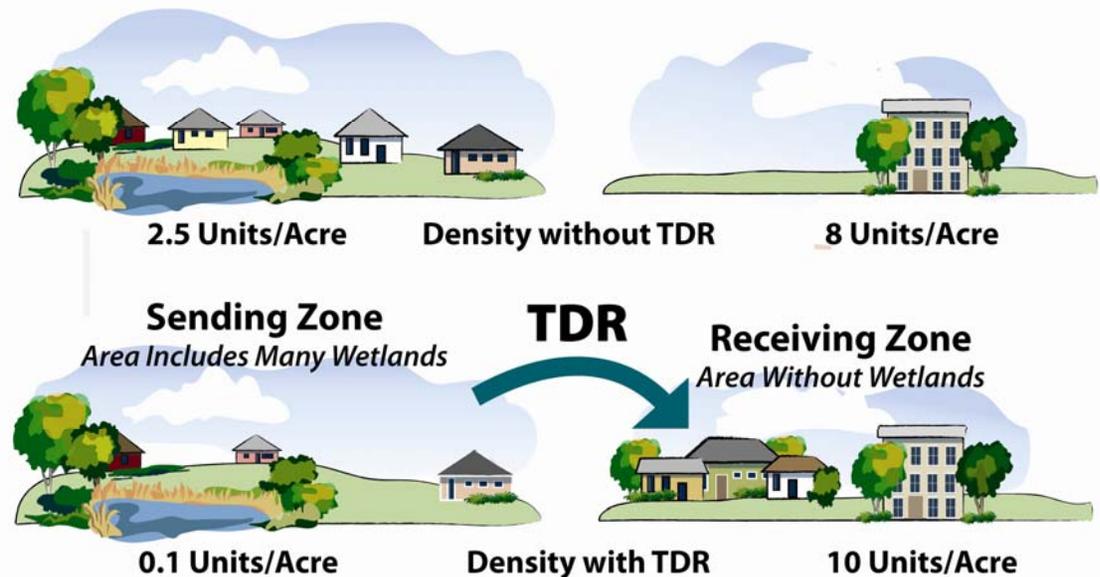
**How:** A municipality can encourage builders and developers to use TND by including these goals in its Master Plan, establishing community design standards, and providing for appropriate infrastructure such as sidewalks and street lighting. Community design standards can be incorporated into the municipality's zoning ordinance, including planned urban development (PUD) regulations. A relatively new type of zoning ordinance, called a *form-based code* places particular emphasis on design standards or the *form* of new structures.

### Transfer of Development Rights (TDR)

**Why:** The purpose of TDR program is to protect open space, farmland, and sensitive lands. The owner of the sending parcel is able to continue to use or protect their land, while the owner of the receiving parcel is allowed to build at a higher density than would be allowed otherwise.

**What:** TDR programs allow the transference of development rights from one parcel to another parcel. Typically, the landowner of the first parcel (sending parcel) sells the development rights to the owner of the second parcel (receiving parcel).

**How:** The community must first identify which sites are eligible to be *sending* parcels and those eligible to be *receiving* parcels. *Sending* parcels are parcels that the community wishes to protect and *receiving* parcels are parcels designated for future growth. When the development rights are purchased from the *sending* parcel landowner by the *receiving* parcel landowner, a deed restriction is placed on the *sending* parcel property, which restricts future development. The *receiving* parcel landowner can then develop at a higher density than originally zoned.



## References

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- <sup>ii</sup> Wantz, Terry, *The First 150 Years, the Early History of Fremont, Michigan*
- <sup>iii</sup> McGinnis, Carol, *Michigan Genealogy, Sources and Resources, Genealogical Publishing Com, 2005*
- <sup>iv</sup> *Introduction to Aerial Photo Interpretation Mapping Land Cover and Land Use, USDA, Natural Resources Conservation Service Natural Resource Inventory, Center for Remote Sensing and Geographic Information Science Michigan State University.*
- <sup>v</sup> MDEQ website, [http://www.michigangovdeq/0,1607,7-135-3313\\_3687-24312--,00.html](http://www.michigangovdeq/0,1607,7-135-3313_3687-24312--,00.html)
- <sup>vi</sup> Michigan Department of Labor and Economic Growth, <http://www.milmi.org/>, seasonally adjusted data
- <sup>vii</sup> City of Fremont website, [http://www.cityoffremont.net/web/fire\\_cp.htm](http://www.cityoffremont.net/web/fire_cp.htm)
- <sup>viii</sup> City of Fremont website, <http://www.cityoffremont.net/web/water.htm>
- <sup>ix</sup> City of Fremont website, [http://www.cityoffremont.net/web/police\\_community.htm](http://www.cityoffremont.net/web/police_community.htm)
- <sup>x</sup> Tamarac Center for Health and Well-Being website, <http://www.tamaracwellness.org/html/about.html>
- <sup>xi</sup> Fremont Area Chamber of Commerce website, <http://www.fremontcommerce.com/about/Schools.php>
- <sup>xii</sup> 2001 Joint Comprehensive Development and Growth Management Plan, pg. 53
- <sup>xiii</sup> Burchell, et al, 1998; Forman, et al, 2003; Litman, 2004; USEPA, 2004; Litman, 2004; compiled by Victoria Transport Policy Institute <http://www.vtpi.org/tm/tm38.htm>
- <sup>xiv</sup> Michigan State Historic Preservation Office Manual for Historic and Architectural Surveys in Michigan.